



Request for Action

Board of Commissioners - August 12, 2025

Agenda Item:

To consider an interim use permit application submitted by Scott and Karin Pauly, Cold Spring MN

Department: Environmental Services

Submitted by: Angie Berg,

Presenter/s: Angie Berg, Environmental Services Supervisor

Recommended Board Action:

Consider the Interim Use Permit as recommended by the Stearns County Planning Commission and adopt Planning Commission Findings of Fact.

If the Board does not concur with the Planning Commission, it has been the Board's practice to schedule their own hearing.

Minnesota Statute 15.99, Subd. 2(b) states: *When a vote on a resolution or properly made motion to approve a request fails for any reason, the failure shall constitute a denial of the request provided that those voting against the motion state on the record the reasons why they oppose the request. A denial of a request because of a failure to approve a resolution or motion does not preclude an immediate submission of a same or similar request.*

Scenario #1: A motion to approve fails due to tie vote=request is denied. Members voting against the motion must state on the record their reasons of opposition.

Scenario #2: A motion to deny fails due to a tie vote=non action. A board member must turn around and make a motion to approve. If that fails due to a tie vote=the request is denied. Members voting against the motion must state on the record their reasons of opposition.

Summary/Background:

The Planning Commission conducted a public hearing for the following application on July 24, 2025. All members were present except Member Kron and Member Holck were absent from the meeting.

Without a waiver or 60 day extension requested by the County, the timeline for acting on the permit is August 24, 2025.

To consider in interim use permit request submitted by **Scott and Karin Pauly, Cold Spring MN** according to Sections 4.18, 6.13 and 9.3.6 B of Stearns County Land Use and Zoning Ordinance #439. The request is to construct and operate an indoor cannabis microbusiness for 20 years in the Agricultural 40 (A-40) zoning district. The property is in part of the NE1/4, lying southwest of County

Road 140 in Section 24 of Wakefield Township (123/30). Property address is 13381 County Road 140, Cold Spring MN.

The Planning Commission **voted 3-1** to recommend **approval** of the Interim Use Permit to the Board of Commissioners with the following conditions. Members voting in favor of the motion were Member Knafla, Member Blenkush, and Member Ostendorf, Member Bentrud opposed the motion and Chair Weinerman abstained.

1. The interim use permit shall terminate upon the occurrence of any of the following, whichever occurs first:
 - a. on December 31, 2045.
 - b. Revocation of State License
 - c. Discontinuance of the use for a minimum period of one (1) year
2. Deliveries and pick-ups shall be allowed from 8am-5pm. Other business operations shall be allowed 24 hours per day.
3. Obtain state license according to Minnesota Rules, chapter 9810.
4. The use must comply with all provisions of Minnesota Rules, chapter 9810 and Minnesota Statute 342. Retail sales and/or consumption is not allowed.
5. The facility shall install and maintain enhanced ventilation systems designed to minimize the detection of cannabis odor. Systems shall include:
 - a. Activated carbon filters on all exhaust outlets on the building exterior; and
 - b. Location of exhaust outlets must be a minimum of 10 feet from the property line; or
 - c. An alternative odor control based on a report by a mechanical engineer licensed in the State of Minnesota, demonstrating that the alternative system will control odor equally or better than the required activated carbon filtration system.
6. Submit Certificate of Occupancy from Wakefield Township prior to occupying the building to ensure the State Accessibility Code is met.
7. Applicant shall meet the MPCA wastewater treatment guidelines. If the industrial wastewater will be brought to an Industrial Wastewater Treatment facility, an agreement with the facility shall be submitted.
8. A wetland determination meeting the requirements of WCA shall be required prior to issuance of a construction site permit or any ground disturbing activity.
9. This Interim Use Permit applies to Phase 1 only.

The Planning Commission established the following Findings of Fact:

A. The proposal is consistent with Land Use and Zoning Ordinance #439, specifically, Section 4.18, 6.13 and 9.3.6B.

B. The proposal does not conform to the Stearns County Comprehensive Plan, specifically the following:

Rural Business Policies 1 and 4

1. Rural business should not alter the rural character of the neighborhood and should not create negative impacts on the public health, safety, and general welfare of adjacent property owners.
4. Rural businesses in agricultural areas must embrace the Comprehensive Plan's Future Land Use Factors to minimize conflicts between adjacent land uses and natural resources.

Major Transportation Corridor Policy 4

1. Commercial uses should be oriented principally around key intersections and commercial nodes.

The proposal does conform to the Stearns County Comprehensive Plan, specifically the following:

Crop and Product Diversification Policy 1

1. Encourage the diversification of crops and products to enhance Stearns County's regional agricultural presence.

Business Goal 1

1. Increase the County's regional prosperity by being globally competitive and a business-friendly region.
- C. The proposal is both compatible and not compatible with the existing neighborhood. This location does not seem appropriate for this type of commercial operation. However, the property is zoned Agricultural 40 and it is compatible with the Comprehensive Plan.
- D. The applicant has demonstrated that the standards and criteria of the Ordinance will be met. They have provided the information required by County Ordinance and performance standards and show that the criteria will be met.
- E. Other issues pertinent to this matter:
- Wakefield Township has reviewed the application and had no additional feedback.
 - Cannabis businesses are legal in the State of Minnesota.
 - This is the first cannabis business application Stearns County has reviewed.
 - Conditions placed on the interim use permit will allow for future discussions on these businesses and how to move forward.
 - Environmental concerns included water supply and air quality. State of the art filtration systems will be put in place.

Attachments:

[Pauly IUP](#)

Interim Use Permit Request Cannabis Business- Microbusiness

File No: P-032390

Parcel No.: 36.23807.0000

Property owner / Applicant: Scott & Karin Pauly
11405 Parkview Drive
Becker, MN 55308

DESCRIPTION OF PROPOSAL

The property owner is requesting to construct and operate an indoor cannabis microbusiness for 20 years in the Agricultural 40 (A-40) zoning district. The request is in accordance with Sections 4.18, 6.13, and 9.3.6 B of Stearns County Land Use and Zoning Ordinance #439.

The first phase consists of a 45' x 75' building that includes growing rooms, post-harvest room, storage, office, etc. There will be 2-3 employees and normal business hours are proposed to be 8am-5pm.

A microbusiness may grow, manufacture, purchase, package, label, sell, and consume cannabis in accordance with *Minnesota Statutes 342.28*. Retail sales and/or consumption is not proposed and is not allowed under the proposed permit. A microbusiness that cultivates cannabis indoors may cultivate up to 5000 square feet of plant canopy. The applicant is proposing 1200 square feet of plant canopy in the first phase.

SITE INFORMATION

Location of Property: The property is in part of the NE1/4, lying southwest of County Road 140 in Section 24 of Wakefield Township (123/30). Property address is 13381 County Road 140, Cold Spring MN.

Zoning: A-40 District

Areas of Concern:

A portion of the property is within the shoreland overlay district and contains native plant community. The proposed business is outside of these areas.

Wetlands:

There are several areas of wetland within 200 ft of the proposed building and parking lot. Based on the Conceptual Site Plan, the driveway location will impact wetlands. Attached is a map showing the approximate wetland boundaries in conjunction with the proposed location. There appears to be room to access the proposed building location without impacting wetlands. Further wetland review should be conducted at construction to ensure impacts meet the requirements of WCA.

PERFORMANCE STANDARDS (Section 6.13 Ordinance 439)

- A. Cannabis businesses are not considered an accessory use incidental to the primary use of the property.

- B. State standards:** Shall comply with Minnesota Statutes, chapter 342 and Minnesota Rules, chapter 9810. *Preliminary license approval from the State has been granted. The State Accessibility Code is also required to be met. This review will be completed by the Wakefield Township Building Inspector.*
- C. Road access:** Site shall be served by minor collector or higher class of roadway unless written permission from the road authority is granted. *The County Highway Department has approved the change in use for the existing approach.*
- D. Outdoor display:** Outdoor display is prohibited. *No outdoor display is proposed.*
- E. Outdoor storage:** Outdoor storage of good and hazardous materials is prohibited. Outdoor storage of equipment may be allowed to the rear or side of the structure. *No outdoor storage is proposed.*
- F. Parking:** Areas shall be durable and dustless. *A gravel parking area and driveway will be provided.*
- G. Transportation management plan:** *See attachment.*
- H. Loading and unloading:** All loading and unloading facilities shall be located on the rear or side of the structure. *Loading and unloading will be located on the southeast side of the structure.*
- I. Operations plan:** *See attachment.*
- J. Environmental management plan:** *See Water and Sewer Management Plan. Wastewater from the cultivation process will be stored in a separate holding tank from the domestic waste holding tank/septic system. Not including handwashing/restroom use, an estimated 250 gallons of water per day will be used (125 gallons for irrigation and 125 gallons for reverse osmosis discharge).*
- K. Operating procedures:** *See attachment.*
- L. Setbacks:** A property containing a cannabis business shall be setback 1000' from a property containing a school and 500' from a property containing a day care, residential treatment facility, or an attraction within a public park that is regularly used by minors. *All setbacks are met.*
- M. Waste disposal plan:** *See attachment.*
- N. Security and lighting plan:** *See attachment.*
- O. Odor control:** *See Operations Plan. Air purifiers that use activated carbon filters and/or ROS to remove the VOC from the air that the plants emit. Expected reduction of odor will be complete.*
- P. Retail sales:** Retail sales are prohibited from 10pm to 10am. *No retail sales are proposed.*
- Q. Cultivation plan:** Cultivator must indicate if cultivation will be indoors or outdoors. *Cultivation will be indoors. See attached Cannabis Cultivation Plan.*
- R. Outdoor cultivation:** Outdoor cultivation areas must be securely fenced and locked. *No outdoor cultivation is proposed.*
- S. Cannabis events:** Cannabis events shall comply with Minnesota Rules, chapter 9810.2700. *No cannabis events are proposed.*
- T. Delivery services and transport businesses:** Limited to a maximum of 5 vehicles. *This is not a delivery service or transport business.*
- U. Cultivation or manufacturing endorsement:** Microbusinesses shall have a cultivation or manufacturing endorsement. *They will have a cultivation endorsement.*

ADJACENT LAND USES:

The adjacent zoning is Agricultural 40, Residential 1, and Municipality (City of Rockville/zoned Agricultural 40).

The surrounding land uses are agricultural land, woodland, wetland, rural residential lots, solar garden, commercial lots, Byer Lake, and the City of Rockville. There are approximately 53 residences and 2 animal feedlots with less than 10 animal units within a ½ mile of the property. The City of Cold Spring is located ¾ mile from the property. The zoning is Commercial and Industrial.

CONSISTENCY WITH COMPREHENSIVE PLAN:

This is in the **Agricultural/Rural Area** and within the **Natural Resources Overlay**.

Future Land Use Map: Agricultural/Rural

This designation identifies agricultural uses and farmsteads related to the operations of the agricultural use at a maximum residential density of 1 unit per 40 acres or greater.

Business: It is important to recognize the type of businesses (e.g., woodworking shops and home based businesses) that may occur in the Agricultural/Rural Areas. These are small, privately-owned businesses that function without altering the rural character of the area. The Comprehensive Plan continues to support businesses in the Agricultural/Rural Areas that do not create negative impacts on the public health, safety, and general welfare of adjacent property owners.

STAFF ANALYSIS**1. Is the proposal consistent with the zoning ordinance? Why or why not?**

Land Use and Zoning Ordinance #439 Sections 4.18, 6.13, and 9.3.6 B

A cannabis business- microbusiness is allowed as an interim use in the A-40 zoning district.

2. Does the proposal conform to the comprehensive plan of the county? List applicable sections.

Future Land Use Map: Agriculture/Rural Area.

See attached Goals and Policies.

