



**Planning Commission
Agenda**

**Monday, January 12, 2026, 4:30 p.m.
City Council Chambers, 3rd Floor City Hall
207 Lafayette Street, Winona, MN**

- 1. Call to Order**
- 2. Approval of Minutes-November 24, 2025**
- 3. Public Hearing - 108 East Fourth Street**
- 4. Other Business**
- 5. Adjournment**

Planning Commission Meeting Minutes

November 24, 2025, 4:30 p.m.
City Council Chambers, 3rd Floor City Hall
207 Lafayette Street, Winona, MN



Members Present: Commissioner Buelow, Commissioner Boettcher, Commissioner Hall, Commissioner Goblirsch, Commissioner Shortridge, Commissioner Schollmeier, Commissioner Jaacks, Commissioner Esch, & Commissioner Kurash Casey

Staff Present: Senior Planner Carlos Espinosa & Community Development Director Lucy McMartin

1. **Call to Order**

The meeting was called to order at 4:30 p.m. by Chairperson Buelow.

2. **Approval of Minutes-November 10, 2025**

The minutes from the Planning Commission meeting of November 10, 2025, were reviewed.

Moved by Commissioner Boettcher

Seconded by Commissioner Kurash Casey

Motion to approve the minutes.

Motion Carried Unanimously

3. **Public Hearing - 114 West Broadway Overnight Shelter CUP**

Mr. Espinosa provided an overview of the proposed CUP for 114 West Broadway (Wesley Church). The CUP is for an overnight shelter for up to 20 people for a period of six months, November through April. The overnight shelter has been operating since November 12, 2025, under a temporary State Fire Marshall's exemption.

Mr. Espinosa reviewed the Standards for overnight shelters included in the 2019 amendments to City Code. In addition to meeting the general and specific criteria, the application includes a management plan proposing the following:

- A monthly check-in meeting with law enforcement;
- Two neighborhood listening sessions from neighbors;
- A commitment to maintain clean and monitored property and facility.

Mr. Espinosa notes the existing day shelter is located two blocks away and described surrounding properties adjacent to 114 West Broadway. Mr. Espinosa noted that staff recommends the additional conditions listed in the agenda item and in attached resolution be part of CUP approval.

Applicant John Meyers, Executive Director of Catholic Charities, presented information on the need for an overnight shelter which provides a safe place for sleep for unsheltered people. It is one service that relates to the complex homelessness need in the community.

Commissioner Jaacks asked about a scenario where the limit of 20 people is in place of law enforcement brought an additional person to the overnight shelter. Mr. Meyers reported that they could not exceed the limit of 20 guests.

Commissioner Kurash Casey asked about signage and the process to inform users of the over-night shelter. Mr. Meyer comments that inform people at the day shelter, St. Paul's, of the directions to the over-night shelter.

Chairperson Brian Buelow opened the public hearing.

Jerry Pappenfuss, 225 Main Street, state that he supports the Conditional Use Permit and thanked the City, Catholic Charities and Winona County for working together on this issue. He commended Commissioners for their time and effort serving the Planning Commission.

Charles Lobdo, 226 Kansas Street, stated that he supports the CUP and the proposal meets the requirements. He further noted the congregation, and Wesley supports the CUP.

Stacey Owecke, 226 Kansas Street, came forward to speak in support of the CUP.

Barb Beeman, 63 Michigan Lane, spoke in support of the CUP.

Diane Leutgub-Munson, 516 Dakota Street, stated that she supports the CUP to help the unhoused.

Mary Farrell, 665 W. 5th Street, stated she supported the CUP as needs of the community must be met.

Dale Hatler, 1763 West Sixth Street, spoke in support of the CUP and helping fellow human beings and is glad this proposed CUP came forward. The use fits in with the congregation and other uses at Wesley.

The public hearing was closed.

Commissioners asked additional questions on pets, extended hours so there were no gaps in time between the day shelter and overnight shelter.

A motion was made by Commissioner Schollmeier seconded by Commissioner Hall to approve the CUP resolution which included the additional staff proposed conditions. The motion was unanimous with all commissioners voting aye.

**Moved by Commissioner Schollmeier
Seconded by Commissioner Hall**

A motion to approve the CUP resolution which included the additional staff proposed conditions.

