



Planning Commission Memorandum

To: Planning Commission
From: John Hinzman, Community Development Director
Date: May 11, 2026
Item: Special Use Permit – Indoor Cannabis Cultivation – Odin’s Garden – 2939 Enterprise Ave

REQUEST

Hold a public hearing and recommend action on the Special Use Permit (SUP) application of Travis Davison to operate an indoor cannabis cultivation facility. The business known as Odin’s Garden would operate within an existing 22,000 s.f. building located at 2939 Enterprise Avenue. Property is currently owned by Ecco Mid LLC and proposed to be transferred to 3 OG’s LLC.

BACKGROUND INFORMATION

Comprehensive Plan Classification

The 2040 Comprehensive Plan designates the property as Industrial. The proposed use is consistent with the plan.

Zoning Classification

The property is zoned I-1 Industrial Park. Indoor cannabis cultivation is defined as a “use by special permit” requiring a SUP.

Adjacent Zoning and Land Use

Direction	Property Use	Zoning	Comp Plan
North	Miller Electric	I-1	Industrial
East	Lowes Auto & Truck Repair Radke & Mohrhauser CPA	I-1	Industrial
South	31 st Street Vacant Land	Conservation (Marshan Twp)	
West	Enterprise Ave Quality One Woodwork	I-1	Industrial

Proposed Operation

The applicant states the licensed premises houses an indoor cannabis cultivation operation with a mature plant canopy of up to 5,000 square feet, organized into five production rooms, each containing approximately 50 horticultural fixtures operating at 700 watts. The facility additionally contains supporting veg, clone, drying, curing, trimming, packaging, irrigation, and warehousing areas, a dedicated secure vault, a small office area, and mechanical/utility spaces. Cannabis plants and finished cannabis flower are maintained on the licensed premises at all times prior to transfer to licensed buyers; no retail sales are conducted from this facility.

Existing Condition

Operation is planned within an existing 22,000 s.f. office and warehouse building located at 2939 Enterprise Avenue. The building was constructed in 2006 as a multi-tenant office\warehouse building for Midwest Products.

Proposed Modifications

Conversion of the entire building into an indoor cannabis cultivation facility including:

- Expansion of the parking and loading area further south
- Erection of a 7 foot fence with barbed wire and a vehicle gate around the parking and loading area
- Closure of the 31st Street parking lot entrance
- Closure of some loading dock and door areas along the south façade facing 31st Street.

Public Hearing Notification

Notice of the public hearing was mailed to all property owners within 350 feet of the site. No comments or questions have been received at this time.

SPECIAL USE PERMIT REVIEW

Background

Hastings City Code Chapter 155.34, Subd. C.6 – allows indoor cannabis cultivation upon issuance of a SUP, subject to the requirements of 155.07, Subd. J as follows:

3. *Indoor Cultivation (greenhouses, hoop houses)*. Any cannabis business that includes indoor cultivation enclosed in structures, such as, but not limited to greenhouses or hoop houses. Requirements surrounding the lighting and illumination within the structures, including hours shall be included as part of the conditional use permit.
5. *Performance Standards*. All cannabis businesses must comply with the following:
 - b. No cannabis use shall be allowed as part of any Adult Use Establishment business, as defined in City Code Section 114.21.
 - c. Cannabis uses cannot violate City Code Chapter 95 regarding public nuisances.

- d. *Distance Restrictions.* Distances from a cannabis use or lower-potency hemp edible use are measured from the storefront of a retail use and from the property line of all other cannabis uses and shall comply as provided below.
- (1) There must be at least one thousand feet (1,000') between each cannabis use.
- e. Signs must comply with the standards in City Code 155.08 for the relevant zoning district in which the business is located, except for the following:
- i. No cannabis use shall have more than two (2) signs;
 - ii. Blinking, moving, and flashing signs that are visible from the exterior of the building are prohibited;
 - iii. No lower-potency hemp edible use shall advertise the lower-potency hemp edible products on more than one (1) exterior sign;
 - iv. No interior sign shall be visible from the exterior of the building.
- f. Cannabis uses must meet the minimum parking requirements for each type of use as stated in City Code for that use, for example, retail must meet the retail requirements, manufacturing must meet the manufacturing parking requirements. If there is a combination of uses at the same location, the use that requires the largest number of spaces must be met.
- g. A security plan must be submitted to and approved by the Chief of Police to address security issues in order to protect the public health, safety, and general welfare. The security plan must include, but is not limited to, addressing issues surrounding parking, traffic, securing monetary transactions, building security and alarm systems both internal and external, screening, lighting, window and door placement, landscaping, and hours of operation.