3. Is the proposal compatible with the exiting neighborhood? Why or why not?

To be determined by the Planning Commission. The surrounding land uses are agricultural land, woodland, wetland, rural residential lots, solar garden, commercial lots, Byer Lake, and the City of Rockville. There are approximately 53 residences and 2 animal feedlots with less than 10 animal units within a ½ mile of the property.

4. How has the applicant demonstrated that standards and criteria stated in the Ordinance will be satisfied?

To be determined by the Planning Commission.

5. Other issues pertinent to this matter. (only if applicable)

- Township and/or City Input
- Federal, State, or local permits
- Environmental concerns (ground water, surface water, air quality, wellhead protection areas)
- Information submitted regarding the impact to property values in the area because of the proposal
- Public health, safety or traffic generation impacts
- Public service and facilities including schools, parks, streets, and utilities
- Financial assurance required to guarantee reclamation or cleanup
- Other

Recommended Action

If the Planning Commission recommends approval of this interim use permit request to the County Board of Commissioners according to *Sections 4.18, 6.13, and 9.3.6 B of Stearns County Land Use and Zoning Ordinance #439*, the Planning Commission should consider the following conditions:

1. The interim use permit shall terminate upon the occurrence of any of the following, whichever occurs first:
 - a. on August 12, 2045.
 - b. Revocation of State License
 - c. Discontinuance of the use for a minimum period of one (1) year
2. Determine if hours of operation need to be set. The applicant is proposing 8am-5pm.
3. Obtain state license according to Minnesota Rules, chapter 9810.
4. The use must comply with all provisions of Minnesota Rules, chapter 9810 and Minnesota Statute 342. Retail sales and/or consumption is not allowed.
5. The facility shall install and maintain enhanced ventilation systems designed to minimize the detection of cannabis odor. Systems shall include:
 - a. Activated carbon filters on all exhaust outlets on the building exterior; and
 - b. Location of exhaust outlets must be a minimum of 10 feet from the property line; or
 - c. An alternative odor control based on a report by a mechanical engineer licensed in the State of Minnesota, demonstrating that the alternative system will control odor equally or better than the required activated carbon filtration system.
6. Submit Certificate of Occupancy from Wakefield Township prior to occupying the building to ensure the State Accessibility Code is met.
7. Applicant shall meet the MPCA wastewater treatment guidelines. If the industrial wastewater will be brought to an Industrial Wastewater Treatment facility, an agreement with the facility shall be submitted.
8. A wetland determination meeting the requirements of WCA shall be required prior to issuance of a construction site permit or any ground disturbing activity.

County Board meeting: August 12, 2025

Staff Site Visits: Heidi Winskowski

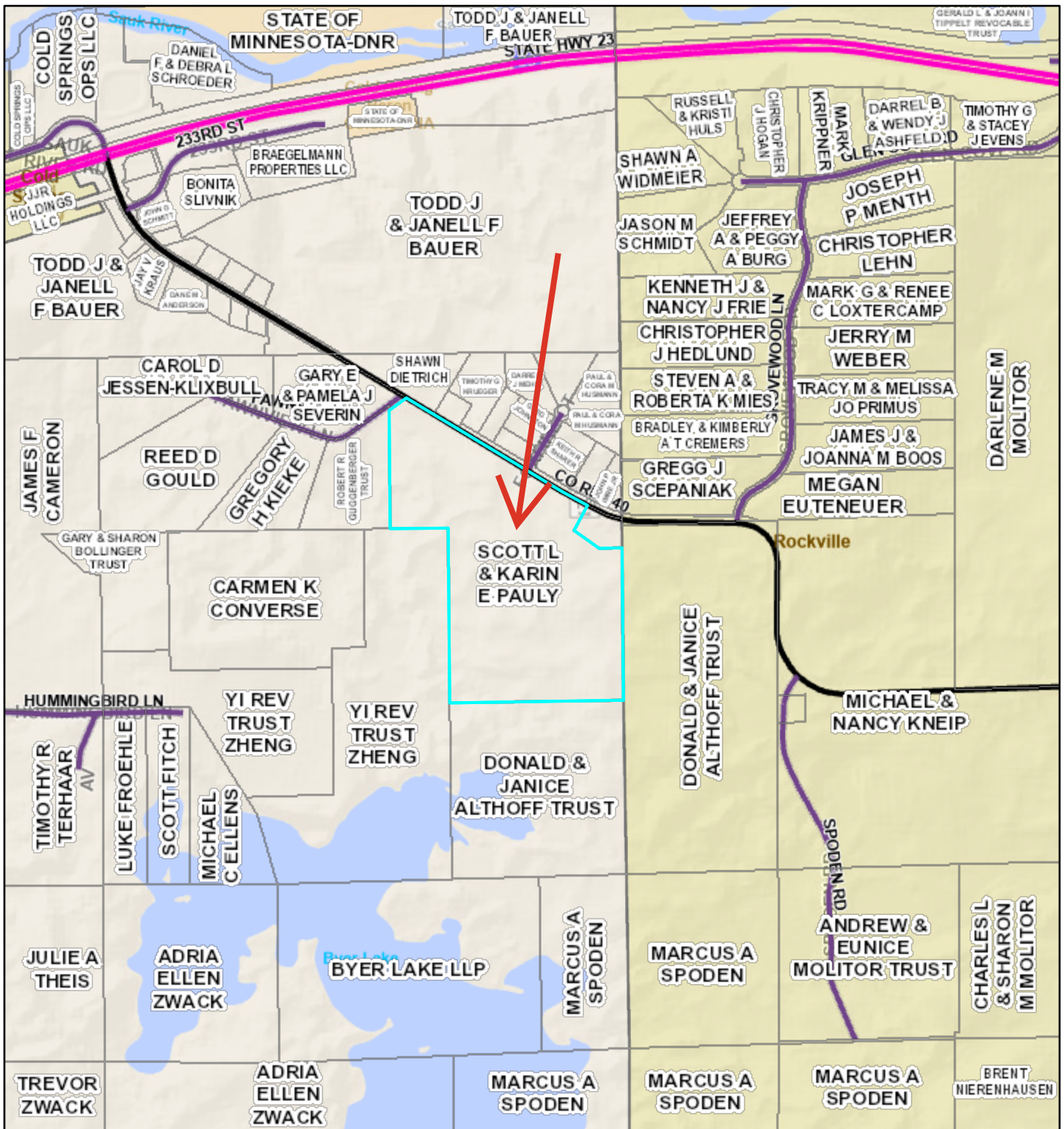
Attachments

Location map
Application
Site plan maps
Aerial photos
Building plans
A. Transportation Management Plan
B. Operations Plan
C. Cannabis Cultivation Plan
D. Waste Disposal Plan
E. Water and Sewer Management Plan
F. Standard Operating Procedures
G. Security and Lighting Plan
County Highway Department approval
Comp Plan goals & objectives

Parties Notified

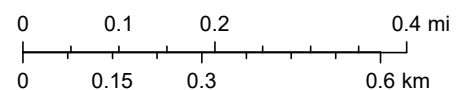
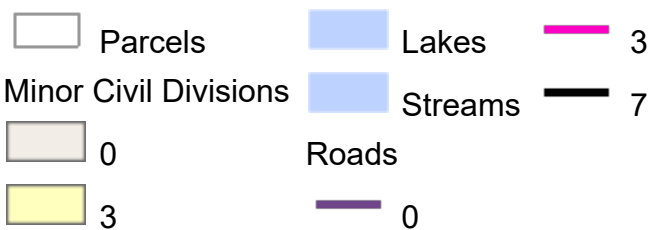
Property Owners Within 1/4 Mile
Chair, Clerk & Supervisors for Wakefield Township
Sauk River Watershed District
City of Cold Spring
City of Rockville
Stearns County Highway Department

Pauly IUP



6/27/2025, 11:05:12 AM

1:18,056



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA



APPLICATION FOR INTERIM USE PERMIT General Application

Environmental Services Department
Stearns County Service Center - 3301 County Rd 138 - Waite Park, MN 56387
320-656-3613 or 1-800-450-0852

Application Fee: \$ 700⁰⁰ File No. P-032390 Receipt No. 2025-10835

Property Owner	<u>Scott & Karin Pauly</u>	Phone	<u>612-386-6932</u>
Property Owner Email	<u>scott@bluestonegrace.net</u>		
Address of Property	<u>1381 County Road 140 Cold Spring MN 56320</u>		
Mailing Address	<u>11405 PARKVIEW DRIVE BECKER MN 55308</u>		
Applicant (if different from above)	_____	Phone	_____
Applicant Email	_____		
Applicant Mailing Address	_____		
Parcel I.D. Number(s)	<u>36.23807.0000</u>	Township	_____
Legal Description	_____		

Structures and facilities may be required to meet the Handicap Accessibility Code portion of the State Building Code, Minnesota Rules, chapter 1341.

Primary Zoning District A-40 Section of Ordinance 9.3.6B
Proposed Use Cannabis Business - Microbusiness Section of Ordinance 6.13

Staff to Complete	
Overlay Districts	
☐ Floodplain	☐ Airport
☐ Shoreland: Water Body Name/Number	☐ Conservation Overlay
_____	NA
Classification	_____

- Detailed Description of Request. Include current and proposed uses and structures you plan on building or using; number of employees and hours of business. NO CURRENT USE OF SITE. PROPOSE BUILDING AN INDOOR CANNABIS CULTIVATION FACILITY, 2-3 employees, NORMAL BUSINESS HOURS 8-5
- What road do you access? Are you proposing a) any changes to the access or b) a new access? County Road 140 Farm Access, Change of USE, enhance approach size
- Describe existing and proposed fencing and screening, including vegetation BUILDING SITE IS LOCATED 600 FT FROM ROADWAY w/ TREES & VEGETATION AS SCREENING.

4. How will you manage erosion and storm water on your property? Vegetation & porous gravel
DRIVE & PARKING AREAS

Will you be disturbing over one acre of land? Yes ☐ No ☒

Will your project end up with more than one acre of new impervious surfaces? Yes ☐ No ☒

5. Describe existing and proposed lighting on the property. no lighting @ site currently. Building
will have wall mounted lighting for exterior safety/security

6. Describe existing and proposed parking and loading facilities on the property? Include the type of surface (gravel, concrete, asphalt) and the number of parking spaces. Explain or show on site plan the general traffic circulation.
Parking area will be gravel. Parking in front of building, Loading/Unloading
to occur on east side of building. low volume traffic anticipated

7. Describe existing and proposed signage on the property. For signs on a structure, a building elevation is required.
Don't plan any signage of consequence on building. May have sign
for deliveries directing to appropriate area.

8. Describe existing and proposed outdoor storage and display areas. no outdoor storage is planned
No outdoor display planned or permitted

9. Proposed date or event when interior use permit will expire. Repeating a 20 year term due
to the capital expenditures of this project.

Building and Setbacks (As shown on site plan)

Dimensions 45' x 75'
Total Height 18 ft center
Sidewall Height 14 ft
ROW Setback 600+ ft
Centerline Setback 600+ ft
Feedlot Setback _____

Lot Size _____
Lot Coverage _____
Front (OHWL) Setback _____
Rear Setback 1000 ft
Side Setback 296 ft

Note: In order to fully evaluate the proposed use, please supply a site plan map that shows all applicable distances, setbacks, buildings, roads, parking, display areas, lighting, etc.

Property Owner's Signature [Signature] Date 6/25/25

Applicant's Signature [Signature] Date 6/25/25

Signature of this application authorizes Environmental Services Staff, Board of Adjustment and/or Planning Commission members, and County Board of Commissioners to enter upon the property to perform needed inspections and review. All have county-issued badges. Entry may be without prior notice.

WHAT HAPPENS NEXT? Staff will review your application and determine if the application is complete. If the application is complete, the application will be scheduled for a Public Hearing with the County Planning Commission who will recommend action to the County Board of Commissioners. It typically takes 2 months from the time a complete application is submitted until the County Board issues final approval or denial of the CUP.