Motion Carried Unanimously

4. Election of Officers

Senior Planner Espinosa handed out ballots for Chair Candidates and Vice Chair Candidates. First Commissioners voted for the Chair. There was a tie vote for Commissioner Paul Schollmeier and Daniel Hall. A second ballot with those two Commissioners was tallied and Daniel Hall was elected as Chair effective January 1, 2026.

The Ballots for Vice Chair were tallied and there was a tie with Brian Buelow and Paul Schollmeier. A second vote resulted in Commissioner Schollmeier being elected Vice-Chair.

5. Other Business

None

6. Adjournment

The Commission voted in favor of adjournment at 5:20 pm.

**Moved by Commissioner Schollmeier
Seconded by Commissioner Shortridge**

Motion to adjourn.

Motion Carried Unanimously

Lucy McMartin, Director of Community Development

Carlos Espinosa, Senior Planner

PLANNING COMMISSION

AGENDA ITEM: 3. Public Hearing – 108 East Fourth Street

PREPARED BY: Carlos Espinosa

DATE: January 12, 2026

Summary

This Conditional Use Permit application for 108 East Fourth Street is to allow indoor cannabis cultivation on-site. All cannabis activities including deliveries, growing, and trash will be housed inside the building. The building will be equipped with an air filtration system to ensure cannabis odors are not present outside the facility. Indoor cannabis cultivation is permitted in downtown Winona with an approved CUP. The applicant proposes to comply with the general and specific CUP criteria as detailed in this agenda item. In addition to CUP requirements, extensive state regulations and licensing requirements must be followed.

The cultivation use is proposed to share a building wall with a cannabis dispensary (see map next page). A cannabis dispensary is a permitted use subject to local and state regulations, but it does not require a CUP.

The format for this agenda item is:

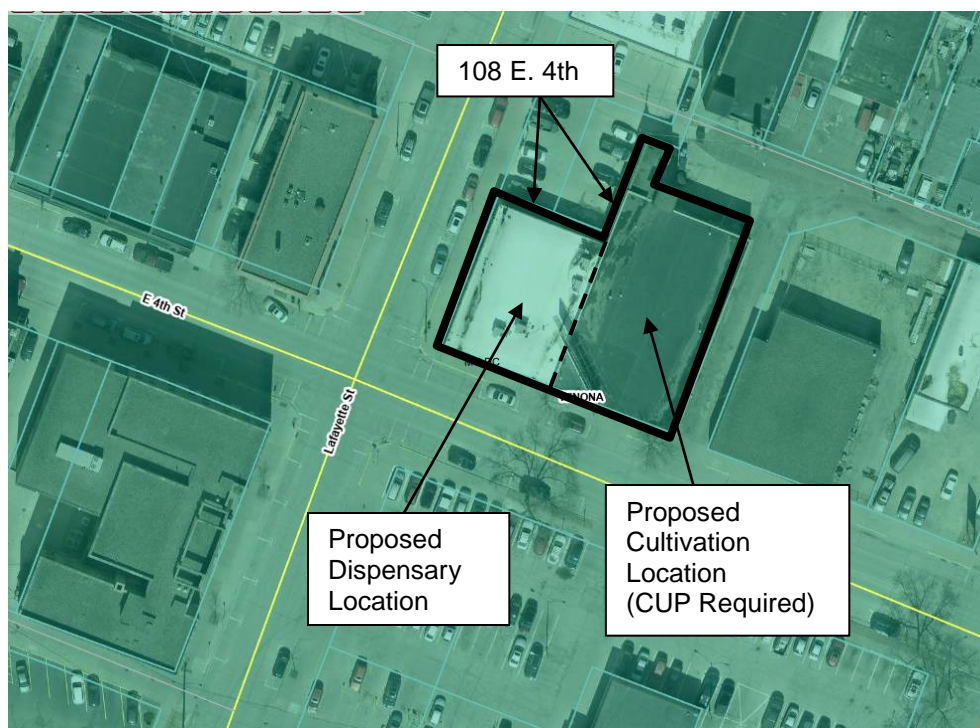
- A. Chair shall state the case to be heard.
- B. Chair shall ask the applicant to present his/her case.
- C. Chair shall call on the City Planner, to present staff comments.
- D. The hearing shall be opened and interested persons, upon giving their name and address, are invited to speak to the Commission. Following recognition by the Chair, Commission members may ask questions of persons addressing the Commission in order to clarify facts. Any statement by a member, other than to question, may be ruled out of order.
- E. After all new facts and information have been brought forth, the hearing shall be closed, and interested persons shall not be heard again unless the hearing is reopened and unless all interested parties shall be allowed to be heard again. Upon completion of the hearing, the Commission shall discuss the item at hand and render a decision or recommendation.

