

Hastings Planning Commission

May 11, 2026 - Regular Meeting Agenda
Hastings City Hall - Council Chambers
7:00 p.m.

The Planning Commission of the City of Hastings, Minnesota met in a regular meeting on Monday, May 11, 2026 at 7:00 p.m. in the Hastings City Council Chambers.

1. Call Meeting to Order

Planning Commissioners Present: DePalma, McGrath, Moes, Montgomery, Peters, Silber and Swedin

Planning Commissioners Absent: None

Staff Present:

Community Development Director John Hinzman

2. Approval of Minutes – April 27, 2026 – Regular Meeting.

Chair Peters asked if there were any additions or corrections to the minutes. Minutes were approved as presented.

PUBLIC HEARINGS

3. **Travis Davison** – Special Use Permit #2026-16 – Indoor Cannabis Cultivation – 2939 Enterprise Ave

Hinzman provided an overview of the request to hold a public hearing and recommend action on a Special Use Permit application submitted by Travis Davison to operate an indoor cannabis cultivation facility at 2939 Enterprise Avenue under the business name Odin's Garden. The proposed operation would occupy an existing 22,000-square-foot building. Hinzman stated that the property is zoned I-1 Industrial Park and is consistent with the City's 2040 Comprehensive Plan. The proposed licensed premises would include an indoor cannabis cultivation operation with a mature plant canopy of up to 5,000 square feet, divided among five production rooms. Each room would contain approximately 50 horticultural fixtures operating at 700 watts. The facility would also include supporting areas for vegetation, cloning, drying, curing, trimming, packaging, irrigation, warehousing, a secure vault, office space, and mechanical and utility functions. Hinzman noted that cannabis plants and finished cannabis flower would remain on site prior to transfer to licensed buyers, and no retail sales would occur at the facility. Hinzman reviewed the proposed site modifications and stated that notification letters were mailed to all property owners within 350 feet of the site. No comments had been received at the time of the meeting. Hinzman noted that a number of items remain outstanding.

Chair Peters opened the public hearing at: 7:10 p.m.

Dr. Michael Ahn, CrossFit HFC, 2950 Lightbourn Court, posed questions regarding the Special Use versus Conditional Use permits. Hinzman indicated the permits are identical and that uses that fall under the Special or Conditional use mean that the Planning Commission and City Council reviews the request and may add conditions for operation. Ahn expressed concerns in regard to the potential odor and the clientele that frequent his facility. Ahn shared concerns about the activities within the facility if they go beyond cultivation, such as manufacturing and what kind of implications that would have on neighboring entities.

Greg Lowe, Lowe's Automotive, 3000 Lightbourn Court, expressed concerns regarding odor and shared he did not receive notice of the meeting.

Hinzman stated that the application pertains solely to cannabis cultivation. He explained that while City Code establishes specific permitted activities and setback requirements for other types of cannabis-related uses, cannabis cultivation is exempt from those setback requirements. Hinzman acknowledged that residential homes are located within 500 feet of the property; however, because City Code does not impose setback requirements for cannabis cultivation, those requirements do not apply in this case.

Drew Henderson, a representative of the applicant, shared their team has worked with City staff and their legal representation to ensure their application fits the legal requirements of cannabis cultivation. Henderson indicated the odor would be suppressed via a charcoal filtration system and negative pressure from the building.

Chair Peters closed the public hearing at: 7:21 p.m.

Commissioners posed questions regarding the distinction between cannabis cultivation and other cannabis processing activities, as well as the type of fencing proposed for the facility. Hinzman clarified which activities would be permitted under the special use permit and which would not be allowed. Henderson stated that the proposed fencing would consist of chain-link fencing with privacy slats, noting a preference to utilize a more durable fencing material and incorporate vegetation along the perimeter of the property.

Commissioners also inquired about ingress and egress to the building and the effectiveness of the charcoal filtration system at other facilities. Henderson explained that they are working with an architect to develop site plans and noted that, at another facility location, there were initially complaints from neighboring tenants within the same building. In response, additional charcoal filtration systems were installed both for neighboring spaces and within their own facility, and no further complaints had been received.

Commissioners requested additional information regarding matters not addressed in the staff report, including water discharge requirements, the location of the

proposed fencing, and anticipated trucking activity. Henderson indicated the proposed hours of operation would be from 8:00 a.m. to 5:00 p.m., with the potential for limited activity outside normal operating hours and stated that approximately twelve employees would staff the facility. Henderson further explained that the size of the lot should provide adequate space for anticipated deliveries and described plans for condensate reclamation and precision irrigation technology at the site. Hinzman clarified the proposed fence location on the property. Henderson also outlined anticipated truck traffic entering and leaving the facility and provided an overview of the plant life cycle and operational process. Hinzman asked clarifying questions regarding the stage of production at which products would leave the facility. Henderson stated that products would leave the site ready for transport to dispensaries for consumer sale. Commissioners additionally inquired about odor associated with waste generated at the site. Henderson responded that the facility would follow guidelines established by the Minnesota Office of Cannabis Management regarding waste removal and odor mitigation.

Commissioner McGrath motioned to table Special Use Permit #2026-16 – Indoor Cannabis Cultivation – 2939 Enterprise Ave until the next Planning Commission meeting on May 26, 2026. Seconded by Commissioner DePalma.

Commissioners discussed the possibility of increasing the notification radius for surrounding property owners and whether an additional public hearing would be required. Hinzman stated he would be wary of increasing the notification radius, noting that doing so could establish a precedent for future requests seeking similar accommodations. Instead, he suggested providing additional information through the City's various communication platforms in an effort to reach a broader audience. Hinzman also clarified that the public hearing requirement had already been satisfied through the hearing conducted earlier in the meeting. Commissioners then discussed additional information and items they would like addressed prior to voting on the matter.

Planning Commission asked that the following items be addressed"

- Staffing and hours of operation
- Step by step explanation of activities commencing within the building
- Plan for waste product removal and water reclamation
- Exploration of fencing that would not include chain link with slats
- Plan for odor control
- Concept plan drawing showing parking lot and fencing upon the entire property including proximity to streets.

Vote: Ayes 6; Nays: 1 (Silber). Motion approved as presented.

OTHER ACTIONS

4. Other Business

Hinzman provided a summary of recent City Council actions and future items for

the Planning Commission's review.

5. Adjourn

Commissioner Swedin motioned to adjourn the meeting at 7:56 PM. Seconded by Commissioner McGrath. Vote: Ayes 7; Nays: 0. Motion approved as presented.

Next Meeting – TUESDAY, May 26, 2026

Respectively submitted:

Emily King
Deputy City Clerk

DRAFT