



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

February 26th, 2025 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Trevor Brosius & Savannah Brosius
20717 Co Hwy 21
Detroit Lakes, MN 56501

Project Location: 20257 Co Hwy 21
Detroit lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a pet grooming business.

LEGAL LAND DESCRIPTION: Tax ID Number: **08.0189.000** Section 10 Township 139 Range 041; 10-139-41 PT E1/2 SE1/4 IN FOLL TRACT IN SEC 10: COMM SW COR SEC 11 N 1260.15' TO POB; E 360.82', N 41.24', W 165.37', N 241.87', W 479.93' TO CTR CO RD 21, SE AL CTR RD 281.06', E 180.28' TO POB.; Detroit Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

Conditional Use Application Review

Permit # CUP2025-127

Property and Owner Review

Owner: Trevor & Savannah Brosius	Parcel Number(s): 080189000
Mailing Address: 20717 Co Hwy 21 Detroit Lakes, MN 56501	Site Address:
	Township-S/T/R: DETROIT-10/139/041
	Shoreland? No Name:

Legal Descr: 10-139-41 PT E1/2 SE1/4 IN FOLL TRACT IN SEC 10: COMM SW COR SEC 11 N 1260.15' TO POB; E 360.82', N 41.24', W 165.37', N 241.87', W 479.93' TO CTR CO RD 21, SE AL CTR RD 281.06', E 180.28' TO POB.

Conditional Use Details Review

Description of Conditional Use Request: **Turning the Garage into into a Grooming Shop.**

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

House is in the the hill, so it keeps noises inside house very nicely. The extra acreage connected to the property allows space from business to neighbors where they will not be effected by anything.

2. Describe how establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

The customers coming and leaving do not impede on any flow of traffic.

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

There is a circle driveway on top of hill on the property, so everything will drain appropriately. Location is right off County Highway 21 for easy access and does not impede on any other entrance.

4. Describe how adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

There is a 6 car cement area outside of location along with a full circle tared driveway for adequate room.

5. Describe how adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

The business is all in-house besides customers dropping/picking up dogs. House is inside a hill so that helps with noise reduction. There will be no odors, fumes or dust from occupation happening. There will be no signs as that will not impede any viewing or seeing the traffic.

Additional shoreland questions below (if applicable)

6a. Describe how adequate measures have been or will be taken to assure that soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

N/A

6b. What measures have been taken to assure that the visibility of structures and other facilities as viewed from public waters will be limited.

N/A

6c. What measures have been taken to assure that the site is adequate for water supply and on-site sewage treatment.

N/A

6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accomodated.

N/A

Business Plan Review

Name of Business: **Swag & Shine Pet Salon LLC**

Business Owners: **Stevie Jo Elliott**

Business Type: **Service** If 'Other', explain:

Type of Merchandise: **None**

Type of Service: **Pet Grooming**

Hours and Days of Operation: **7 Days a week, 6am-8:30pm**

Number of Employees: **1**

Off-Street Parking Plan: **On south side of garge is a 6 car cement area along with 2 side parking spots on the yard. Driveway is fully tarred and oversized for vechiles to move and park with more than enough room.**

Size of structure to be used for Business: **Business will take the whole 32'x24' garage. There is a seperate entrance for it that walks right out to concrete patio.**

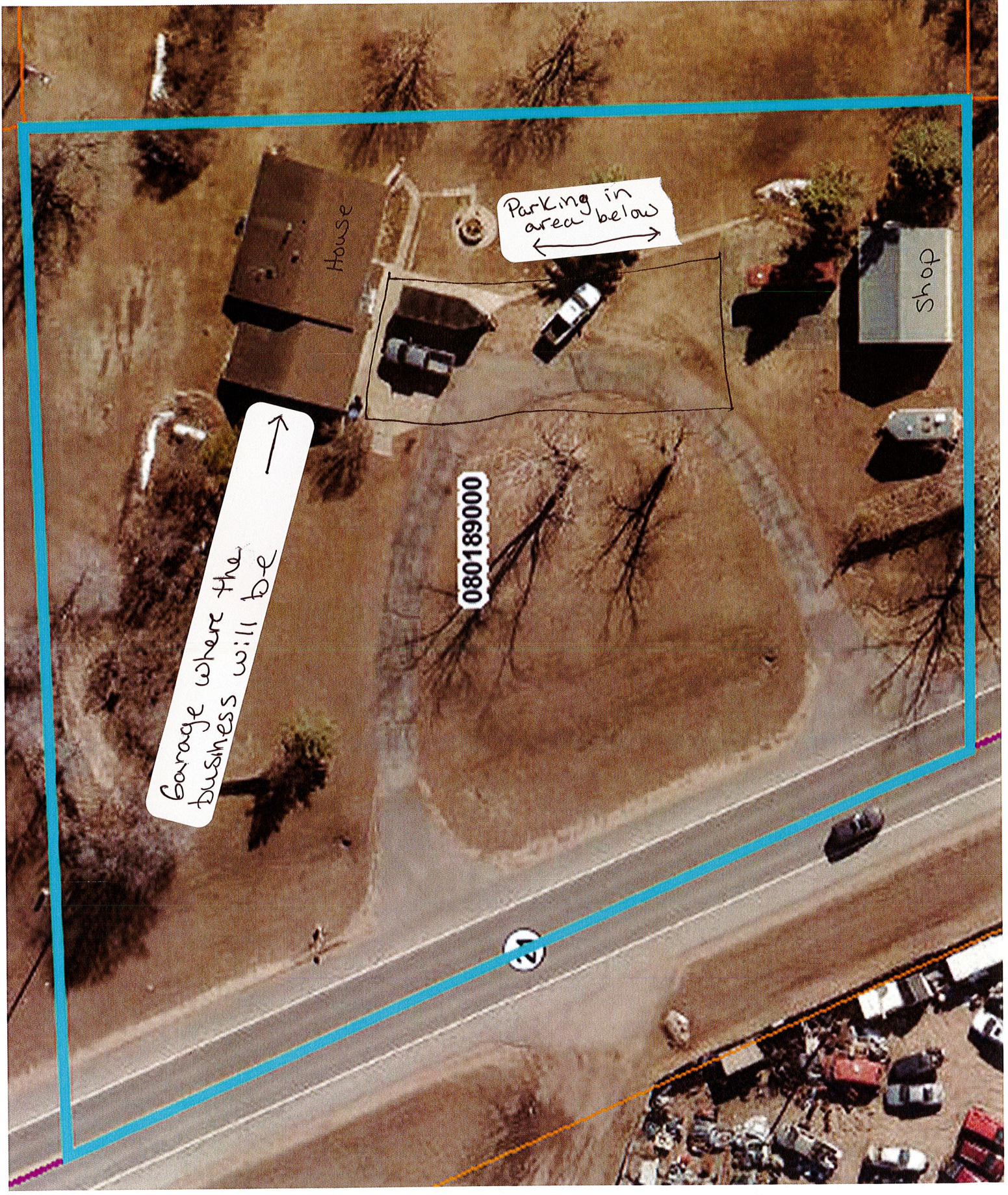
New or Existing: **Existing Structure**

Signage Plan: **Will not be putting any sign out in yard.**

Exterior Lighting Plan: **Putting up Ring Camera's with flood lights at every angle.**

Known Environmental Hazards: **No**

Additional Business Plan Information: **N/A**



House

Shop

Parking in area below
← →

Garage where the business will be
↑

080189000

21



Becker County



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:2,257

Date: 2/5/2025

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

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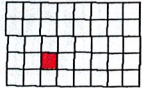
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 frontdesk@meadowlandsurveying.com

218-847-4289

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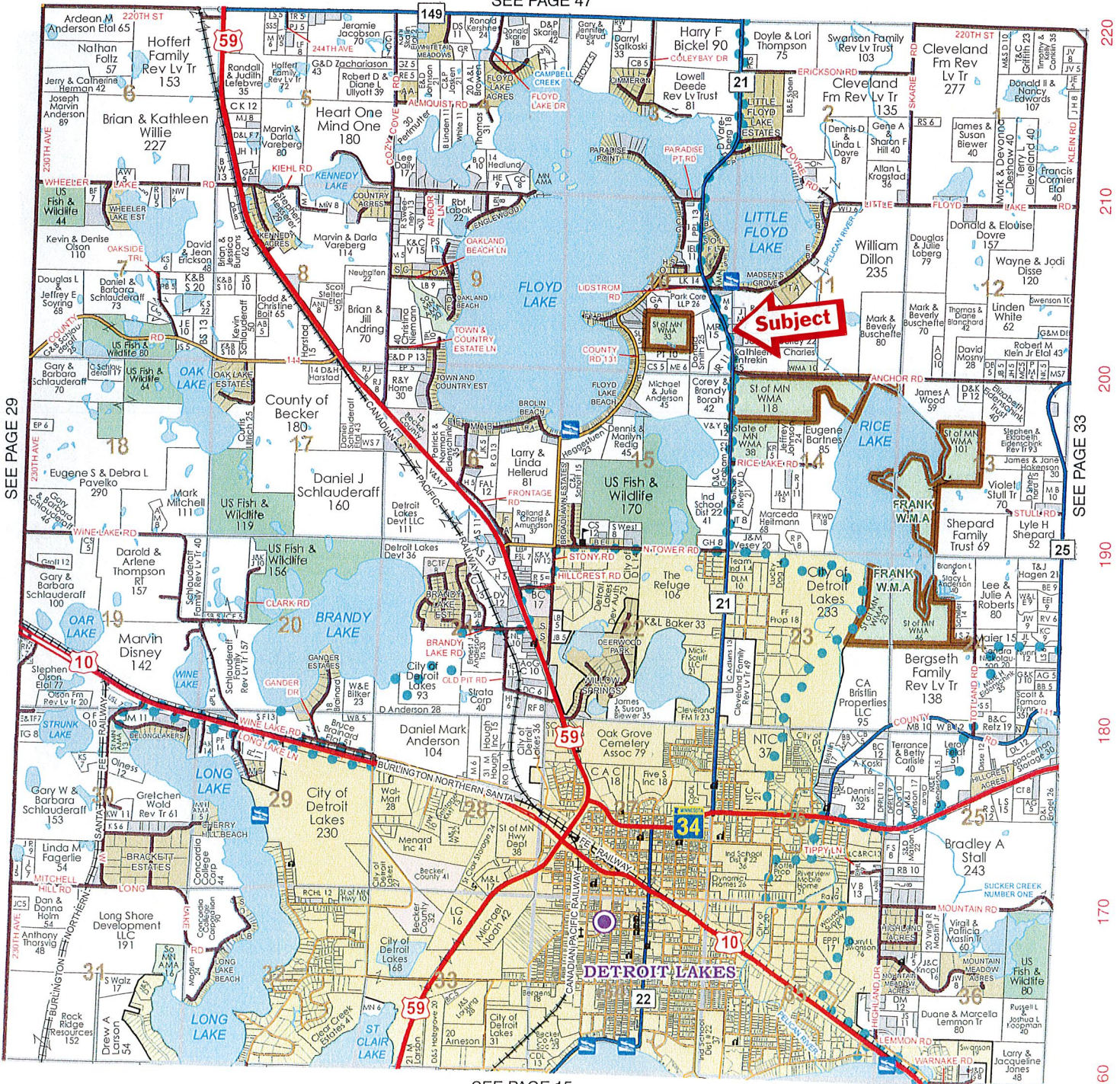


Detroit

Township 139N - Range 41W

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****HEARING DATE AND LOCATION****

February 26th, 2025 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Tim Rohloff & Rose Diemert
38353 Co Hwy 35
Waubun, MN 56589

Project Location: 42206 Co Hwy 26
Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for the cultivation, manufacture, and wholesale of cannabis.

LEGAL LAND DESCRIPTION: Tax ID Number: **28.0023.001** Section 05 Township 140 Range 038; SE1/4 OF NW1/4; Shell Lake Township

REFER TO BECKER COUNTY ZONING ORDINANCE

Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

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915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

Conditional Use Application Review

Permit # CUP2025-128

Property and Owner Review

Owner: Tim Rohloff & Rose Diemert	Parcel Number(s): 280023001
Mailing Address: 38353 Co Hwy 35 Waubun, MN 56589	Site Address:
	Township-S/T/R: SHELL LAKE-05/140/038
	Shoreland? No Name:

Legal Descr: SE1/4 OF NW1/4

Conditional Use Details Review

Description of Conditional Use Request: **Commercial use of property for state-licensed indoor Cannabis Cultivation facility**

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.
The business will implement industry-standard odor mitigation systems, air filtration, and waste management practices to prevent any nuisance to neighboring properties.
The operation will implement controlled access, adequate parking, and traffic management plans to minimize disruptions. All business activities will be conducted within the facility, limiting noise and visual impacts on surrounding areas.
Comprehensive security measures, including cameras, lighting, and limited access points, will ensure the safety of both the business and the surrounding properties.