LAND USE DECISION FACTORS



COMPREHENSIVE PLAN ALIGNMENT

This factor builds on an existing process used by decision makers to determine if a proposed project aligns with the County's Comprehensive Plan. This factor places a stronger ownership on the Townships, property owner or applicant to determine how the proposed project fits within the overall context of the Comprehensive Plan.

Directions: Select the Goal statements and Focus Areas that align with the proposed project.

AGRICULTURAL PILLAR

Stearns County's agricultural heritage is the root of our prosperity and identity. Through product diversity, innovation, and sustainable practices, we will enhance and promote the advancement of our agricultural economy.

GOALS

- ☐ Support agriculture as a desirable land use for the long term and facilitate diversification of the County's agricultural economy.
- ☐ Utilize sustainable practices to protect prime farmland and water quality for future generations.
- ☒ Retain areas with highly valued agricultural land or economically viable animal agriculture operations.
- ☒ Strive for and support higher farm profitability and family farm stability.
- ☐ Strengthen and retain areas with highly valued agricultural land or economically viable animal agriculture operations.
- ☒ Encourage cities to collaborate with the County on the review of animal agriculture issues in close proximity to boundaries or within orderly annexation areas.

FOCUS AREAS

- ☒ Agricultural Uses
- ☐ Crop/Product Diversification
- ☒ Animal Agriculture
- ☐ Clean Energy

LIVING PILLAR

Stearns County shares a broad set of values about ourselves and the place where we live. We will continue to embrace these diverse values by supporting a full range of housing choices that meets resident's needs at every stage of their lives, and ensure a healthy balance of housing types that meet the needs of a diverse population with diverse needs.

GOALS

- ☐ Collaborate with cities and townships to maintain sustainable growth patterns that align with the Comprehensive Plan.
- ☐ Manage the impacts of growth and development on the County's rural character and natural resources.
- ☐ Support housing options that give people in all life stages and of all economic means viable choices for safe, stable, and affordable homes.
- ☐ Encourage new homes to be constructed in a sustainable manner, while including energy efficient technology and in accordance with state building code.
- ☒ Respect and preserve architectural, archaeological, and cultural history, while building on all residents' cultural assets to strengthen County cohesion.

FOCUS AREAS

- ☐ Transitional Areas
- ☐ Agricultural Residential Uses
- ☐ Rural Residential Uses
- ☒ Accessory Dwelling Units
- ☐ Workforce Housing
- ☒ Lakeshore Living

BUSINESS PILLAR

Stearns County will invest in economic development strategies that are rooted in our shared values, skills, and identity. This will require a balanced economy that supports our existing businesses, while attracting new business that encourages entrepreneurship, innovation, and creativity.

GOALS

- ☐ Increase the County's regional prosperity by being globally competitive and a business-friendly region.
- ☐ Increase the value of County economic production by ensuring that operations sustain natural resources.
- ☐ Acknowledge tourism's economic value and the prospective contribution of this industry to both the diversity of the County economic base and the potential for growth.
- ☐ Enhance the ability of local retail and commercial business to sustain small cities and rural townsites.
- ☐ Continue to promote and encourage multi-jurisdictional partnerships and public-private partnerships that advance economic development opportunities.
- ☒ Support opportunities for rural businesses that are compatible with agricultural environments and residential neighborhoods.

FOCUS AREAS

- ☒ Rural Business
- ☐ Agritourism
- ☐ Artisan Agriculture
- ☐ Townsite Mixed Use
- ☐ Major Transportation Corridors
- ☐ Changing Economies
- ☐ Partnerships & Local Coordination

CONNECTIVITY PILLAR

Stearns County's infrastructure, facilities, and services play an important role in connecting the places where we live, work and play. We recognize the inherent responsibility in maintaining these systems in a sustainable and fiscally responsible manner. Enhancing these systems will require public and private partnerships that strive to maintain our quality of life.

GOALS

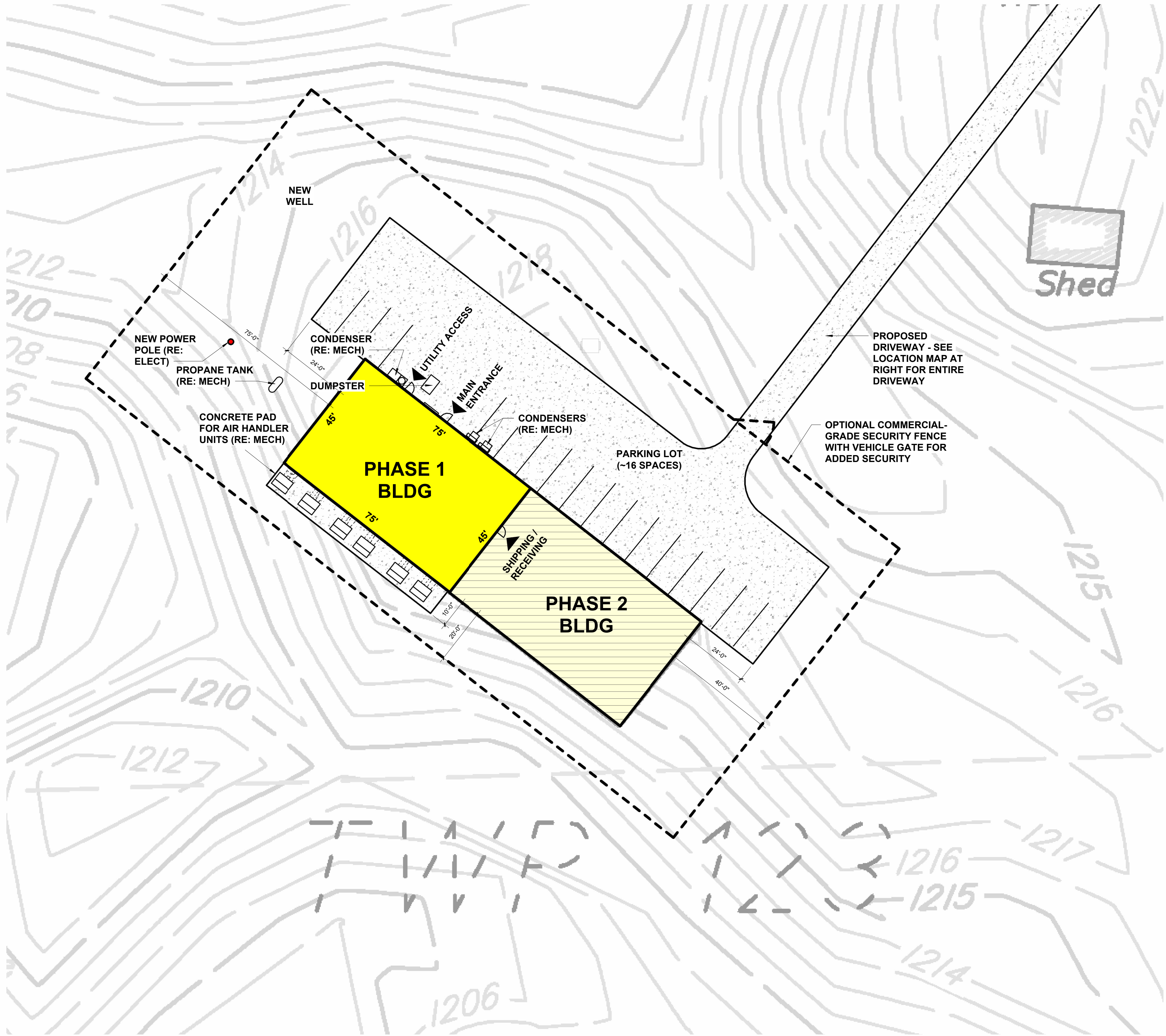
- ☐ Develop and maintain a transportation system that promotes the safety, mobility, and access of all users.
- ☐ Coordinate infrastructure and service needs with development, and encourage development where the infrastructure and services are adequate to serve that growth.
- ☐ Strengthen our regional role in connecting rural and agricultural economies with metropolitan areas through reliable transportation networks.
- ☐ Deploy fast and reliable internet technologies that are equitable, affordable, and take advantage of existing infrastructure assets.
- ☐ Provide County infrastructure, services, and facilities that benefit the residents of the County in a cost-effective manner.
- ☐ Maintain a state of readiness to meet natural, man-made, and technological disasters on a local or countywide basis.

FOCUS AREAS

- ☐ Transportation Networks
- ☐ County Resources
- ☐ Internet Connectivity
- ☐ Sustainability & Resiliency



All that part of the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section 24, Township 123 North, Range 30 West, which lies Southwesterly of the centerline of County Road No. 140 and which lies Easterly of the following described line:
Commencing at the Southwest corner said NW¼ NE¼; thence South 89°46'22" East on an assumed bearing along the South boundary of said NW¼ NE¼ for 77.0 feet; thence S 17°24'51" E for 130.0 feet; thence N 17°24'51" W for 130.0 feet to the Southeastely right of way line of Fawnview Lane; thence North 54°47'08" East long said right of way line for 159.70 feet to said centerline of County Road No. 140 and said described line there terminating. ALSO: All that part of the East Half of the Northeast Quarter (E½ NE¼) of said Section 24 which lies Southwesterly of said centerline of County Road No. 140.
LESS AND EXCEPT: that part of thereof described as follows: Commencing at the Northeast corner of said Section 24, thence North 89°46'22" East on an assumed bearing along the North boundary of said NW¼ NE¼ for 77.0 feet; thence N 17°24'51" W for 130.0 feet to the point of beginning of the exception to be described; thence North 72°21' West along said centerline for 119.82 feet; thence North 63°19' West along said centerline for 160.70 feet; thence South 30°28'57" West for 216.20 feet; thence South 61°25'08" West for 130.0 feet; thence North 61°25'08" East for 130.0 feet; thence South 30°28'57" East for 216.20 feet to the point of beginning of the exception to be described;
which is 89.00 feet South of said centerline between North 72°21' West and North 63°19' West for 160.70 feet; the entire bearing



1 SITE PLAN
1" = 20'-0"

0 5' 10' 20' 40'
SCALE: 1" = 20' - 0"



2 LOCATION MAP
1" = 300'-0"

DO NOT USE FOR
CONSTRUCTION OR
IMPLEMENTATION



FlowSpace Design, LLC
5705 W 35th Ave
Wheat Ridge, CO 80212
www.flowspacedesign.com
hello@flowspacedesign.com

CONFIDENTIAL

Sapphire Farms
13381 County Road 140,
Cold Spring, MN 56320
Cannabis Cultivation Facility