Analysis

- Proposed hours of operations and number of employees will need to be identified to complete analysis.
- Windows are limited to the south elevation only and would be located behind the security fence to limit any light pollution.
- Cannabis cultivation produces odors. Indoor cultivation should limit odors to the outside. Odors will be regulated by City Code Chapter 95.98 which establishes parameters and remediation of odors.
- The facility meets the minimum distance requirements between cannabis facilities.
- Signage identifying the facility as a cannabis cultivation facility is not planned.
- A security plan has been reviewed by the Hastings Police Department.

Special Use Permit Requirements

Special Use Permit review is outlined in Chapter 30.02, Subd. E.2.b.5 of the City Code and subject to adherence to the following (staff analysis appears in red).

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenient traffic flow and control, and access in case of fire or catastrophe; **Ingress and egress to the property confined to a singular entrance from Enterprise Avenue accessible only through a locked gate.**

2. Off-street parking and loading areas where required, with particular attention to division (E)(2)(b)5.a. above, and the economic, noise, glare, or odor effects of the special use on adjoining properties and properties generally in the district; **The number of employees will need to be identified to ensure proposed parking and loading is adequate.**
3. Refuse and service areas, with particular reference to items divisions (E)(2)(b)5.a. and (E)(2)(b)5.b. above; **Refuse and loading areas are located within the secured yard.**
4. Utilities, with reference to locations, availability, and compatibility; **Utility service is adequate.**
5. Screening and buffering with reference to type, dimensions, and character; **A security fence will screen the property, additional landscaping shall be placed along the fence to buffer its appearance.**
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; **No cannabis use shall have more than two signs, blinking and flashing signs are prohibited, and interior signs may not be visible from the exterior of the building.**
7. Required yards and other open space; **Site is setback from surrounding uses.**
8. General compatibility with adjacent properties and other properties in the district. **Property is surrounded by industrial zoned properties and open space.**

Recommendation

Approval of the Special Use Permit for manufacture of lower-potency hemp edible is recommended subject to the following conditions:

- 1) Obtaining a license for cultivation through the Minnesota Office of Cannabis Management (OCM).
- 2) Registering the license for cultivation with Hastings City Clerk's Office.
- 3) Adherence to Hastings City Code Chapter 117 – Cannabis and Lower-Potency Hemp Edible Business Registration Businesses and Chapter 155.07, Subd. J – Cannabis Uses and Lower-Potency Hemp Edible Uses.
- 4) Cannabis use cannot violate City Code Chapter 95 regarding public nuisances.
- 5) Exterior signage text or imagery identifying cannabis shall be prohibited.
- 6) No interior sign shall be visible from the exterior of the building.
- 7) Blinking, moving, and flashing signs that are visible from the exterior of the building are prohibited.
- 8) Approval shall not be implied as preference of or granting permission to operate a retail cannabis facility in conjunction with OCM licensing and City registration.

- 9) Approval of the Security Plan by the Hastings Chief of Police.
- 10) Operations are limited to cultivation only with no retail sales or manufacture of cannabis products allowed.
- 11) Submittal of the number of employees.
- 12) Identification of hours of operation.
- 13) Approval of proposed security fence by the Community Development Director.
- 14) Approval of a landscape plan to buffer the proposed security fence by the Community Development Director.
- 15) Approval of Civil Plans for expansion of the parking and loading area prior to any construction.
- 16) Approval is subject to a one-year Sunset Clause; if significant progress is not made towards implementation of the proposed use within one year of City Council approval, the approval is null and void.