After the public hearing, the following options for the Planning Commission are:

- 1) Approve the CUP. Under this option, a motion to approve the attached resolution would be in order.

- 2) Deny the CUP. Under this option, Commissioners would need to state reasons for denial related to the CUP criteria. Then a motion should be made for staff to return to the next meeting with a resolution of denial. The CUP would then officially be *denied* at the next meeting upon adoption of the resolution.
- 3) Postpone the decision on the CUP. Under this option, Commissioners would motion to postpone a decision to the next meeting date.

108 E. 4th Street – Zoned MU-DC



General and Specific Criteria for Cannabis Cultivation

General Criteria

1. **The extent, location and intensity of the conditional use will be in substantial compliance with the Winona Comprehensive Plan.**

Applicant Response: The adjacent 4000 sq' of the building will be retail. It is currently leased to a dispensary owner. I believe that to comply. It will not create more traffic, and off-street parking will be offered to employees.

Staff Input: The Comprehensive Plan designates this area as Downtown Mixed Use. The Downtown Mixed Use Land Use Designation supports a mix of commercial uses including limited industrial uses such as small breweries,

micro-distilleries, and makerspaces. As such, the relatively small-scale proposed commercial cannabis cultivation use is in-line with the Comprehensive Plan.

2. The conditional use will conform to all applicable zoning regulations for the district in which the property is located.

Applicant Response: I believe this is accurate.

Staff Input: The use will comply with the use specific zoning regulations as demonstrated below. Non-conformance with any of these regulations is grounds for revocation of the Conditional Use Permit.

3. Considering existing circumstances and potential uses under existing zoning, the conditional use will not substantially impair the use and enjoyment of other property in the neighborhood.

Applicant Response: It will not impair anything. In fact, it will benefit the closest neighbor (dispensary). Everything we do will be indoors. Every grow room will have its own HVAC which will filter any air leaving the building. Each room is tightly sealed to allow perfect growing conditions. I also own the building next door, so the risk is mine and I am willing to take it:) I see no negative impact.

Staff Input: The proposed use will be self-contained with no cannabis cultivation activities occurring outside. As such, the proposed use is unlikely to impact the use and enjoyment of adjacent properties.

4. The conditional use will not impede the normal and orderly development and improvement of the surrounding property.

Applicant Response: It will have no negative impact. The exterior will stay relatively the same. I will be enhancing the outside in accordance with city guidelines. Again, I own the only other building on the 1/2 block and will be doing something with it when this is complete. There will also be monitored video recording of the entire exterior AND interior of the facility. The dispensary next door will also have video monitoring to help keep our streets safe:)

Staff Input: Provided all applicable regulations are followed, the proposed use will not impede the normal and orderly development of surrounding properties. Additionally, there are no proposed improvements or changes to the building from the proposed use which will impede the normal and orderly development of surrounding properties.

- 5. Considering existing circumstances and potential uses under existing zoning, the conditional use will not be detrimental to the existing character of the development in the immediate neighborhood or be incompatible with or endanger the public health, safety and general welfare.**

Applicant Response: I hope the character actually improves the area. Being the owner of the other buildings gives me incentive to make it as attractive as possible. It is very compatible with the neighbor:(dispensary) Health and safety will not be impaired. Everything we grow is basically in a sealed room inside the building. All lights and air will be confined to the grow rooms to the best of our ability and air will be filtered by carbon filters to reduce any odor that does get out of the rooms. Safety will be enhanced by our monitored security cameras both indoors and out.