REVISIONS		
VERSION	DATE	DRAWN BY
V1	05/21/25	KC
V2	05/27/25	KC
V3	05/30/25	KC
V5	06/25/25	KC

X0

CONCEPTUAL SITE
PLAN



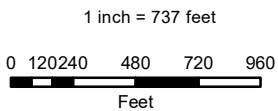
1 inch = 275 feet

0 45 90 180 270 360

Feet

Pauly IUP





Pauly IUP

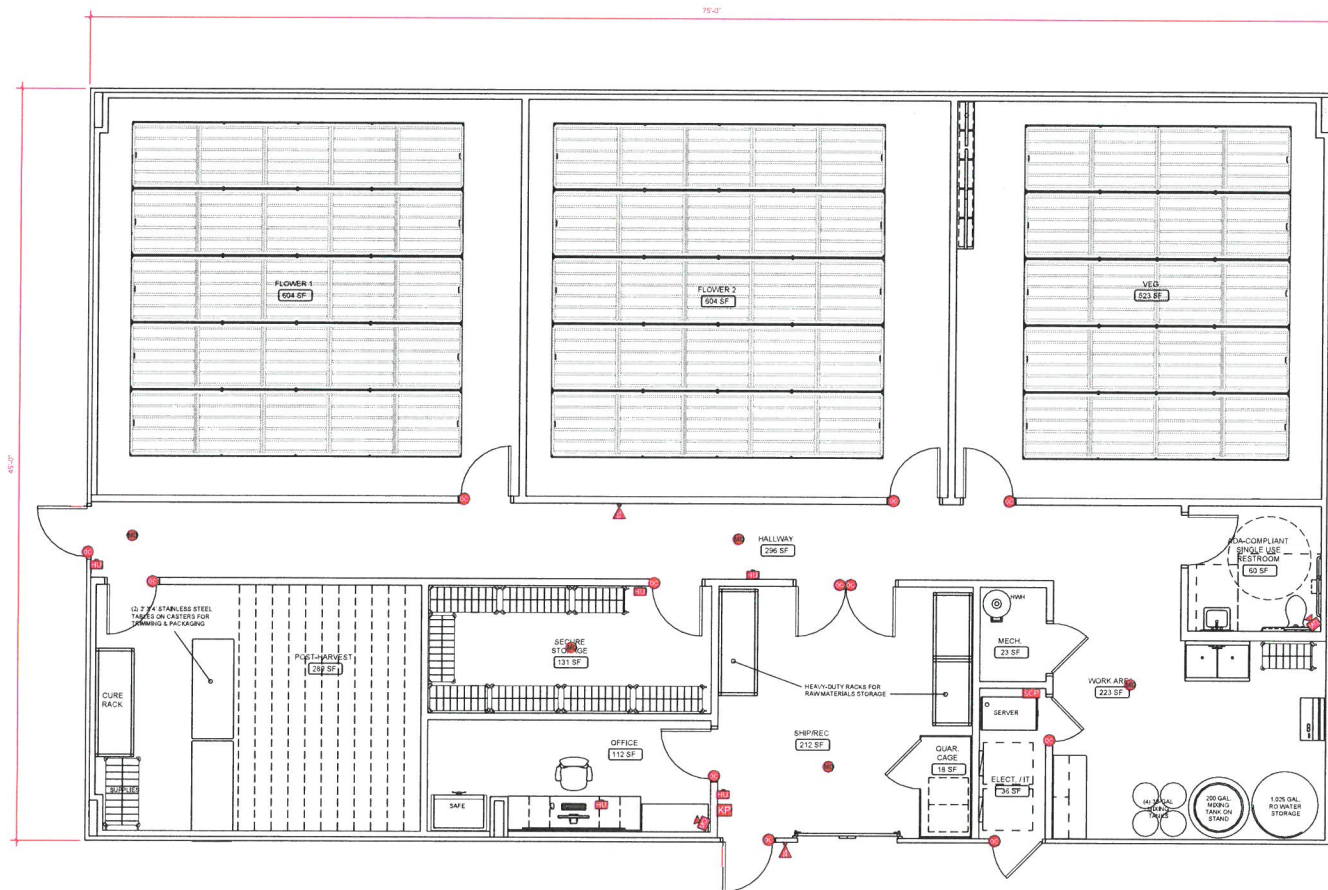




Proposed Building will be similar to the above sketch.

Building will be 75ft x 45ft. Side walls will be 14ft in height. With Peak of building being roughly 19ft.

- MOTION DETECTOR.
- 360 MOTION DETECTOR.
- SECURITY DOOR CONTACTS.
- SECURITY KEYPAD.
- SECURITY CONTROL PANEL.
- SIREN / STROBE.
- SILENT HOLD UP BUTTON ALARM.
- INDOOR CAMERA.
- WEATHERPROOF CAMERA.
- FISHEYE CAMERA.
- VIDEO MONITOR.
- NETWORK VIDEO RECORDER/SERVER.
- EQUIPMENT RACK.
- ACCESS CARD READER.
- WEATHERPROOF ACCESS CARD READER.
- DOOR STATUS SWITCH.
- REQUEST TO EXIT.
- ACCESS CONTROL PANEL.
- DOOR RELEASE BUTTON.
- WEATHERPROOF VIDEO INTERCOM.
- MASTER INTERCOM STATION.
- FIRE RATED PLYWOOD BACKBOARD.



1 SECURITY FLOOR PLAN

GROSS FLOOR AREA = 3,375 SQ. FT.



SAPPHIRE
RISK ADVISORY GROUP

SECURITY CONSULTANT
SAPPHIRE RISK ADVISORY GROUP
14140 MEADOW RD., SUITE 207
DALLAS, TX 75244
CONTACT: HALEY GLOVER
TEL: 214-455-8080
EMAIL: HGLOVER@SAPPHIRERISK.COM

PROJECT:

SAPPHIRE FARMS
13801 COUNTY ROAD 140
COLD SPRING, MN 56320

OWNER:

CONTACT:

TEL:

EMAIL:

ARCHITECT:

CONTACT:

TEL:

EMAIL:

MEP ENGINEER:

CONTACT:

TEL:

EMAIL:

GENERAL CONTRACTOR:

CONTACT:

TEL:

EMAIL:

CONFIDENTIAL

ISSUED/REVISED

No.	Date	Description
1.	05/22/2025	REV. 1
2.	05/24/2025	REV. 2
3.	05/24/2025	REV. 3
4.	05/24/2025	REV. 4
5.	05/24/2025	REV. 5

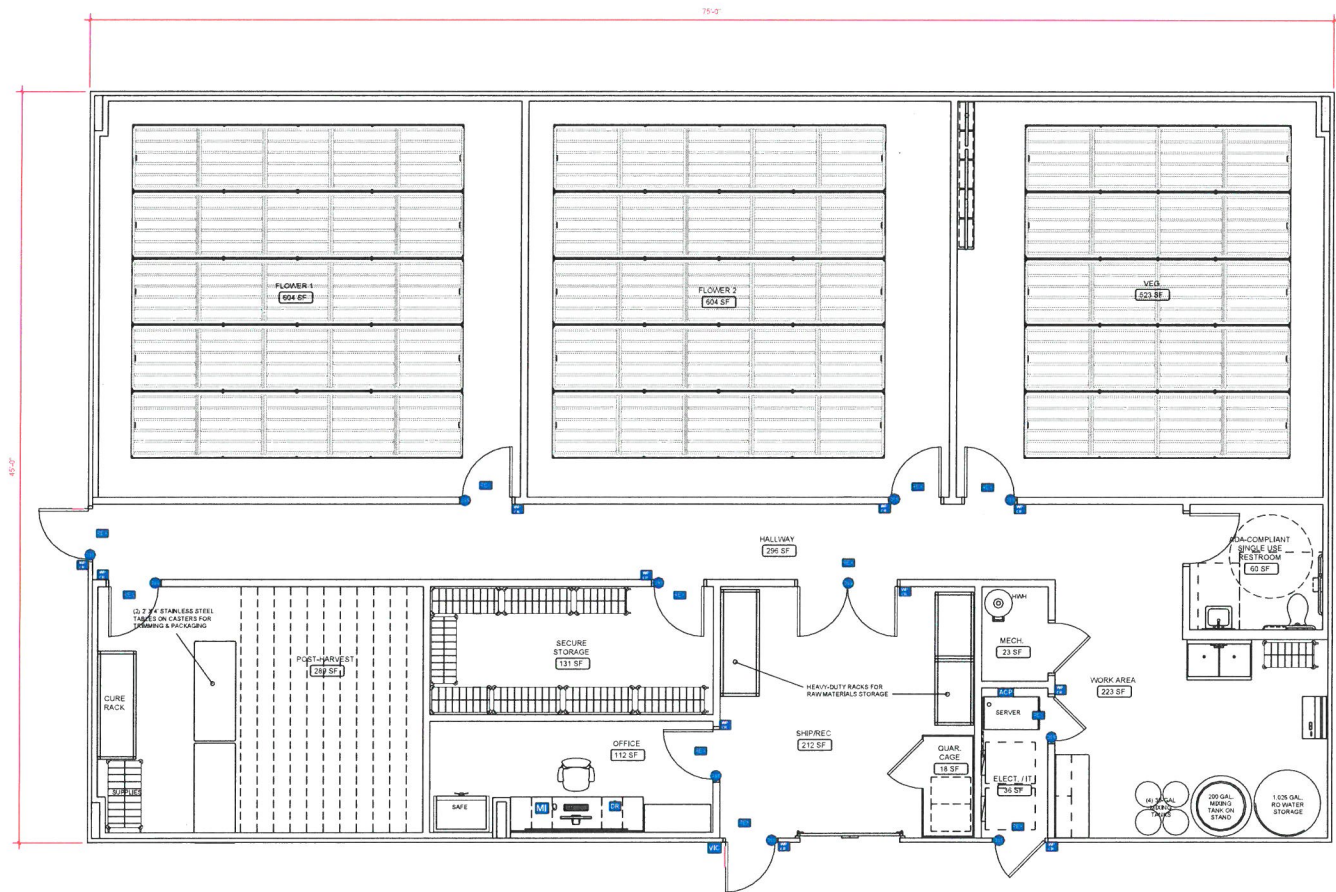
DATE: 05/24/2025

PHASE:

TITLE:

DRAWING NO.

- MOTION DETECTOR.
- 360 MOTION DETECTOR.
- SECURITY DOOR CONTACTS.
- SECURITY KEYPAD.
- SECURITY CONTROL PANEL.
- SIREN / STROBE.
- SILENT HOLD UP BUTTON ALARM.
- INDOOR CAMERA.
- WEATHERPROOF CAMERA.
- FISHEYE CAMERA.
- VIDEO MONITOR.
- NETWORK VIDEO RECORDER/SERVER.
- EQUIPMENT RACK.
- ACCESS CARD READER.
- WEATHERPROOF ACCESS CARD READER.
- DOOR STATUS SWITCH.
- REQUEST TO EXIT.
- ACCESS CONTROL PANEL.
- DOOR RELEASE BUTTON.
- WEATHERPROOF VIDEO INTERCOM.
- MASTER INTERCOM STATION.
- FIRE RATED PLYWOOD BACKBOARD.



1 SECURITY FLOOR PLAN

GROSS FLOOR AREA = 3,375 SQ. FT.