Attachments

- Location Map
- Site Plan

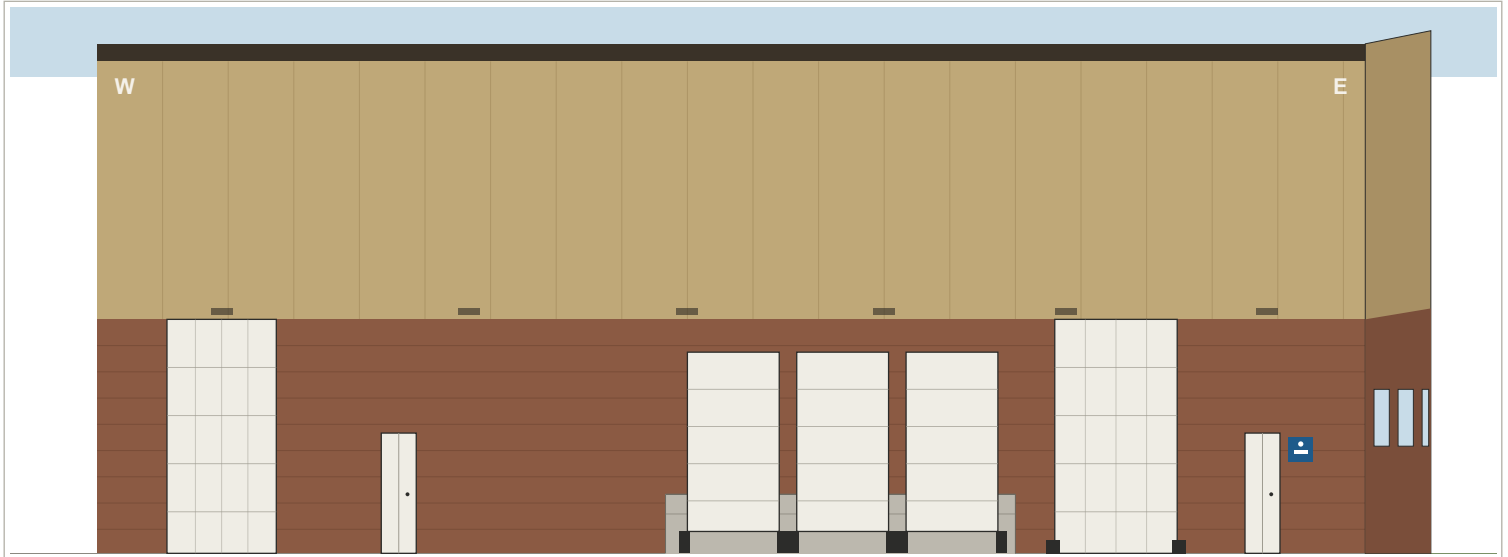
LOCATION MAP



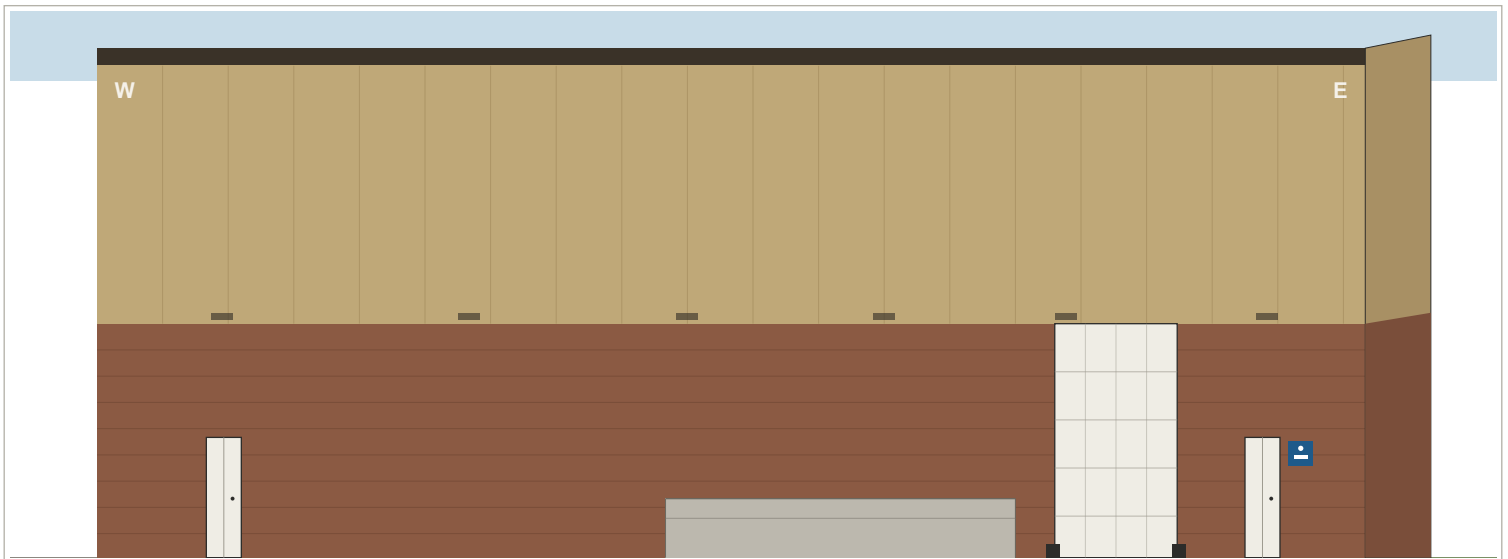
EXTERIOR REVISIONS

South Elevation — Before and After

EXISTING CONDITION As-built south face with all current openings



PROPOSED MODIFICATIONS Finished south face — three openings retained



SCOPE OF WORK

- W drive-in door: frame in and convert to 3' man door.
- Small man door (west brick band): wall over to match brick.
- (3) loading dock doors: wall over to match existing materials. Concrete dock pad remains in place.
- E drive-in door: retain as-is.
- E man door and ADA signage: retain as-is.
- East end wall windows: wall over to match existing materials.