Staff Input: The proposed cannabis cultivation use is similar in nature to other permitted uses such as small breweries, micro-distilleries, and makerspaces. Provided the cannabis use follows all applicable regulations, it will not be detrimental to the character of the area or public health, safety, and welfare.

- 6. The conditional use will not create an excessive burden on existing parks, schools, streets/roads and other public facilities, which serve or are proposed to serve the area.**

Applicant Response: The only thing relative to this question is shipping. Vehicles will have an overhead garage door to pull in for shipping and receiving purposes. Monthly shipments are expected. The only way to ship is with State approved transporters. They will also be licensed and bonded.

Staff Input: The proposed use will have minimal impact on public facilities.

- 7. The conditional use will not adversely affect neighboring property and dwellings because of excessive traffic generation, glare, noise or other nuisance characteristics.**

Applicant Response: The only thing outside would be air handlers on the roof. Standard 15-ton units. Everything else will be indoors. Odor mitigation will be charcoal filters. They usually do the job. There are alternatives to add if necessary. It is uncommon but there are methods. There should be no impact throughout.

Staff Input: The use is unlikely to produce nuisances which affect neighboring properties provided all applicable regulations are followed. As noted below, the business must control odors so that they cannot be detected from outside the building.

- 8. A conditional use located on property having significant historical and architectural resources shall preserve such resources, and a conditional use shall not substantially diminish other neighboring property having significant historical and architectural resources.**

Applicant Response: There will be no exterior changes which will impact nearby historic resources.

Staff Input: There will be no exterior changes which will impact nearby historic resources.

- 9. The conditional use shall either preserve or not significantly negatively affect natural and environmental resources.**

Applicant Response: There will be no impact to natural and environmental resources.

Staff Input: There are no sensitive natural environments in the vicinity. As such, the conditional use will not impact natural or environmental resources.

- 10. The conditional use will comply with other applicable city, county, state, and federal regulations, as applicable.**

Applicant Response: Yes

Staff Input: The conditional use will comply with applicable regulations. If applicable regulations are not followed, the CUP can be revoked and the business cannot continue operations.

Specific Criteria

- 1. Such use shall be conducted wholly within a completely enclosed building, except for the storage of vehicles and non-cannabis materials.**

Applicant Response: All product will be loaded in a licensed transporters van from within the building. No product leaves unless in this fashion! All green waste will be stored inside the building in a separate composting room. It will be hauled directly from inside our building to the truck which is hauling it. Only standard garbage will go in the dumpster.

Staff Input: As stated above, all cannabis related activities will occur indoors.

- 2. All outdoor material storage yards and vehicle/trailer storage areas shall be located a minimum of 50 feet from any residential district and shall be screened from any residential use, residential zoning district,**

commercial zoning district, or public street, park, or plaza by a solid board fence not less than 6 feet high.

Applicant Response: There will be no outside storage of product, and all green waste will be kept indoors until proper disposal. We will be using the back area for employee parking. The only thing outside will be the standard dumpster for regular garbage.

Staff Input: As noted above, there will be no outdoor storage areas.

3. Cannabis cultivation businesses must comply with existing noise standards, must limit light and glare from escaping structures, and must control odors so that they cannot be detected from outside such structures.

Applicant Response: The building will be fitted with 3 separate HVAC units. 1 each for the 2- 50' x 30' grow rooms and another for the common areas of the business. All exhausted air will go through a carbon filtration system and be exhausted from the roof 25' in the air. The 2 grow rooms are completely sealed to accommodate ideal grow cycles. Think of a very large walk-in cooler. This will also help keep the area with the most odor being filtered and released in a controlled setting. I will provide formal drawings of the units when I receive them as well as all other mechanical drawings.

Staff Input: As noted above, the business will employ carbon filtration systems to control odors. If there are any issues, the business must make improvements or modifications to comply with this regulation.

Attachments:

- A. Resolution
- B. Application Materials

CERTIFICATION OF RESOLUTION

I, Carlos Espinosa, Secretary for the Winona City Planning Commission, do hereby certify that I have compared the annexed paper writing with the original Order of the Winona City Planning Commission RE: Resolution **#26-1** and Petitioner **Gary Heim** now remaining of record in my office, and that the same is a true and correct copy of said original.