SAPPHIRE
RISK ADVISORY GROUP

SECURITY CONSULTANT
SAPPHIRE RISK ADVISORY GROUP
14140 MIDWAY RD., SUITE 207
DALLAS, TX 75244
CONTACT: HALEY GLOVER
TEL: 214-455-8080
EMAIL: HGLOVER@SAPPHIRERISK.COM

PROJECT:

SAPPHIRE FARMS
13301 COUNTY ROAD 140
COLD SPRING, MN 56330

OWNER:

CONTACT:

TEL:

EMAIL:

ARCHITECT:

CONTACT:

TEL:

EMAIL:

MEP ENGINEER:

CONTACT:

TEL:

EMAIL:

GENERAL CONTRACTOR:

CONTACT:

TEL:

EMAIL:

CONFIDENTIAL

ISSUES/REVISED

No.	Date	Description
1.	05/22/2025	REV. 1
2.	05/24/2025	REV. 2
3.		REV. 3
4.		REV. 4
5.		REV. 5

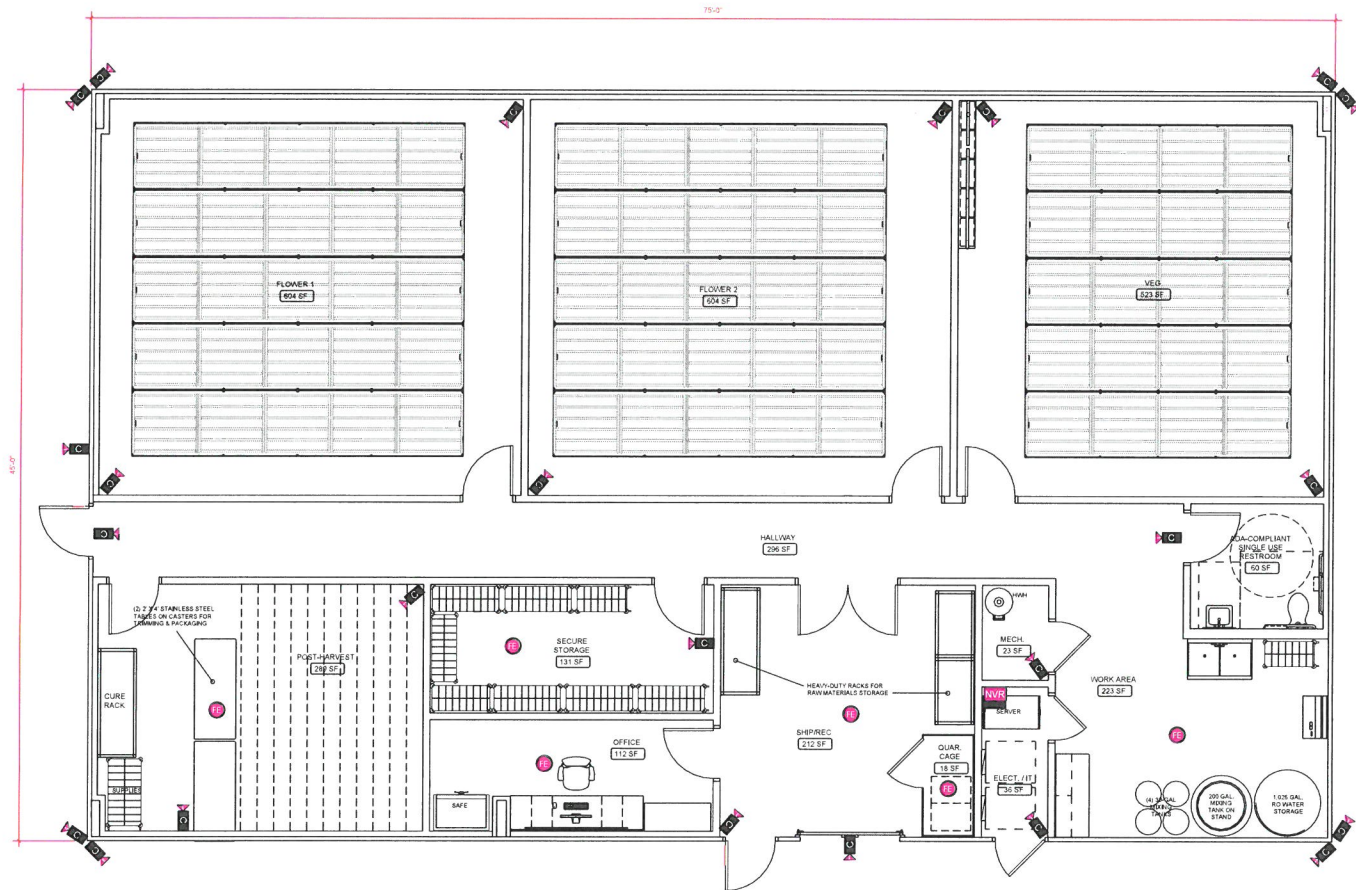
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1 SECURITY FLOOR PLAN

GROSS FLOOR AREA = 3,375 SQ. FT.



SAPPHIRE
RISK ADVISORY GROUP

SECURITY CONSULTANT
SAPPHIRE RISK ADVISORY GROUP
14140 NEWAY RD., SUITE 207
DALLAS, TX 75244
CONTACT: HALEY GLDYER
TEL: 214-455-8080
EMAIL: HGLDYER@SAPPHIRERISK.COM

PROJECT:

SAPPHIRE FARMS
13391 COUNTY ROAD 40
COLD SPRING, MN 56320

OWNER:

CONTACT:
TEL:
EMAIL:

ARCHITECT:

CONTACT:
TEL:
EMAIL:

MEP ENGINEER:

CONTACT:
TEL:
EMAIL:

GENERAL CONTRACTOR:

CONTACT:
TEL:
EMAIL:

CONFIDENTIAL

ISSUED/REVISED

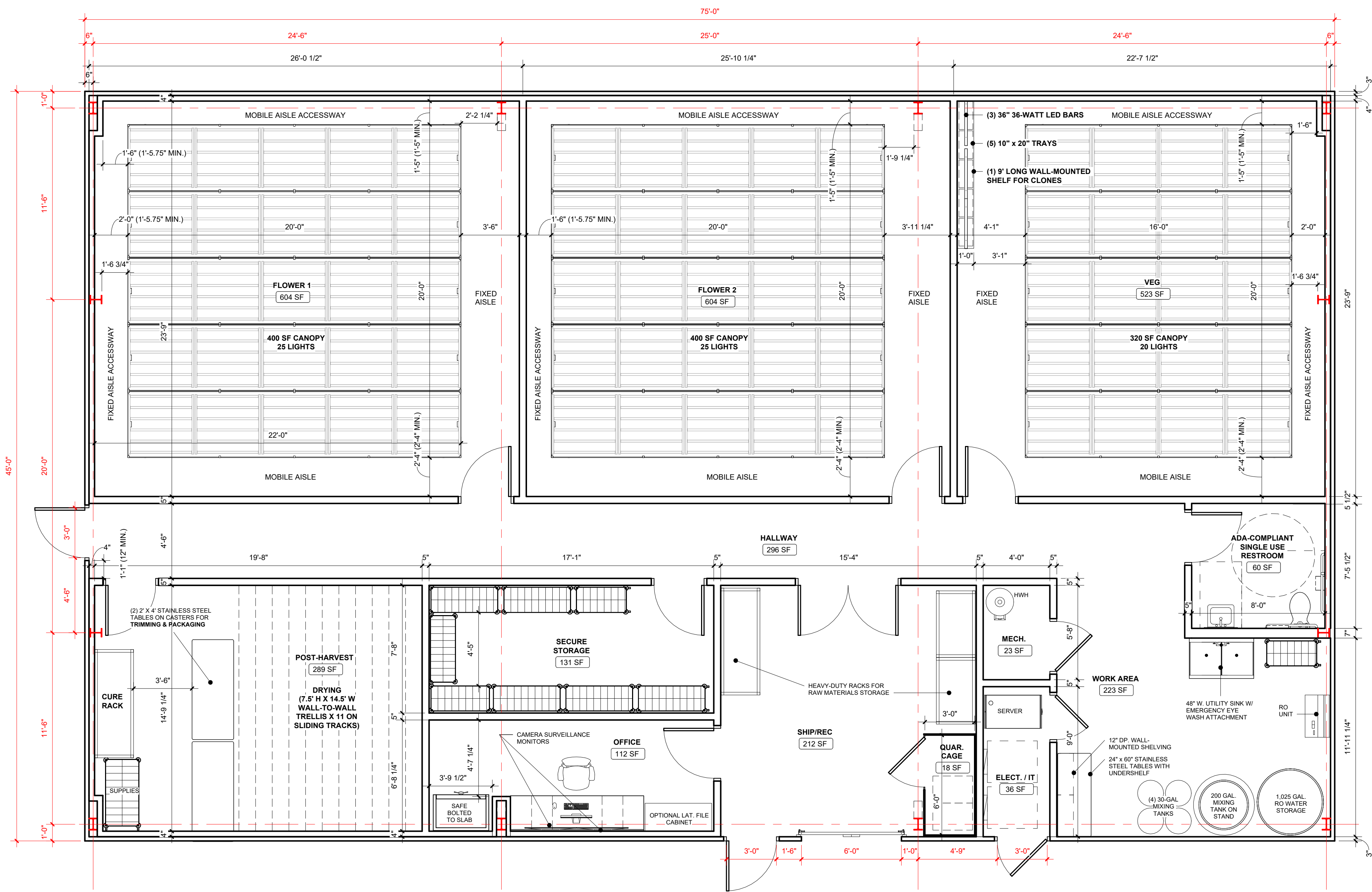
No.	Date	Description
1.	05/22/2015	REV. 1
2.	05/24/2015	REV. 2
3.	05/24/2015	REV. 3
4.	05/24/2015	REV. 4
5.	05/24/2015	REV. 5

DATE: 05/24/2025

PHASE:

TITLE:

DRAWING NO.



NOTES ON AISLES FROM MN FIRE CODE.

CH. 2. DEFINITIONS.
https://codes.cstate.org/content/NNEC2020P1/chapter-2-definitions/NNEC2020P1_P01_CH02

AISLE. That portion of an exit that connects an aisle accessway to an exit access doorway, corridor, or an exit.

AISLE ACCESSWAY. That portion of an exit access that leads to an aisle.

CH. 10. MEANS OF EGRESS. SECTION 1018 - AISLES.
https://codes.cstate.org/content/NNEC2020P1/chapter-10-means-of-egress/NNEC2020P1_P10_CH10_Sec1018

1018.2.1 Minimum aisle accessway width.
Aisle accessways not required to be accessible by the Minnesota Accessibility Code, Minnesota Rules, Chapter 1341, shall provide a minimum 12 inches (305 mm) of width plus 0.5 inch (12.7 mm) of width for each additional 1 foot (305 mm) or fraction thereof, beyond 12 feet (3,658 mm) of aisle accessway length.

Exception: Portions of an aisle accessway having a length not exceeding 6 feet and used by a total of not more than four persons.

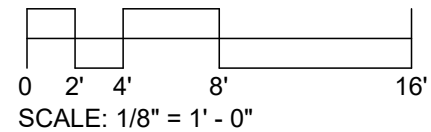
1018.2.2 Minimum aisle width.
The minimum clear width shall be determined by Section 1005.1 for the occupant load served, but shall not be less than 36 inches (914 mm).

Exception: Nonpublic aisles serving fewer than 50 people, and that are not required to be accessible by the Minnesota Accessibility Code, Minnesota Rules, Chapter 1341, need not exceed 28 inches (711 mm) in width.

1018.3 Length.
1018.3.1 Aisle accessway.
The length of travel along the aisle accessway shall not exceed 30 feet (9,144 mm) to an aisle or exit access doorway.

1 CONCEPTUAL FLOOR PLAN
1/4" = 1'-0"

GROSS FLOOR AREA = 3,375 SQ. FT.



DO NOT USE FOR
CONSTRUCTION OR
IMPLEMENTATION



FlowSpace Design
Kaitlin Chichester
785-764-6071
kaitlin@flowspace.design
www.flowspacedesign.com

CONFIDENTIAL

Sapphire Farms
13381 County Road 140,
Cold Spring, MN 56320
Cannabis Cultivation Facility

REVISIONS		
VERSION	DATE	DRAWN BY
V1	12/05/24	KC
V2	01/07/25	KC
V3	04/17/25	KC

X1

CONCEPTUAL FLOOR
PLAN

Transportation Management Plan

Sapphire Farm Indoor Cannabis Cultivation Facility (2–3 Employees Daily)

1. Off-Street Parking

- Employee Parking: 3 designated spaces, located adjacent to the facility entrance.
- Visitor Parking: 1–2 overflow spaces reserved for vendors or inspectors.
- Lighting: Motion-sensor or dusk-to-dawn lights to ensure visibility and safety.

2. Loading & Unloading

- Designated Area: One secure loading/unloading access at the side of the building, separated from employee access.
- Delivery Schedule: Deliveries and pickups restricted to weekday business hours (e.g., 8am–5pm).
- Security Features:
 - Controlled access to the building
 - Surveillance cameras covering all entrance areas
 - Chain-of-custody protocols for product transfers
- Staging Space: Sufficient space for a single delivery vehicle (e.g., sprinter van or box truck) to turn and back up safely.

3. Traffic Control

- Queue Management: Low traffic volume; no on-site vehicle stacking needed. Delivery appointments are scheduled in advance.