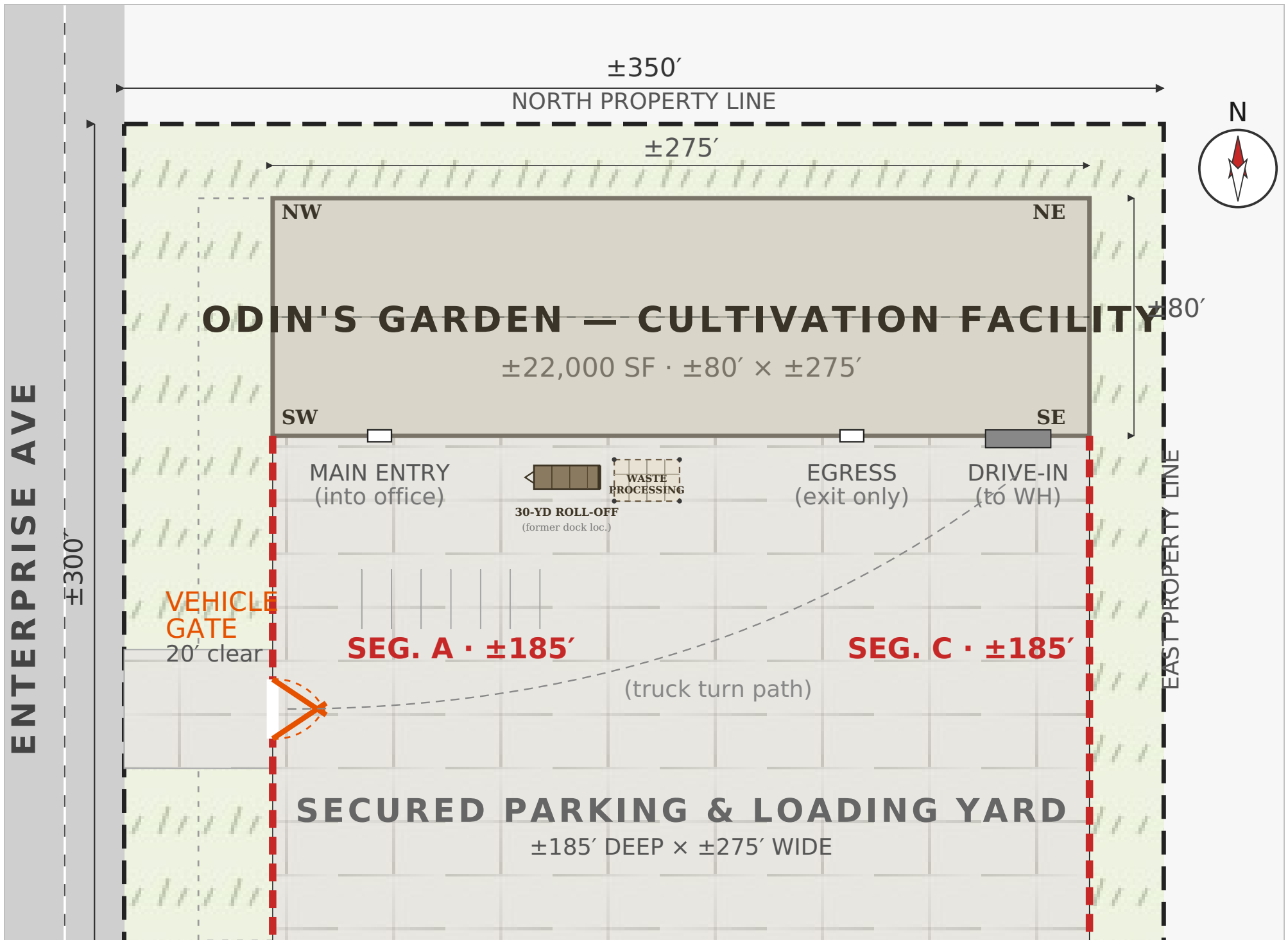
8' Fencing

PROJECT Exterior Revisions	DRAWING South Elevation — Before / After	DATE April 18, 2026
LOCATION —	SHEET A-1 of 1	SCALE NTS

Overall Site Plan — Property, Building, Fence & Gate

2939 Enterprise Avenue · Hastings, MN 55033

Overall Site Plan
Scale: 1" = 50'-0" (approx.)



Security Overlay — Cameras, Lighting & Openings

2939 Enterprise Avenue · Hastings, MN 55033

Camera & Lighting Plan
Scale: 1" = 50'-0" (approx.)