WITNESS, my hand in Winona, Minnesota, this 12th day of January, 2026.

Carlos Espinosa, Secretary
Planning Commission

CITY OF WINONA, MINNESOTA
PLANNING COMMISSION RESOLUTION 26-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WINONA,
MINNESOTA APPROVING THE REQUEST FOR AN CONDITIONAL USE PERMIT FOR
AN CANNIBIS CULTIVATION FACILITY AT 108 EAST FOURTH STREET

WHEREAS, the applicant, Gary Heim, seeks a Conditional Use Permit (CUP) pursuant to Winona City Code 43.02.22 B) to establish a cannabis cultivation facility at 108 East Fourth Street, which property is zoned MU-DC and is legally described on the attached Exhibit A; and

WHEREAS, the Planning Commission conducted a public hearing on January 12, 2026, and received public testimony regarding the requested Conditional Use Permit; and

WHEREAS, all required notices regarding the public hearing were properly made; and

WHEREAS, the Planning Commission subsequently reviewed the requested Conditional Use Permit at its meeting on January 12, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WINONA, MINNESOTA, that it adopts the following finding of fact related to the requested Conditional Use Permit:

- (1) Use of the property at 108 East Fourth Street complies with all general and specific criteria for Indoor Cannabis Cultivators as detailed in Exhibit C.

BE IT RESOLVED that the requested Conditional Use Permit is hereby granted subject to the following conditions:

- (1) The provisions of Winona City Code, Section 43.06.24 C), Cancellation of Conditional and Conditional Use Permits, are incorporated herein and made a part hereof by reference.

Passed by the Planning Commission of the City of Winona, Minnesota this 12th day of January, 2026.

VOTE: _____ **ESCH** _____ **SHORTRIDGE** _____ **JAACKS** _____ **HALL**
_____ **BUELOW** _____ **GOBLIRSCH** _____ **KURASH CASEY**
_____ **BOETTCHER** _____ **SCHOLLMEIER**

ATTEST:

Secretary

Chair

EXHIBIT A

Legal Description of 108 East Fourth Street

The South Eighty-six (86) feet of Lot Six (6), all of Lot Seven (7) and the Westerly one-half (W'y ½) of Lot Eight (8), Block Twenty-three (23), Original Plat of Winona, excepting therefrom the following described property: Commencing on the South line of Lot Eight (8) in Block Twenty-three (23) Original Plat to Winona in the City of Winona at a point Thirty (30) feet West of the Southeast corner of said Lot Eight (8); thence Northerly and parallel with the East line of said Lot Eight (8) a distance of One Hundred Twenty (120) feet; thence at a 45° angle Northeasterly to the North line of said Lot Eight (8); thence Westerly along the North line of Lots Eight (8) and Seven (7) in said Block Twenty-three (23) to a point on the North line of Lot Seven (7) in said Block Twenty-three (23) which is Fifteen (15) feet East of the Northwest corner of said Lot Seven (7); thence at right angles Southerly and parallel with the West line of said Lot Seven (7) a distance of Twenty (20) feet; thence at right angles Easterly and parallel with the North line of said Lots Seven (7) and Eight (8) a distance of Fifty-five (55) feet; thence at right angles Southerly and parallel with the East line of said Lot Eight (8) a distance of One Hundred Twenty (120) feet to the South line of said Lot Eight (8); thence Easterly along the South line of said Lot Eight (8) a distance of Twenty (20) feet to the place of beginning; being located upon and forming a part of Government Lot Two (2), Section Twenty-three (23), Township One Hundred Seven (107) North, of Range Seven (7), West of the Fifth Principal Meridian, Winona County, Minnesota.

