



PLANNING & ZONING COMMISSION

December 16, 2025 Meeting Summary

7:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Corey Kolquist; Beth Wentzlaff; John Stauber; Matthew Fournier; Kevin Hagen; Amanda Radzak; and Ryan Johnson

Members Absent:

Others Present: Eric Johnson, Community Development Director; Joe Wicklund, Asst. City Administrator; Jerry Carlson, 5756 Kehtel Rd.; Rob Mansell, 903 Martha St.; Bob Kohlmeier, 5757 St. Louis River Rd.; Shawn Mitchell; 15 S 64th Ave. W; Mitchell Dennie, 5092 Morris Thomas Rd.; Emma Richtman, 5215 Chris Dr.; Dawn LaPointe, 4731 Portland; Ben Neeson, 1015 N 6th Ave. E; and Joanne Bates, 3369 Morris Thomas Rd.

2. APPROVAL OF AGENDA

Motion made by John Stauber to approve the December 16, 2025 agenda as presented. Seconded by Corey Kolquist. Motion carried 7-0.

3. APPROVAL OF MINUTES

Motion made by Matthew Fournier to approve the November 18, 2025 minutes as presented. Seconded by John Stauber. Motion carried 7-0.

4. PUBLIC DISCUSSION

The following people spoke:

Emma Richtman, 5215 Chris Dr.
Jeffrey Donohue, 5540 Pine Hill Rd.
Sara Lofald, 5502 Hermantown Rd.
Wayne; 6165 Old Miller Trunk Hwy.
Noel Donohue, 5540 Pine Hill Rd.
Ben Neeson, 1015 N 6th Ave. E

Comments included:

Opposition to the proposed Data Center

5. PUBLIC HEARING

5A. An application by Robin Mansell for a Special Use Permit for cannabis cultivation. The property is located at 4599 Abrahamson Road is located in a C-1A zoning district.

Eric Johnson, Community Development Director, presented that Applicant, Robin Mansell, is proposing the construction of a 2,700 square foot indoor cannabis cultivation facility. The proposed building is 54' x 50' and is approximately 20 feet in height. The proposed location of the facility is at the north end of Abrahamson Road. The property is a 40 acre parcel which has a split zoning of C-1A, Office/Light Industrial/Adult Uses and O, Open. The southern 16 acres of the property is zoned C-1A and is where the proposed building is located. There is an existing residential structure on the property which is proposed to be used as an office. The application is only for cannabis cultivation and not for a retail facility.

Corey Kolquist asked about security at the facility.

Eric advised that it would be treated similarly to security measures at a storage facility.

Robin Mansell, 903 Martha St., stated that the building itself would be fully secured with cameras, a 24 hour alarm system, motion detector flood lights, motion detector system inside of the facility and additional rooms are locked with key pad locks.

Corey asked about ventilation.

According to Robin, the flower room has its own dedicated ventilation system. In addition, the building is equipped with an overall ventilation system that exhausts air vertically. With 20-foot-high ceilings, exhaust air is vented at a significant height, allowing for proper dispersion.

The nearest structure to the facility is a storage unit located more than 300 feet away, which further minimizes any potential impact from exhaust or odor.

Beth Wentzlaff asked about cars to parking ratio.

Robin stated that on average, there would be four to five employees there at most.

Beth also wanted to put in the record, that they are not allowed to do more than 5,000 sq. feet of growing at this facility.

The following people spoke:

Jerry Carlson, 5756 Kehtel Rd.

Sara Lofald, 5502 Hermantown Rd.

Ryan Nylander, 3691 Lindahl Rd.

Shawn Mitchell, 15 S 64th Ave. W

Comments included:

A commenter stated they have firsthand personal knowledge of the effects of drug and alcohol abuse and requested that the Commission not approve the permit. Another commenter stated that after speaking with the applicant, they were impressed by the applicant's detailed, passionate explanation of the business plan and strong commitment to safety, noting full transparency and no secrecy regarding the project. Just because something is legal doesn't mean it is moral – comment from another person. This facility is a

production point, and the State of Minnesota will allow production points statewide to supply the amount of product needed for all state-approved licensed facilities.

Corey thanked Jerry for his comments and stated that for over the past year, he has had THC products at his business, and stated that the permitting process was more extensive than alcohol permitting. He has experienced no issues on this field.

Motion made by Corey Kolquist to approve the application by Robin Mansell for a Special Use Permit for cannabis cultivation. The property is located at 4599 Abrahamson Road is located in a C-1A zoning district. Seconded by Kevin Hagen. Opposed by John Stauber. Motion carried. 6-1.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

Joe Wicklund shared an approval of a Resolution to purchase the homestead of Mary Murphy on Arrowhead Rd. It will be named the Murphy Family Jackson Project Park.

8. COMMUNICATIONS

Logged Correspondence: 25-695 through 25-705; 25-708 & 25-709; 25-715 through 25-718; 25-720 through 25-740; and 25-742 through 25-749

9. COMMISSION MEMBER REPORTS

- Joe Peterson – None
- Corey Kolquist – None
- Beth Wentzlaff – None
- Kevin Hagen – None
- Matthew Fournier – None
- John Stauber – None
- Amanda Radzak – None
- Ryan Johnson – None

ADJOURN

Motion made by Beth Wentzlaff to adjourn the meeting. Seconded by John Stauber. Meeting adjourned at 7:47 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant