



City Council Memorandum

To: Mayor Fasbender and City Council
From: John Hinzman, Community Development Director
Date: May 20, 2024
Item: Special Use Permit – Cannabis Retail Sales – Vipul Patel (Jakes Liquors) – 1608 Vermillion Street

Council Action Requested:

Adopt the attached resolution granting a Special Use Permit (SUP) for cannabis retail sales for Vipul Patel (Jakes Liquors) on property owned by KDK Ventures – Hastings LLC located at 1608 Vermillion Street. A separate cannabis licensing permit is scheduled for consideration under the Administration section of the City Council Agenda.

SUP approval requires six of seven Councilmembers.

Advisory Commission Review:

The Planning Commission voted 6-0 to recommend approval of the request as presented at the May 13, 2024 meeting. No one spoke for or against the item during the public hearing.

Attachments:

- Resolution – SUP
- Planning Commission Staff Report – May 13, 2024

HASTINGS CITY COUNCIL

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS GRANTING
A SPECIAL USE PERMIT FOR THE RETAIL SALE OF CANNABIS PRODUCTS AT
1608 VERMILLION STREET FOR VIPUL PATEL (JAKES LIQUORS)**

Councilmember _____ introduced the following Resolution and moved its adoption:

WHEREAS, Vipul Patel has applied for a Special Use Permit for the retail sales of cannabis products at Jakes Liquors. The property is owned by KDK Ventures – Hastings LLC and generally located at 1608 Vermillion Street and legally described as The east 120 feet of the south 27 feet 7 inches of Lot 10, Block 7, and the east 120 feet of lots 11 and 12, Block 7, and the east 120 feet of the north 30 feet of Lot 13, Block 7 all in LEDUCS W G ADDITION, Dakota County, Minnesota; and

WHEREAS, on May 13, 2024 the Hastings Planning Commission held a public hearing and recommended approval of the action as presented; and

WHEREAS, the City Council reviewed the request and concurs with the recommendation of the Planning Commission.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS:

That the City Council hereby approves the action as presented to the City Council subject to the following conditions:

- 1) Maintaining a Cannabis Products Retail License from the Hastings City Clerk’s Office.
- 2) Adherence to Hastings City Code Chapter 117 – Cannabis Businesses and Chapter 155.07, Subd. J – Cannabis Businesses.
- 3) Approval is subject to a one-year Sunset Clause; if operation does not commence within one year of City Council approval, the approval is null and void.

- 4) The Special Use Permit shall be limited to the leasable space currently occupied by Jakes Liquors and shall not be valid for remaining portions of the property.

Council member _____ moved a second to this resolution and upon being put to a vote adopted by those present.

Adopted by the Hastings City Council on May 20, 2024, by the following vote:

Ayes:

Nays:

Absent:

ATTEST:

Mary Fasbender, Mayor

Kelly Murtaugh,
City Clerk

STATE OF MINNESOTA)
) ss. City of Hastings
COUNTY OF DAKOTA)

I, the undersigned, being the duly qualified and acting City Clerk of the City of Hastings, Minnesota, DO HEREBY CERTIFY, that I have carefully compared the attached copy of the _____ Resolution with the original on file in my office and the same is a full, true and complete copy thereof.

WITNESS, my hand as such City Clerk and the corporate seal of the City of Hastings this _____ day of _____, 20____.

Kelly Murtaugh, City Clerk

SEAL STICKER



Planning Commission Memorandum

To: Planning Commission

From: John Hinzman, Community Development Director

Date: May 13, 2024

Item: Public Hearing – Special Use Permit (SUP) – Cannabis Retail Sales – Vipul Patel (Jakes Liquors) - 1608 Vermillion Street

REQUEST

The Planning Commission is asked to take the following actions related to the Special Use Permit (SUP) application of Vipul Patel to conduct cannabis retail sales at Jakes Liquors located at 1608 Vermillion Street on property owned by KDK Ventures Hastings LLC:

- 1) Hold a public hearing.
- 2) Review the SUP application and provide a recommendation to City Council.

BACKGROUND INFORMATION

Cannabis Business Regulations

In November 2023, the City adopted [Chapter 155.07, Subd. J](#) of the Zoning Code to allow for Cannabis Businesses. The ordinance outlines performance standards and prohibited acts pertaining to cannabis. Cannabis sales were added as a Special Use permit in the C-3 Community Regional Commerce and C-4 Regional Shopping Center Districts. The City also adopted licensing requirements under City Code Chapter 117 that are similar to those adopted in the zoning code.

Cannabis Business License

An application for a cannabis business license has been submitted along with the SUP application and will be considered by the City Council in conjunction with action on the SUP.

Notification and Public Hearing

Notification of the request was mailed to all property owners within 350 feet. Staff has not received any comments at this time.

Comprehensive Plan Classification

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

Zoning Classification

The property is C-3 – Community Regional Commerce. The C-3 District allows for cannabis retailers as a special use.

Adjacent Zoning and Land Use

Direction	Property Use	Zoning	Comp Plan
North	Hastings Inn	C-3	Commercial
East	Vermillion Street - LeDuc Estate	PI	Institutional
South	Spin City Laundry	C-3	Commercial
West	Kwik Trip	C-3	Commercial

Existing Condition

Jakes Liquors has been in operation for a number of years. They do not have a tobacco license and staff is not aware of any compliancy issues.

SPECIAL USE PERMIT REVIEW

Background

Hastings City Code Chapter 155.30, Subd. C.10 – allows cannabis retailers and edible retailers as a “special use” within the C-3 Zoning District, subject to the requirements of 155.07, Subd. J as follows:

2. *Performance Standards.*

1. A cannabis business shall only operate in an authorized zoning district with approved State and local license or registration.
2. Any person selling or distributing cannabis products shall require proof of age by means of government issued photographic identification from the prospective purchaser showing purchaser is twenty-one (21) years old or older.
3. Signage identifying the legal sales age and the age verification requirement shall be posted at the point of sale. The required signage shall be posted in a manner so that it is clearly visible to anyone who is considering or making a purchase. The sign shall provide notice that all persons responsible for selling these products must verify the age of any person under thirty (30) years of age, by means of photographic identification required in this section, containing the bearer's date of birth.
4. Cannabis products must comply with the testing, labeling and packaging requirements in Minnesota State law.
5. No sales or distribution of intoxicating cannabis products shall be allowed at the licensed premises after 10:00 p.m. or before 8:00 a.m.
6. It shall be unlawful for a retailer to allow the sale of intoxicating cannabis products or cannabis related devices by any means whereby a customer has access to such items without having to request the item from the retailer or the retailer's

employee. There shall be a physical exchange of the intoxicating cannabis product or cannabis-related devices between the retailer or the retailer's employee and the customer. All intoxicating cannabis products and cannabis-related devices shall be either store behind a counter or other area not freely accessible to customers, or in a storage unit or case not open and accessible to the general public.

7. All retail establishments of intoxicating cannabis products shall have a security plan approved by the Police Chief stating how the facility will address public health, welfare and safety concerns including, but not limited to security, fencing, lighting, window coverings, door placement, and landscaping.
8. Compliance Checks and Inspections
All licensed premises must be open to inspection by the local law enforcement or other authorized City officials during regular business hours. From time to time, but at least once per year, the City will conduct compliance checks on Retailers and Edible Retailers of intoxicating cannabis products by engaging persons between the ages of seventeen (17) and twenty-one (21) years, to enter the licensed premises to attempt to purchase intoxicating cannabis products. Persons used for compliance checks are not guilty of the unlawful purchase or attempted purchase, nor the unlawful possession of intoxicating cannabis products when the items are obtained or attempted to be obtained as a part of the compliance check. No person used in compliance checks may attempt to use a false identification misrepresenting the person's age, and all persons lawfully engaged in a compliance check may answer all questions about the person's age asked by the retailer or his or her employee and shall produce any identification, if any exists, for which he or she is asked. Nothing in this section prohibits compliance checks authorized by State or Federal laws for educational, research or training purposes, or required for the enforcement of a particular State or Federal law.

3. *Prohibited Acts.*

- a. It shall be unlawful for any person to sell, purchase, obtain or otherwise provide any intoxicating cannabis product to any person under the age of twenty-one (21).
- b. It shall be unlawful for any person under the age of twenty-one (21) to possess any intoxicating cannabis product. This chapter shall not apply to persons under the age of 21 lawfully involved in a compliance check.
- c. It shall be unlawful for any person under the age of twenty-one (21) to use or consume any intoxicating cannabis product, unless it is legally authorized medical cannabis.
- d. It shall be unlawful for any person under the age of twenty-one (21) attempt to disguise the person's true age by the use of a false form of identification, whether the identification is that of another person or one in which the age of the person has been modified or tampered with, to represent an age older than the actual age of the person, in order to purchase any intoxicating cannabis product.
- e. No adult-use cannabinoid or cannabis product may contain more than 0.3% of THC
- f. No edible cannabis product can contain an amount of THC that exceeds the per serving or per packaging requirements in Minnesota State law.
- g. No intoxicating cannabis product may be sold to an obviously intoxicated person or a person under the influence of a controlled substance.
- h. No one under the age of twenty-one (21) shall sell intoxicating cannabis products.

- i. Intoxicating cannabis products cannot be sold in vending machines, by transient merchants, peddlers, at a movable place of business, through a drive-through window, at special events, home occupations, by internet sales or delivery service.
- j. No sampling or free donation or distributions of intoxicating cannabis products is allowed.
- k. No sales of intoxicating cannabis products may be completed through self-check-out. The retailer or retailer's employee must process each transaction at a point of sale.

Analysis

- Cannabis sales are allowed as a special use within C-3 zoning district. Operational license to be considered by City Council.
- The above are also part of the annual licensing requirements. The Hastings Police Department has approved the security plan for the facility and the business is subject to periodic review by the Hastings Police Department.

Special Use Permit Requirements

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

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenient traffic flow and control, and access in case of fire or catastrophe; **Ingress and egress to the property will be unchanged. The sale of cannabis products on site will not require changes to ingress and egress.**
2. Off-street parking and loading areas where required, with particular attention to division (E)(2)(b)5.a. above, and the economic, noise, glare, or odor effects of the special use on adjoining properties and properties generally in the district; **Parking and loading is adequate, and the proposed use will not require changes. The property is surrounded by other commercial uses.**
3. Refuse and service areas, with particular reference to items divisions (E)(2)(b)5.a. and (E)(2)(b)5.b. above; **The sale of cannabis products will not increase the need for refuse areas.**
4. Utilities, with reference to locations, availability, and compatibility; **Utility service is adequate and will not change with cannabis sales.**
5. Screening and buffering with reference to type, dimensions, and character; **Screening and buffering is adequate and will not change with cannabis sales.**
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; **Staff is not aware of any changes to signage.**
7. Required yards and other open space; **Yards and open space are unchanged.**
8. General compatibility with adjacent properties and other properties in the district. **Property abuts commercially zoned property.**

Recommendation

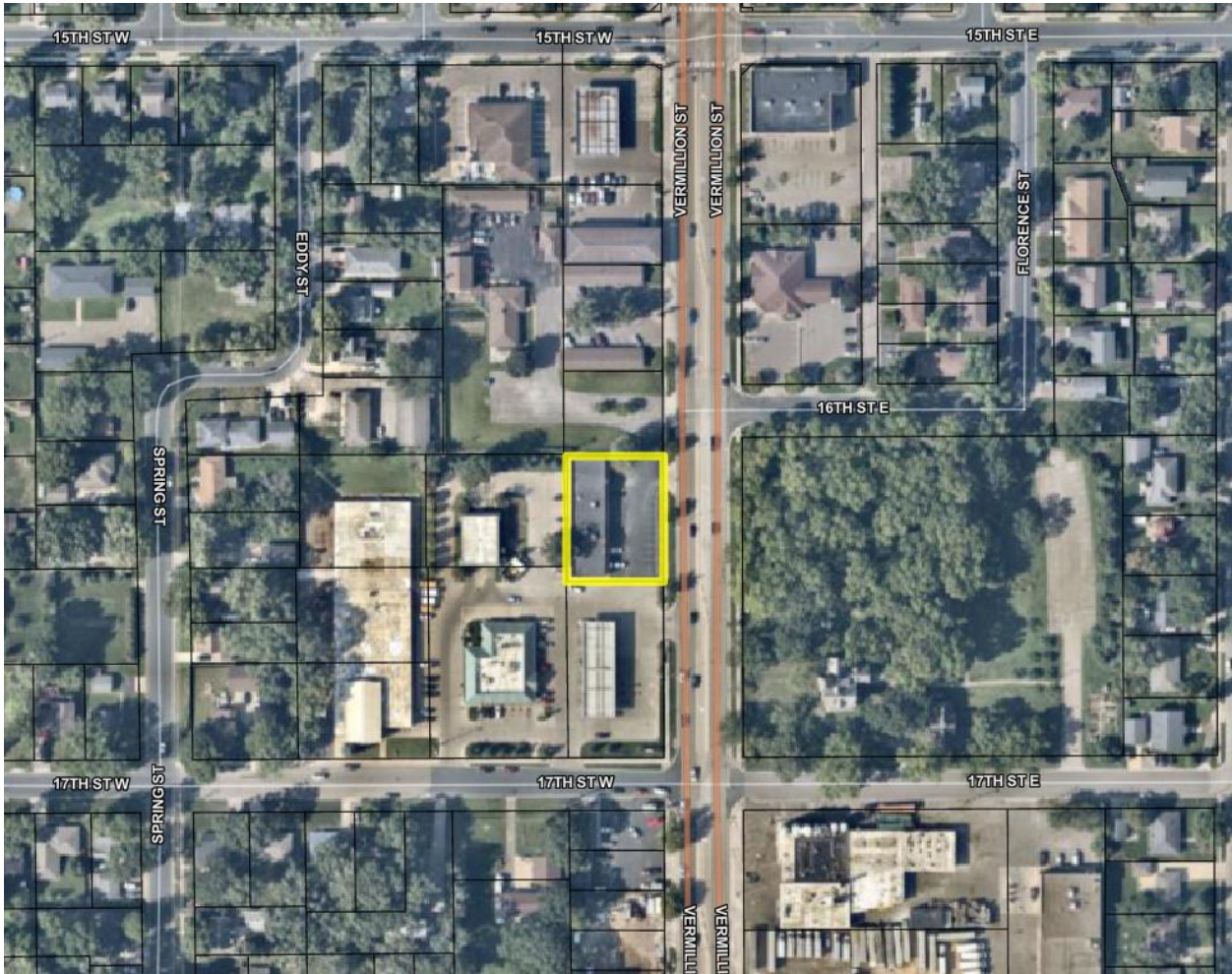
Approval of the Special Use Permit is recommended subject to the following requirements:

- 1) Maintaining a Cannabis Products Retail License from the Hastings City Clerk's Office. X-C-01
- 2) Adherence to Hastings City Code Chapter 117 – Cannabis Businesses and Chapter 155.07, Subd. J – Cannabis Businesses.

Attachments

- Location Map
- Site Picture
- Application

LOCATION MAP

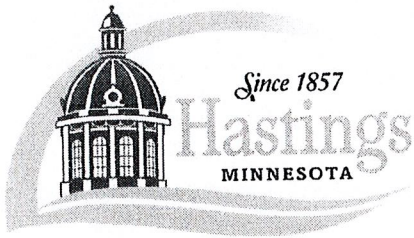




Looking south along Vermillion Street



Looking north along Vermillion Street



City of Hastings Community Development Department

Land Use Application

Address or PID of Property: 1608 Vermillion st, Hastings, MN, 55033
 Applicant Name: Vipul Patel Property Owner: Gerard Wypyszynski
 Address: 101 Heritage Blvd Hudson, WI, 54016 Address: KDK Ventures - Hastings, 1600 Vermillion St. LLC
 Phone: 708-262-2057 Phone: 612-670-2724
 Fax: _____ Fax: _____
 Email: vp19830@gmail.com Email: gwypyszynski@gmail.com

Description of Request: applying for cannabis product Retail. Fee sales license

If requesting site plan review of multi-family units (three or more attached), are the units intended to be for sale or rental units? _____

Check Applicable Line(s) Please Note: All Fees and Escrows are due at time of application.

<input type="checkbox"/> Rezone	\$500	<input type="checkbox"/> Minor Subdivision	\$500
<input type="checkbox"/> Final Plat	\$600	<input checked="" type="checkbox"/> Special Use Permit	\$500
<input type="checkbox"/> Variance	\$300	<input type="checkbox"/> Comp Plan Amend.	\$500
<input type="checkbox"/> Vacation	\$500	<input type="checkbox"/> Lot Split/Lot Line Adj.	\$75
<input type="checkbox"/> House Move	\$500	<input type="checkbox"/> Annexation	\$500 + \$5,000 escrow
<input type="checkbox"/> Prelim Plat	\$500 + \$5,000 escrow	<input type="checkbox"/> EAW	\$500 + \$5,000 escrow
<input type="checkbox"/> Site Plan	\$500 + \$5,000 escrow	<input type="checkbox"/> Interim Use Permit	\$500

Total Amount Due: \$ _____ Make checks payable to City of Hastings.
Most credit cards accepted, excluding escrow payments.

Please ensure that all copies of required documents are attached.

Vipul Patel 04-12-2024
Applicant Signature Date

Gerard Wypyszynski 4/12/24
Owner Signature Date
Gerard Wypyszynski
Owner Name - Please Print

Applicant Name and Title - Please Print

OFFICIAL USE ONLY

File # 24-19
Fee Paid: _____

Rec'd By: JHinemun
Receipt # _____

Date Rec'd: 4/18/24
App. Complete _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the city and that I am responsible for complying with all city requirements with regard to this request. This application should be processed in my name and I am the party whom the city should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by city staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the city upon demand, expenses, determined by the city, that the city incurs in reviewing this application and shall provide an escrow deposit to the city in an amount to be determined by the city. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by city personnel to the property for purposed of review of my application and to erect a temporary sign indicating the application proposed.

Signature of applicant *[Signature]* Date 04-12-2024

Name of applicant VIPUL B PATEL Phone 708-262-2057
(Please Print)

Name and address of Contact (if other than applicant) _____

Bhavikkumar R Patel

857-205-7705
Phone Number

04-12-2024
Date

**City of Hastings
Planning Commission\City Council
Action Deadlines
2024**

Application Submittal Deadline** Tuesday	Planning Commission 2nd & 4th Mon	City Council Approval** 1st & 3rd Mon	City Council 2nd Read (Rezone only) 1st & 3rd Mon
November 14, 2023	December 11, 2023	December 18, 2023	January 2*
November 28, 2023	December 26, 2023*	January 2*	January 16*
December 12, 2023	January 8	January 16*	February 5
December 26, 2023	January 22	February 5	February 20*
January 16	February 12	February 20*	March 4
January 30	February 26	March 4	March 18
February 13	March 11	March 18	April 1
February 27	March 25	April 1	April 15
March 12	April 8	April 15	May 6
March 26	April 22	May 6	May 20
April 16	May 13	May 20	June 3
April 30	May 28*	June 3	June 17
May 14	June 10	June 17	July 1
May 28	June 24	July 1	July 15
June 11	July 8	July 15	August 5
June 25	July 22	August 5	August 19
July 16	August 12	August 19	September 3*
July 30	August 26	September 3*	September 16
August 13	September 9	September 16	October 7
August 27	September 23	October 7	October 21
September 17	October 14	October 21	November 4
October 1	October 28	November 4	November 18
October 15	November 12*	November 18	December 2
October 29	November 25	December 2	December 16
November 12	December 9	December 16	January 6, 2025
November 26	December 23	January 6, 2025	January 21, 2025*
December 17	January 13, 2025	January 21, 2025*	February 3, 2025
December 31	January 27, 2025	February 3, 2025	February 18, 2025*

* Holiday Schedule - Meetings on a Monday Holiday held on Tuesday. Please verify date with City Hall.

** Applications submitted will be evaluated for completeness within one week. Complete applications will then be scheduled for the corresponding date as indicated on the chart. Incomplete or outstanding items noted in the Planning Commission Staff Report may delay City Council action on the item until issues are resolved to the satisfaction of the Community Development Director