EXHIBIT B

Reference Map – 108 East Fourth Street

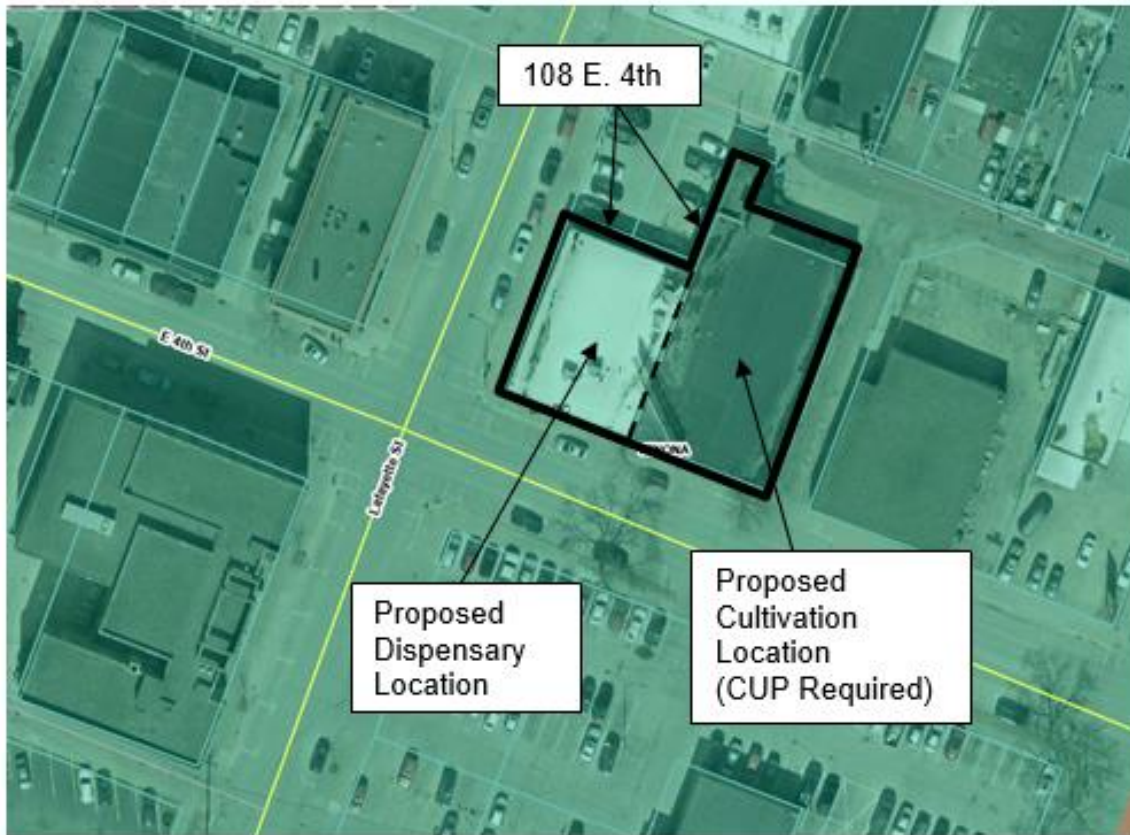


EXHIBIT C

Findings Pursuant to the General and Specific Criteria for an Indoor Cannabis Cultivator as applied to 108 East Fourth Street

General Criteria

- (1) The extent, location and intensity of the conditional use will be in substantial compliance with the Winona Comprehensive Plan because:

The Comprehensive Plan designates this area as Downtown Mixed Use. The Downtown Mixed Use Land Use Designation supports a mix of commercial uses including limited industrial uses such as small breweries, micro-distilleries, and makerspaces. The proposed cannabis cultivation use is thus consistent with this land use designation.
- (2) The conditional use will conform to all applicable zoning regulations for the district in which the property is located because:

The use will comply with the use specific zoning regulations as demonstrated in this exhibit. Non-conformance with any of these regulations is grounds for revocation of the Conditional Use Permit.
- (3) Considering existing circumstances and potential uses under existing zoning, the conditional use will not substantially impair the use and enjoyment of other property in the neighborhood because:

The proposed use will be self-contained with no cannabis cultivation activities occurring outside. Every grow room will have its own HVAC which will filter air leaving the building. Each room will be tightly sealed to allow optimal growing conditions.
- (4) The conditional use will not impede the normal and orderly development and improvement of the surrounding property because:

Provided all applicable regulations are followed, the proposed use will not impede the normal and orderly development of surrounding properties. Additionally, there are no proposed improvements or changes to the building from the proposed use which will impede the normal and orderly development of surrounding properties.
- (5) Considering existing circumstances and potential uses under existing zoning, the conditional use will not be detrimental to the existing character of the development in the immediate neighborhood or be incompatible with or endanger the public health, safety and general welfare because:

The proposed cannabis cultivation use is similar in nature to other permitted uses such as small breweries, micro-distilleries, and makerspaces. Provided the

cannabis use follows all applicable regulations, it will not be detrimental to the character of the area or public health, safety, and welfare.