4. Impact on Surrounding Roadways

- Trip Generation:
 - 2–3 employee trips per day
 - 3–5 deliveries per week (supplies, waste, product pickup)
- Peak Hours: Mid-morning and early afternoon; no impact on residential commute times.

- Road Compatibility: Access via county road.
- No Mitigation Required: Facility volume is minimal; no negative impact on nearby traffic or intersections expected.

Attachments

- Site plan with marked:
- Parking area

Operations Plan: Air Quality, Dust Management, Sound Attenuation, and Vibration Dampening

Sapphire Farm Indoor Cannabis Cultivation Facility

1. Air Quality Management

Objective: To maintain optimal air quality for both plant health and employee safety.

Actions:

- HVAC System: Use high-efficiency particulate air (HEPA) filters in the HVAC units to filter out airborne contaminants such as dust, pollen, and mold spores.
- Air Exchanges: Ensure proper ventilation in common areas with at least 1-2 air exchanges per hour to prevent CO₂ buildup and ensure a constant flow of fresh air.
- Humidity Control: Maintain humidity levels between 40-60% to prevent mold growth and ensure healthy plant transpiration..
- VOC Control: Implement activated carbon filtration to manage volatile organic compounds (VOCs) from plant emissions, cleaning agents, and other sources.

2. Dust Management

Objective: To reduce dust accumulation and airborne particles that could affect plant health and operational efficiency.

Actions:

- Air Filtration: Install additional air filtration systems (e.g., MERV-13 or higher filters) in high-traffic areas like propagation and flower rooms.
- Cleaning Protocols: Establish daily cleaning schedules to wipe down surfaces and floors to minimize dust accumulation. Use damp cloths or mop with a wet solution to trap dust.
- Entrance Mats: Install mats at building entrances to reduce external dirt and dust from entering the facility.

3. Sound Attenuation

Objective: To minimize noise pollution within the facility and ensure a comfortable working environment.

Actions:

- **Insulated HVAC Ducts:** Use ductsocks for HVAC systems to reduce noise from air handling units and fans.
- **Vibration Isolation:** Isolate noisy equipment (e.g., fans, pumps, compressors) from building structures using vibration isolation pads or spring mounts.
- **Equipment Selection:** Opt for quieter equipment models with low decibel ratings to reduce the overall noise level in operational areas.

4. Vibration Dampening

Objective: To reduce vibrations from machinery and HVAC systems that may interfere with cultivation processes.

Actions:

- **Anti-Vibration Mounts:** Install vibration isolators, such as rubber pads or spring mounts, beneath HVAC systems, compressors, and large fans to reduce transmitted vibrations.
- **Floor Reinforcement:** Ensure floors are reinforced and isolated from heavy equipment to prevent resonance and reduce vibration transmission through the building.
- **Pipe and Duct Insulation:** Use flexible or insulated connections for pipes and ducts to prevent mechanical vibrations from propagating through rigid systems.
- **Regular Maintenance:** Implement a scheduled maintenance program for equipment, particularly high-vibration sources, to identify and correct misalignment, wear, or imbalance.

Monitoring & Compliance

- **Regular Audits:** Perform regular environmental audits to assess air quality, noise, and vibration levels. Adjust systems and procedures as needed.
- **Employee Feedback:** Collect employee feedback regarding air quality and noise levels to identify areas for improvement.
- **Compliance with Local Regulations:** Ensure all air quality, noise, and vibration management practices comply with local building codes and environmental regulations for controlled environment agriculture.

Cannabis Cultivation Plan

Sapphire Farm Indoor Cannabis Cultivation Facility

1. Executive Summary

Business Overview: Brief description of the cannabis cultivation facility, including location, size, and scope of operations.

Mission Statement: The core purpose of your cannabis cultivation operation.

Goals and Objectives: Short-term and long-term cultivation goals (e.g., consistent quality, maximizing yield, market expansion).

2. Facility Overview

Location: 13381 County Road 140 currently A-40 district

Facility Layout: Indoor Cultivation

- Total canopy size (e.g., 1120 sq ft)
- Number and types of rooms (2 flower rooms, 1 veg room w/cloning area, 1 cure/dry room)
- HVAC systems and environmental controls (temperature, humidity, airflow)
- Lighting and electrical setup
- Regulatory Compliance: Summary of local and state cannabis regulations regarding facility setup, security, and operations.

3. Cultivation Method

Growing Technique: Hydroponics

Irrigation and Fertigation Systems: Detailed setup for water delivery and nutrient distribution, including automation and monitoring systems.

Lighting System: LED grow lights, light schedules, and intensity levels for different growth phases.

Climate Control: HVAC system specifications, temperature and humidity ranges,

Pest and Disease Management: Prevention and treatment plans, integrated pest management (IPM) strategies.

4. Operations and Workflow

Staffing: Number of employees 2-3,

Harvest Schedule: Harvesting cycle of alternating flower rooms to have a harvest every 4-5 weeks.

Inventory and Supply Chain Management: Tracking systems for inputs (seeds, nutrients, media) and outputs (finished product).

Packaging and Distribution: Final steps of processing, including packaging, labeling, and distribution channels.

5. Environmental and Sustainability Practices

Energy Efficiency: Use of energy-saving lighting, and climate control solutions.

Water Usage: Water conservation strategies, irrigation efficiency, and wastewater management.

Waste Management: Disposal of plant waste, recycling, and complying with environmental regulations.

6. Risk Management

Regulatory Risks: Staying compliant with changing cannabis laws and regulations.

Environmental Risks: Risk of pests, diseases, and weather events affecting crops.

Market Risks: Price fluctuations, demand changes, and competition.

7. Health and Safety Protocols

Employee Safety: Procedures for handling hazardous materials, ergonomic work practices, and protective gear.

Security Systems: Surveillance, access control, and security measures for both physical and intellectual property.

8. Marketing and Sales Strategy

Branding: Creation of a distinct brand identity for the cannabis products.

Market Research: Consumer behavior, demand trends, and competitive analysis.

Sales Channels: dispensaries, and wholesalers.

Waste Disposal Plan

Sapphire Farm Indoor Cannabis Cultivation Facility

1. Purpose

The purpose of this Waste Disposal Plan is to ensure the proper handling, storage, and disposal of all waste materials generated by the operations of the indoor cannabis cultivation facility, in compliance with local, state, and federal regulations. This plan addresses waste types such as organic waste, hazardous waste, and non-hazardous waste, as well as general waste management practices.

2. Waste Identification

Organic Waste: Includes plant material, soil, trimmings, roots, and other biomass. Potentially includes contaminated plants due to pests or disease.

Hazardous Waste: Pesticide containers and residue. Chemical fertilizers, herbicides, fungicides, and other hazardous chemicals used during cultivation. Cleaners and solvents.

Non-Hazardous Waste: Packaging materials (e.g., plastic, cardboard). Used growing mediums (e.g., soil, hydroponic materials). General facility waste (e.g., paper, food packaging).

Liquid Waste: Wastewater from irrigation, cleaning, and other operations.

3. Waste Handling Procedures

Collection:

Organic waste should be collected in designated composting or bio-degradable waste bins. Hazardous waste should be stored in clearly marked, secure containers designed for hazardous materials (e.g., chemical drums or bins). Non-hazardous and general waste should be placed in recycling or trash bins, following sorting protocols.

Storage:

Waste containers must be stored in a designated, secure, and well-ventilated area away from the cultivation and processing zones. Hazardous materials must be stored according to

the Material Safety Data Sheets (MSDS) instructions, ensuring proper labeling and accessibility. Organic waste should be stored in an area that prevents contamination and odors, with appropriate pest control measures in place.

Transport:

Waste should be transported to disposal facilities using vehicles that meet all local regulations and have appropriate containment measures to prevent leakage or spillage. Employees handling hazardous waste must be properly trained in handling, safety precautions, and spill response procedures.

4. Disposal Methods

Organic Waste:

Consider on-site composting if local regulations allow or arrange for pickup by a licensed waste management company for composting or biomass energy conversion.

Hazardous Waste:

Must be disposed of by a certified hazardous waste disposal company. Documentation of disposal should be maintained for regulatory compliance.

Non-Hazardous Waste:

Packaging and other non-hazardous waste should be recycled, if possible. Non-recyclable materials should be disposed of in landfills.

Liquid Waste:

Wastewater will be contained and stored for off-site Industrial Wastewater Facility treatment or MPCA approved disposal.

5. Recordkeeping and Compliance

Waste Disposal Logs:

Maintain detailed records of all waste disposal activities, including waste type, volume, method of disposal, and the name of the disposal company used. Records should be kept for at least 3 years, or as required by local regulations.

Compliance Monitoring:

Regularly review waste disposal practices to ensure compliance with all applicable local, state, and federal regulations. Conduct periodic audits of waste handling and disposal procedures, and update the plan as necessary.

6. Employee Training

All employees involved in waste handling and disposal should undergo regular training on proper waste management, hazardous material handling, and emergency response.

Training should include proper labeling, storage, and the safe transportation of hazardous materials.

7. Environmental Considerations

Waste management should consider the environmental impact, minimizing waste generation, and maximizing recycling and composting efforts. Implement best practices to reduce the facility's carbon footprint and ensure that all waste disposal methods are sustainable.

Water and Sewer Management Plan

Sapphire Farm Indoor Cannabis Cultivation Facility

1. Purpose

The purpose of this Water and Sewer Management Plan is to outline the procedures for managing water usage, wastewater treatment, and waste disposal at the indoor cannabis cultivation facility. This plan ensures that water resources are used efficiently, wastewater is properly treated, and the facility complies with all relevant local, state, and federal water and sewer regulations.

2. Water Usage Management

Water Source

We will use a new private well for water needs.

Water Conservation Strategies

Implement practices to minimize water waste and optimize water usage throughout the cultivation process. These may include:

- Efficient Irrigation Systems: Use drip irrigation, hydroponic, or aeroponic systems that reduce water waste by delivering water directly to the plant roots.
- Moisture Sensors: Install soil moisture sensors to monitor water requirements and prevent over-watering.

Water Usage Monitoring

Track water consumption per room or production area, and compare usage across growing cycles to identify trends and potential areas for improvement.

Maintain records of water consumption and identify any areas where water use exceeds targets.

3. Wastewater and Sewer Management

Wastewater Generation

Wastewater is generated from irrigation runoff, cleaning operations, and other water usage within the cultivation facility. This section outlines how wastewater will be managed to meet regulatory requirements.

Wastewater Treatment System

On-Site Wastewater Storage

A separate wastewater stream to an on-site storage or containment of wastewater for periodic removal or further treatment. Cannabis wastewater will be transported to a Industrial Wastewater Treatment facility or other avenue as directed by Minnesota Pollution Control Agency.

4. Wastewater Disposal Plan

Disposal Options

If wastewater cannot be reused, outline the safe disposal methods. For example:

- Transport to Licensed Wastewater Treatment Facilities: Contract with a licensed waste disposal service to handle excess wastewater that cannot be treated on-site.
- Wastewater Capture and Land Apply per MPCA directive.

5. Stormwater Runoff

Stormwater Runoff from building will be minimal as area surrounding building is porous surfaces and grassy areas.

5. Compliance with Local Regulations

Ensure that the facility is compliant with all state and local water use regulations, including those related to wastewater discharge, stormwater management, and drinking water quality standards.

Obtain and maintain any required permits for water use and wastewater discharge. This could include:

- Water Use Permits: Permits for groundwater extraction or water withdrawal.
- Wastewater Discharge Permits: Compliance with the Clean Water Act or local water quality regulations for wastewater discharge.
- Stormwater Management Permits: In case the facility generates runoff during storms, implement an appropriate stormwater management plan to prevent contamination.

