

PUBLIC NOTICE

ORDINANCE 2025-1

AN ORDINANCE AMENDING ORDINANCE 41 ZONING RE CANNABIS BUSINESSES

The City Council for the City of St. Stephen, Minnesota hereby ordains as follows:

1. That Section 41.13 (B-2 General business District) Subd. 2 Conditional Uses, shall be amended by the addition of (f) which shall read as follows:

“(f) Retail establishments that sell cannabis product as defined in Minn. Stat. §342.01, Subd. 20, provided that:

i. Cannabis businesses with a retail license shall be located a minimum distance of 1,000 feet from any primary or secondary school, or within 500 feet of a commercial daycare, or public park with an attraction or facility regularly used by minors, including a playground or athletic field, to be measured from the property line of the school and park to the principal structure of the cannabis retail business.

ii. Cannabis retailers must operate and maintain a closed-circuit television (CCTV) surveillance system. The CCTV video surveillance system must operate 24 hours per day, seven days per week, and visually record all sales areas and all points of entry and exit.

iii. A cannabis retail use is prohibited from sharing a common entrance with a business licensed as a tobacco products shop.

iv. The applicant submits an acceptable plan to address odor mitigation and security.”

2. That Section 41.15 (I-2 Heavy Industrial), Subd. 2 Conditional Uses, shall be amended by the addition of (c) which shall read as follows:

“(c) Cannabis businesses licensed or endorsed for cultivation, cannabis manufacture, cannabis wholesale, transportation or delivery, provided that:

i. Cannabis Cultivators shall limit site or building lighting to ensure that light at the property line is measured at 0.0 footcandles.

ii. All lighting shall be hooded, downcast and not create glare to any other property.

iii. No outdoor storage shall be allowed.

iv. Waste-handling equipment and processes shall be enclosed and indoors.

v. The applicant submits an acceptable plan to address odor mitigation, water conservation (cultivators only) and security.”

Passed by the City Council of St. Stephen, Minn. this 3rd day of September, 2025.

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