- (6) The conditional use will not create an excessive burden on existing parks, schools, streets/roads and other public facilities, which serve or are proposed to serve the area because:

There are no characteristics of the proposed use that will place an excessive burden on public facilities.

- (7) The conditional use will not adversely affect neighboring property and dwellings because of excessive traffic generation, glare, noise or other nuisance characteristics because:

The use is unlikely to produce nuisances which affect neighboring properties provided all applicable regulations are followed. In particular, the business must control odors so that they cannot be detected from outside the building.

- (8) A conditional use located on property having significant historical and architectural resources shall preserve such resources, and a conditional use shall not substantially diminish other neighboring property having significant historical and architectural resources. The use meets this criterion because:

No changes to historical or architectural resources are proposed as part of this proposed use. Additionally, the proposed use will not impact the historic integrity of adjacent properties because only minimal exterior modifications are proposed for the subject building.

- (9) The conditional use shall either preserve or not significantly negatively affect natural and environmental resources. The use meets this criterion because:

There are no sensitive natural environments in the vicinity. As such, the conditional use will not impact natural or environmental resources.

- (10) The conditional use will comply with other applicable city, county, state, and federal regulations, as applicable because:

The applicant has demonstrated a willingness to comply with applicable regulations, and if the regulations are not followed, the CUP can be revoked.

Specific Criteria

- 1) Such use shall be conducted wholly within a completely enclosed building, except for the storage of vehicles and non-cannabis materials. The use meets this criterion because:

All product will be loaded in a licensed transporters van from within the building. No product leaves unless in this fashion. All green cannabis waste will be stored inside the building in a separate composting room. It will be hauled directly from inside our

building to the truck which is hauling it. Only standard garbage will go in the dumpster.

- 2) All outdoor material storage yards and vehicle/trailer storage areas shall be located a minimum of 50 feet from any residential district and shall be screened from any residential use, residential zoning district, commercial zoning district, or public street, park, or plaza by a solid board fence not less than 6 feet high. The use meets this criterion because:

There will be no outside storage of product, and all green cannabis waste will be kept indoors until proper disposal. The rear alley area which will be used for employee parking is buffered from streets by buildings and a vehicular parking area on an adjacent property. An exterior dumpster will hold only regular garbage.

- 3) Cannabis cultivation businesses must comply with existing noise standards, must limit light and glare from escaping structures, and must control odors so that they cannot be detected from outside such structures. The use meets this criterion because:

The building will be fitted with 3 separate HVAC units. 1 each for the 2- 50' x 30' grow rooms and another for the common areas of the business. All exhausted air will go through a carbon filtration system and be exhausted from the roof 25' in the air. The 2 grow rooms will be completely sealed to accommodate ideal grow cycles.

- 1) Project narrative. Briefly describe the proposed use of the property.

The property will be a cannabis cultivation center. It will have the state allowed 5000 sq' of canopy. What starts from seeds will be planted, grown, harvested, packaged and shipped all from within the confines of the building.

- 2) Conceptual site plan. Provide a general layout of proposed use on the subject property. Note that a formal site plan application may be required after IUP approval.

See Attached. There will be no major changes to the exterior of the property. I will provide the layout that IBS builders gives me. They build cultivation centers throughout the country.

- 3) Respond to the specific criteria for the proposed conditional use. Staff will provide this information.

C) Cannabis Cultivator, Indoor

- 1) Such use shall be conducted wholly within a completely enclosed building, except for the storage of vehicles and non-cannabis materials.

All product will be loaded in a licensed transporters van from within the building. No product leaves unless in this fashion! All green waste will be stored inside the building in a separate composting room. It will be hauled directly from inside our building to the truck which is hauling it. Only standard garbage will go in the dumpster.