6. Emergency Response and Contingency Planning

Wastewater Spills

In the event of wastewater spills or overflows (e.g., from irrigation systems, treatment tanks, or storage), the following steps should be followed:

- Immediately contain the spill to prevent further contamination.
- Notify relevant local authorities (e.g., environmental agency or water authority).

- Implement emergency cleanup procedures, such as the use of absorbent materials or portable treatment units.

Water Contamination

If water contamination occurs due to chemical spills or other emergencies:

- Cease water use immediately and stop irrigation.
- Contact a hazardous material response team if necessary.
- Monitor water quality and take corrective actions to ensure it meets standards.

7. Monitoring and Record Keeping

Water Quality Monitoring: Regularly test water quality at different points within the system (incoming water, irrigation runoff, and treated wastewater). Parameters to test include:

- pH, electrical conductivity (EC), and total dissolved solids (TDS).
- Nutrient concentrations (nitrogen, phosphorous, potassium).
- Presence of any contaminants, such as pesticides, heavy metals, or pathogens.

Wastewater Monitoring: Measure wastewater volume, quality, and discharge regularly to ensure compliance with permit requirements.

Record Keeping: Maintain records of water consumption, wastewater treatment processes, discharge reports, and inspections. These records should be accessible for audits or inspections by regulatory authorities.

8. Continuous Improvement

Regularly review water and wastewater management practices to identify opportunities for further optimization, such as implementing new water-saving technologies or improving the efficiency of treatment systems.

Stay up to date with changes in water use regulations and wastewater discharge standards to ensure ongoing compliance.

Standard Operating Procedure (SOP) for Security, Restricted Access, and Monitoring Compliance

Sapphire Farm Indoor Cannabis Cultivation Facility

1. Restricted Access Areas

1.1 Purpose:

To comply with legal requirements and ensure the safety and security of restricted areas within the facility.

1.2 Policy:

No individual may enter a restricted area without proper authorization and documentation. Restricted areas include areas with immediate access to cannabis plants, cannabis flower, cannabis products, or hemp-derived consumer products.

1.3 Procedure:

- **Entry Authorization and Documentation**:

- Each individual entering a restricted area must have their name, time of entry, time of exit, and authorization to enter recorded in an electronic or manual log.
- Authorized personnel:
 - Cannabis workers employed or contracted by the facility.
 - Enforcement agency employees or officials.
 - Contractors (electricians, plumbers, engineers, alarm technicians) who do not handle cannabis products. These contractors must be supervised by a cannabis worker at all times if working near restricted areas.
- Individuals with explicit authorization from the Office (e.g., regulators, inspectors).
- Log entries must include:
 - Name of the individual
 - Time of entry and exit
 - Authorization status
 - Signature of the authorized cannabis worker supervising, if applicable.

- **Restricted Area Identification**:

- All entry points to restricted areas must be clearly marked and physically secured to

prevent unauthorized entry.

- Ensure that entry logs are accessible and maintained at all points where restricted area access is permitted.

2. Security

2.1 Purpose:

To ensure that the facility is secure and protected from theft, unauthorized access, and other security threats.

2.2 Policy:

A comprehensive security plan must be in place to protect cannabis products, plants, and other materials from theft, diversion, or unauthorized access.

2.3 Procedure:

- **Security Plan**:

- The facility shall maintain a detailed security plan that addresses:
 - Physical security measures (e.g., fencing, locked doors, access control).
 - Surveillance systems (e.g., cameras, motion detectors, alarm systems).
 - Employee access control (e.g., ID badges, biometric access).
 - Inventory security (e.g., tracking and logging products).
 - Currency security (e.g., secure areas for cash transactions).

- **Monitoring and Maintenance**:

- The security system must be actively monitored 24/7 by security personnel or automated systems.
- Periodic security drills should be conducted to ensure employees are aware of emergency procedures.

- **Incident Reporting**:

- Any security incidents (e.g., theft, break-ins, unauthorized access) must be documented and reported to the appropriate authorities immediately.
- Incident response plans should be in place and include steps for securing the facility, notifying law enforcement, and managing internal investigations.

3. Use of Statewide Monitoring System

3.1 Purpose:

To comply with regulations regarding the tracking and verification of cannabis products

and hemp-derived consumer products.

3.2 Policy:

The facility must use the statewide monitoring system to track all cannabis plants, cannabis flower, cannabis products, and hemp-derived consumer products.

3.3 Procedure:

- **Tracking System Requirements**:

- All cannabis plants, products, and hemp-derived consumer products must be tracked from cultivation through to sale or disposal.
- Tracking information must include:
 - Plant or product identifier.
 - Cultivation or receipt date.
 - Current status (e.g., harvested, processed, in inventory).
 - Transfer or sale details.
- Sales and transfers must be recorded in the statewide monitoring system within the timeframe specified by rule.

- **Compliance and Verification**:

- The facility shall regularly audit its use of the statewide monitoring system to ensure compliance with state regulations.
- All transactions related to cannabis products (e.g., transfers, sales, disposals) must be properly recorded and verified.

Security & Lighting Plan

Sapphire Farm Indoor Cannabis Cultivation Facility

Security Plan

1. Perimeter Security

- Signage: Clearly posted signs indicating security surveillance and restricted access areas.

2. Access Control

- Entry Points: Restricted access to authorized personnel only; secure doors with badge access or biometric systems.
- Keycard Systems: If using keycards, implement a time-locked access schedule.
- Visitor Management: Visitor logbook with security check-in procedure (photo ID verification).

3. Surveillance Systems

- CCTV Cameras: High-definition cameras installed throughout the facility, especially near entrances, exits, grow rooms, and storage areas. Ensure cameras are tamper-proof and have remote monitoring capabilities.
- Recording: 24/7 video recording with at least 30 days of storage capacity.
- Motion Detectors: Use motion sensors in areas that don't have constant human presence (e.g., storage areas, hallways).
- Monitoring: Security monitoring company for after-hours surveillance and rapid response.

4. Alarm Systems

- Intrusion Detection: Comprehensive alarm system for unauthorized access to restricted areas.
- Environmental Monitoring: Alarm systems for fire, water leaks, and HVAC system failures.
- Panic Buttons: Located in critical areas for emergency situations.

5. Employee Background Checks

- All employees undergo a thorough background check, including criminal history and prior employment verification.

6. Training and Protocols

- Security Training: Ongoing training for employees on facility security protocols and emergency responses.
- Incident Response Plan: Clear and accessible protocols for various security events (e.g., break-in, fire, medical emergency).

Lighting Plan

1. Grow Room Lighting

- LED Grow Lights: 25 Gavita LED lights per flower room, with an adjustable spectrum based on the plant's growth stage.
- Light Cycle: Controlled light cycles for different growth phases (e.g., 18/6 for vegetative stage and 12/12 for flowering).
- Dimming Control: Automated dimming for energy efficiency and to prevent plant stress.
- Backup Lighting: Emergency lighting in the event of power failure.

2. Security Lighting

- Exterior Lighting: Motion-activated lights at key entry points and along the perimeter to deter unauthorized access.
- Interior Lighting: Motion-sensing lights in hallways and storage areas to reduce energy consumption.
- Exit Signage: Illuminated exit signs in compliance with local fire safety regulations.

3. Emergency Lighting

- Backup Power: Integration with your 200kW backup generator to power critical lighting during power outages.
- Emergency Exit Lights: Strategically placed throughout the facility to guide employees to safety in case of evacuation.

4. Light Pollution Control

- External Shielding: Consider external fixtures with downward-facing shielding to reduce the impact of external lighting on surrounding areas.

5. Light Schedule Automation

- Automation Systems: Use a central automation system to control lighting schedules, ensuring compliance with light cycles for plant growth.
- Smart Lighting: Implement a smart system that adjusts lighting intensity based on environmental conditions and time of day.

From: [Zinniel, Matthew](#)
To: scott@bluestonegrill.net
Subject: CR 140 Approach Permit
Date: Thursday, June 26, 2025 2:12:30 PM

Hi Scott,

It looks like you are in the section that will be reconstructed, so at this time, we will approve the change of use.

Regards,

Matt Zinniel
Stearns County Public Works
Maintenance Superintendent
Phone: 320-656-6561

From: [Frie, Nancy J](#)
To: [Winskowski, Heidi](#)
Subject: FW: Scott & Karin Pauly interim permit
Date: Monday, July 21, 2025 11:52:49 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Concerns.pdf](#)

CAUTION: External Message. Please report all suspicious emails to the IT Service Desk using the Outlook Phish Alert button.



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NANCY J FRIE, AGENT ASSISTANT | AMERICAN FAMILY INSURANCE

25 RED RIVER AVE N | COLD SPRING, MN 56320-1620 | [view map](#)

Office Phone: (320) 685-3660

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Download the MyAmFam App  

From: Frie, Nancy J
Sent: Monday, July 21, 2025 11:40 AM
To: heidi.winskowski@stearnscounty.gov
Subject: Scott & Karin Pauly

We highly disagree with the provisional permit that is being requested. We do not agree that this should be put in a residential area. We have attached the outline points of my this does not belong in a residential area.

I also find it very interesting that Sapphire Farms is located in Michigan not MN. It looks to me that they are leasing the land from the Pauly's.

Please put us down for a NO vote.

Ken & Nancy Frie
23007 Grovewood Lane
Cold Spring MN 56320



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NANCY J FRIE, AGENT ASSISTANT | AMERICAN FAMILY INSURANCE

25 RED RIVER AVE N | COLD SPRING, MN 56320-1620 | [view map](#)

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living next to a indoor cannabis microbu: X



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AI Overview



Living next to an indoor cannabis microbusiness can present a range of concerns, encompassing potential nuisances and safety issues. Here's a breakdown:

- **Odor:** Cannabis plants produce a distinct odor, especially during the flowering and drying stages. While many businesses utilize odor control systems, the effectiveness can vary, potentially leading to noticeable smells impacting surrounding properties. Local ordinances often exist to address nuisance odors.
- **Noise:** Grow lights, ventilation systems, and other equipment used in cannabis cultivation can generate noise that might disturb nearby residents, particularly in residential areas. Local regulations may have restrictions on noise levels, especially during certain hours.
- **Security concerns:** Cannabis operations, due to the high value of their products, can be targets for theft and illicit activities. This could lead to concerns about increased crime rates in the surrounding neighborhood. Businesses are typically required to implement security measures such as surveillance systems, access control, and alarm systems to mitigate these risks.
- **Potential health hazards:** Indoor cultivation environments often involve high humidity levels, which can foster mold growth. [A DEA press release from 2012 notes](#) that high levels of mold spores, along with pesticides and chemicals, and even carbon monoxide from some equipment, can be present. These could potentially impact the health of individuals living nearby, especially in multi-family dwellings where contaminants could spread through ventilation systems.
- **Property values:** The effect of cannabis businesses on nearby property values is a subject of ongoing debate with studies showing mixed results. Factors like local zoning regulations, community perception, and crime rates can all influence this outcome. Some reports indicate potential increases in value, while others point to decreases or no significant impact.

Addressing concerns

From: [Bob Guggenberger](#)
To: [Winskowski, Heidi](#)
Subject: re: Interim Use Permit requested by Scott and Karin Pauly
Date: Monday, July 21, 2025 8:33:16 AM

CAUTION: External Message. Please report all suspicious emails to the IT Service Desk using the Outlook Phish Alert button.

As a resident of the County Road 140 neighborhood, I would like to express my concerns regarding the cannabis cultivation facility being proposed at 13381 County Road 140. I believe its presence in a residential neighborhood raises a number of quality of life and safety issues for the surrounding community.

The following issues/complaints are associated with these facilities:

Odor: Persistent, strong odors emanating from the facility, especially during flowering, significantly impact the comfort and enjoyment of outdoor space and even penetrate indoor living areas.

Noise and Light Pollution: Mechanical equipment such as fans or ventilation systems create ongoing low frequency noise, and grow lights cause light pollution during nighttime hours.