- 2) All outdoor material storage yards and vehicle/trailer storage areas shall be located a minimum of 50 feet from any residential district and shall be screened from any residential use, residential zoning district, commercial zoning district, or public street, park, or plaza by a solid board fence not less than 6 feet high.

There will be no outside storage of product and all green waste will be kept indoors until proper disposal. We will be using the back area for employee parking. The only thing outside will be the standard dumpster for regular garbage.

- 3) Cannabis cultivation businesses must comply with existing noise standards, must limit light and glare from escaping structures, and must control odors so that they cannot be detected from outside such structures.

The building will be fitted with 3 separate HVAC units. 1 each for the 2-50' x 30' grow rooms and another for the common areas of the business. All exhausted air will go through a carbon filtration system and be exhausted from the roof 25' in the air. The 2 grow rooms are completely sealed to accommodate ideal grow cycles. Think of a very large walk-in cooler. This will also help keeping the area with the most odor being filtered and released in a controlled setting. I will provide formal drawings of the units when I receive them as well as all other mechanical drawings.

4) Respond to the following general criteria:

- (1) The extent, location and intensity of the conditional use will be in substantial compliance with the Winona Comprehensive Plan.

The adjacent 4000 sq' of the building will be retail. It is currently leased to a dispensary owner. I believe that to comply. It will not create more traffic and off-street parking will be offered to employees.

- (2) The conditional use will conform to all applicable zoning regulations for the district in which the property is located.

I believe this is accurate.

- (3) Considering existing circumstances and potential uses under existing zoning, the conditional use will not substantially impair the use and enjoyment of other property in the neighborhood.

It will not impair anything. In fact it will benefit the closest neighbor. (dispensary) Everything we do will be indoors. Every grow room will have its own HVAC which will filter any air leaving the building. Each room is tightly sealed to allow perfect growing conditions. I also own the building next door so the risk is mine and I am willing to take it:) I see no negative impact.

- (4) The conditional use will not impede the normal and orderly development and improvement of the surrounding property.

It will have no negative impact. The exterior will stay relatively the same. I will be enhancing the outside in accordance with city guidelines. Again, I own the only other building on the 1/2 block and will be doing something with it when this is complete. There will also be monitored video recording of the entire exterior AND interior of the facility. The dispensary next door will also have video monitoring to help keep our streets safe:)

- (5) Considering existing circumstances and potential uses under existing zoning, the conditional use will not be detrimental to the existing character of the development in the immediate neighborhood or be incompatible with or endanger the public health, safety and general welfare.

I hope the character actually improves the area. Being the owner of the other buildings gives me incentive to make it as attractive as possible. It is very compatible with the neighbor:)(dispensary) Health and safety will not be impaired. Everything we grow is basically in a sealed room inside the building. All lights and air will be confined to the grow rooms to the best of our ability and air will be filtered by carbon filters to reduce any odor that does get out of the rooms. Safety will be enhanced by our monitored security cameras both indoor and out.

- (6) The conditional use will not create an excessive burden on existing parks, schools, streets/roads and other public facilities, which serve or are proposed to serve the area.

The only thing relative to this question is shipping. Vehicles will have an overhead garage door to pull in for shipping and receiving purposes. Monthly shipments are expected. The only way to ship is with State approved transporters. They will also be licensed and bonded.

- (7) The conditional use will not adversely affect neighboring property and dwellings because of excessive traffic generation, glare, noise or other nuisance characteristics.

The only thing outside would be air handlers on the roof. Standard 15 ton units. Everything else will be indoors. Odor mitigation will be charcoal filters. They usually do the job. There are alternatives to add if necessary. It is uncommon but there are methods. Should be no impact throughout.

- (8) A conditional use located on property having significant historical and architectural resources shall preserve such resources, and a conditional use shall not substantially diminish other neighboring property having significant historical and architectural resources.

There will be no exterior changes which will impact nearby historic resources.

- (9) The conditional use shall either preserve or not significantly negatively affect natural and environmental resources.

There will be no impact to natural and environmental resources.

- (10) The conditional use will comply with other applicable city, county, state, and federal regulations, as applicable.

Yes.

Garbage
Storage

68'

5000 sq'
canopy
area

Entry
Storage
Office



crescent
electric
supply
company