Increased Traffic and Activity: A noticeable uptick in vehicle traffic to and from the location, sometimes at irregular hours, which is inconsistent with a typical residential environment.

Increased Crime Risk: Cannabis facilities can attract loitering, suspicious activity and burglars which affects the safety of the neighborhood.

Environmental Concerns: Cannabis cultivation is water intensive which can strain local water supplies. Improper use or disposal of agricultural chemicals can pose environmental hazards.

Property Values: Some buyers may be hesitant to move near a cultivation facility or question its legality. Both of these can affect property values.

Since the expansion of Highway 23 to four lanes, our neighborhood has been exposed to increased traffic noise 24 hours a day, 7 days a week. In addition, since the last expansion of the poultry plant, we have been exposed to additional noise from their equipment and frequent odor emissions. I'm sure if we discussed this with Pilgrim's management, they would tell us that they are also employing state-of-the-art air filtration and odor control equipment (fyi, my residence is located 1/2 mile from both and I can hear both clearly).

To summarize, I believe our neighborhood has already conceded far more than our fair share in terms of quality of life and property value. Let us retain what remains of our neighborhood.

We are asking you to consider all of the above and deny the interim use permit for the cannabis cultivation business requested by Scott and Karin Pauly.

Thank you for your time and consideration,

Robert Guggenberger
13705 Fawnview Lane
Cold Spring, MN 56320

From: [Jeffs Auto Body](#)
To: [Winskowski, Heidi](#)
Subject: Use permit Scott and Karin Pauly
Date: Monday, July 21, 2025 9:33:14 AM
Attachments: [Scan_20250721.pdf](#)
[Scan_20250721 \(2\).pdf](#)

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We are Against this being built because of all these issues in the attachment. I do not want to hear fans running 24/7 in my neighborhood or what it will bring in for other problems. Also, looking up Sapphire Farms is from MI if I am correct they probably are looking for land owners to lease the land and operate these Cannabis Farms.

Jeff & Gina kraus
320-250-4850

living next to a indoor cannabis microbus



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AI Overview

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Addressing concerns

WHO IS sapphire farm llc becker mn



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★ AI Overview

Sapphire Farms, LLC is not located in Becker, MN. It is a family-owned and operated organic cannabis farm located in Bangor, Michigan. They specialize in cultivating sun-grown cannabis using sustainable farming methods. [🔗](#)

Key details about Sapphire Farms, LLC

- **Location:** Bangor, Michigan
- **Products:** Organic cannabis products, including flower, pre-rolls, and LEAL products.
- **Farming practices:** They prioritize organic and sustainable methods, including the use of living soil and full-spectrum sun exposure. They also hold a Certified Kind certification.
- **Leadership:** Sue Wells is the CEO.
- **Availability:** Their products are available at licensed dispensaries throughout Michigan. [🔗](#)

Nearby farms in Becker, MN

It's possible you might be confusing Sapphire Farms, LLC with other farms located in Becker, MN. Some farms located in Becker, MN include:

- Becker Sod Farms, LLC: A family-owned and operated farm that has been growing Kentucky Bluegrass sod since 1980.
- Crimson Sunrise Farm Alpacas: An alpaca farm located in Becker, MN. [🔗](#)

If you were looking for information about farms in Becker, MN, it might be one of these.

From: [David Schwartz](#)
To: [Winskowski, Heidi](#)
Subject: Scott & Karin pauly
Date: Tuesday, July 22, 2025 10:07:41 AM

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Opposed to there project

Do not want the noise smell or extra traffic it would bring to the area

Thank you

FINDING OF FACTS

- 1) Is the proposal consistent with the subdivision and zoning ordinance?
- 2) Does the proposal conform to the comprehensive plan of the County?
- 3) Is the proposal compatible with the existing neighborhood?
- 4) How has the applicant demonstrated that standards and criteria stated in the Ordinance will be satisfied?
- 5) Other issues pertinent to this matter:
 - Township and/or City Input
 - Federal, State, or local permits
 - Environmental concerns – ground water, surface water, air quality, wellhead protection areas
 - Information submitted regarding the impact to property values in the area because of the proposal
 - Public health, safety, or traffic generation impacts
 - Public Service and facilities including schools, parks, streets, and utilities
 - Financial assurance required to guarantee reclamation or cleanup
 - Other factors

Comprehensive Plan Goals and Objectives

AGRICULTURAL

Stearns County agricultural heritage is the root of our prosperity and identity. Through product diversity, innovation, and sustainable practices, we will enhance and promote the advancement of our agricultural economy.



☐	Y	N	NA	Agricultural Goals
☒				1. Support agriculture as a desirable land use for the long term and facilitate diversification of the County's agricultural economy.
☐				2. Utilize sustainable practices to protect prime farmland and water quality for future generations.
☐				3. Retain areas with highly valued agricultural land or economically viable animal agriculture operations.
☐				4. Strive for and support higher farm profitability and family farm stability.
☐				5. Strengthen and retain areas with highly valued agricultural land or economically viable animal agriculture operations.
☐				6. Encourage cities to collaborate with the County on the review of animal agriculture issues in close proximity to boundaries or within orderly annexation areas.
☐	Y	N	NA	Agricultural Use Policies
☐				1. Primary land uses in the "Agricultural" areas should be agriculturally oriented, including animal agriculture, crop production and specialized agricultural enterprise, in combination with limited agricultural related business, solar and wind, recreational, institutional, and open space uses.
☐				2. Emphasize the importance of animal agriculture to the County economy by treating it as a priority land use in this area (compared with residential or other non-agricultural uses).
☐				3. Encourage agricultural practices that allow for co-existence with sensitive natural resources.
☐				4. Encourage sustainable agricultural practices that protect prime farmland and water resources for future generation.
☐				5. Projects that are located in an "Agricultural" area and are not agriculturally oriented should follow the Comprehensive Plan's Future Land Use Factors to minimize conflicts with adjacent land uses and natural resources.
☐				6. Rural housing related to the operations of the agricultural use should occur at a maximum density of 1 unit per 40 acres.
☐	Y	N	NA	Crop and Product Diversification Policies
☒				1. Encourage the diversification of crops and products to enhance Stearns County's regional agricultural presence.
☐				2. Recruit industries that utilize local production to improve the County's capture of value-added industries.
☐	Y	N	NA	Animal Agriculture Policies
☐				1. Allow animal feedlots in the agricultural areas by protecting them from non-farm housing through County zoning.
☐				2. Follow pollution controls consistent with State requirements.
☐				3. Provide sources of assistance to allow for coexistence of agriculture and sensitive natural resources.
☐	Y	N	NA	Clean Energy Policies
☐				1. Site solar energy systems in a way that reduces conflict with adjacent land uses, including but not limited to avoiding areas that will impact future development potential for a municipality.

Comprehensive Plan Goals and Objectives

☐				2. Continue to require beneficial habitat ground cover on solar sites.
☐				3. Direct the siting of wind energy to minimize impacts to habitat and natural areas. Local analysis should be considered in regard to nearby rural residences.
☐				4. Monitor State and Federal policies and programs to determine if any Zoning Ordinance changes need to be made.
☐				5. Encourage the development and use of renewable energy systems throughout the county, including wind energy and solar energy.

Comprehensive Plan Goals and Objectives

BUSINESS

Stearns County will invest in economic development strategies that are rooted in our shared values, skills, and identity. This will require a balanced economy that supports our existing businesses, while attracting new business that encourages entrepreneurship, innovation, and creativity.



☐	Y	N	NA	Business Goals
☒				1. Increase the County's regional prosperity by being globally competitive and a business-friendly region.
☐				2. Increase the value of County economic production by ensuring that operations sustain natural resources.
☐				3. Acknowledge tourism's economic value and the prospective contribution of this industry to both the diversity of the County economic base and the potential for growth.
☒				4. Enhance the ability of local retail and commercial business to sustain small cities and rural townsites.
☐				5. Continue to promote and encourage multi-jurisdictional partnerships and public-private partnerships that advance economic development opportunities.
☐	Y	N	NA	Rural Business Policies
☐				1. Rural business should not alter the rural character of the neighborhood and should not create negative impacts on the public health, safety, and general welfare of adjacent property owners.
☐				2. Rural businesses in the agricultural areas should utilize the properties existing infrastructure and buildings.
☐				3. Encourage rural businesses seeking expansion in agricultural areas to locate near Major Transportation Corridors, Townsite Mixed Use areas, or Transitional Areas (see Figure 6.1).
☒				4. Rural businesses in agricultural areas must embrace the Comprehensive Plan's Future Land Use Factors to minimize conflicts between adjacent land uses and natural resources.
☐	Y	N	NA	Agritourism Policies
☐				1. Agritourism businesses are subject to zoning restrictions, building codes, compliance with the Minnesota Accessibility Code, taxation, and business permits.
☐				2. Review high attendance agritourism activities to ensure mitigation of negative traffic impacts.
☐	Y	N	NA	Artisan Agriculture Policies
☐				1. Permitting of small-scale farms, hobby farms, and home business will be guided by Stearns county's Zoning Districts and Ordinance.
☐				2. Farming operations and home businesses may be subject to zoning restrictions, building codes, compliance with the Americans with Disabilities Act, taxation, and business permits.
☐				3. Producers who provide food products, food stands, or restaurants must consider local and state food safety and public health laws that may apply, in addition to laws governing liquor licenses.
☐	Y	N	NA	Townsite Mixed Use Policies
☐				1. Ensure a compatible design transition between land uses including retaining existing features of the landscape as defining elements of site design (fence rows, ditches, wetlands, woods) or incorporating greater setback and landscaping standards.

Comprehensive Plan Goals and Objectives

☐				2. Encourage building and site design in new commercial projects that reflect the historical context and identity.
☐				3. Encourage home businesses (e.g. cottage industries and beauty salons) to expand and relocate to Townsites.
☐				4. Development in the Townsite Mixed Use areas need to embrace the Comprehensive Plan's Future Land Use Factors to minimize conflicts between adjacent land uses and natural resources.
☐	Y	N	NA	Major Transportation Corridor Policies
☐				1. Access to Major Transportation Corridors from individual properties/parcels should follow the road authorities' access management guidelines.
☐				2. Roadway design should be guided first by the desired character of the road followed closely by the function and volume of traffic.
☐				3. Site planning and building orientation should direct visual elements of the site (i.e. landscaping and architectural details) toward the primary corridor. Setbacks should vary for residential and commercial uses.
☐				4. Commercial uses should be oriented principally around key intersections and commercial nodes.
☐				5. Residential uses should be allowed along the corridors but should have increased setbacks proportional to the intensity of the traffic function of the corridor.
☐				6. Development along a Major Transportation Corridor must embrace the Comprehensive Plan's Future Land Use Factors to minimize conflicts.
☐	Y	N	NA	Changing Economy Policies
☐				1. Support educational institutions and programs that enhance the County's labor force's skills to adapt to changing technologies and markets.
☐				2. Monitor changing markets and adjust zoning regulations accordingly to accommodate new uses.
☐				3. Program and prioritize transportation investments that address changing technologies and transportation needs.
☐				4. Support innovative business models and new markets that enhance the County's economy.
☐	Y	N	NA	Partnerships & Local Coordination Policies
☐				1. Strengthen economic connections between the metropolitan area and other Stearns County cities and townships.
☐				2. Promote alignment of economic and workforce development goals, including encouraging post-secondary education and skills training to support high-growth and high-wage jobs.
☐				3. Develop and promote a regional marketing strategy.
☐				4. Develop and ensure consistent regional branding efforts that promote local businesses and locally made and/or designed products.
☐				5. Campaign for competitively-priced, high-speed broadband infrastructure throughout the region.
☐				6. Encourage industrial development within existing communities, including redevelopment of existing sites and filling of industrial and business parks.