2. Describe how establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.
The proposed use will be in full compliance with existing zoning laws and regulations.
The introduction of the business may contribute to infrastructure improvements such as roads, utilities, and public services.
The cannabis business will implement stringent measures to manage environmental impacts, such as odor control, traffic management, and waste disposal.
The business will adhere to design standards that are harmonious with the surrounding area.

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
The facility will be connected to the local utility provider (Itasca Mantrap).
Water needs for cultivation will be met through an on-site well. We've received multiple bids from licensed well drilling contractors in the area.
The facility will connect to a properly permitted septic system which will need to be installed, as one does not currently exist on the property.
The facility will be located along County Highway 26.
The site plan includes sufficient parking & overbuilt driveway to minimize traffic disruption. There will be no direct-to-consumer sale of any kind on this site.

4. Describe how adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
The facility layout will include ample parking to accommodate staff (expected max of 10 staff) without causing congestion. A dedicated loading bay with an overhead garage door will be included in the facility's layout.

5. Describe how adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.
Advanced carbon filtration systems will be installed throughout the facility to capture and neutralize odors before they leave the building.

Noisy machinery, such as compressors or generators, will be located away from property lines and installed on vibration-dampening mounts.

There is no plan for lighted signage.

The state's proposed regulations require security lights. Where possible, these will be motion-activated and pointed away from neighboring houses.

Additional shoreland questions below (if applicable)

6a. Describe how adequate measures have been or will be taken to assure that soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

6b. What measures have been taken to assure that the visibility of structures and other facilities as viewed from public waters will be limited.

6c. What measures have been taken to assure that the site is adequate for water supply and on-site sewage treatment.

6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accommodated.

Business Plan Review

Name of Business: **Fyr Cannabis LLC**

Business Owners: **Tim Rohloff**

Business Type: **Other - Please describe below** If 'Other', explain: **Indoor Cannabis Cultivation & Processing/Manufacturing**

Type of Merchandise: **Cannabis flower & derivatives/concentrates**

Type of Service:

Hours and Days of Operation: **The facility will operate 24/7/365 and will be nearly entirely automated. Staffing will occur primarily during typical 9 AM - 5 PM business hours, but may be staffed throughout the day or night + weekends as tasks require.**

Number of Employees: **5, with possibility to grow to 15.**

Off-Street Parking Plan: **On-site parking for 10 vehicles plus sufficient space for freight vehicle parking, loading & turn-around.**

Size of structure to be used for Business: **50x100ft Steel-sided, post frame, single-story structure with 14ft side walls. Floor will be poured reinforced concrete**

New or Existing: **New Structure**

Signage Plan: **Signage will be limited to directing ingress/egress traffic flow and property boundaries (I.E., "No Trespassing", "Under Surveillance" signs)- no overt, branded business signage will be posted (unless otherwise required by law or regulatory agencies).**

Exterior Lighting Plan: **Lighting of the exterior of the facility will be implemented in a manner that achieves both facility security and safety, but also minimizes disruption of neighboring properties. All frequently accessed areas of the property (driveway entrances, parking lot, facility entrances/exits) will be well-lit and will meet all applicable ordinances. Some lighting may be motion-sensing or activated, as advised by security contractor and/or law enforcement.**

Known Environmental Hazards: **Generally speaking, improper management of nutrient-rich water runoff from hydroponic systems can contaminate local water sources with excess nitrogen and phosphorus and is a top concern to all professionals in the cultivation industry. This can lead to eutrophication in nearby lakes and rivers, harming aquatic ecosystems. This parcel has no shoreline or sensitive wetland present or adjacent and as such is not at-risk. Our cutting-edge irrigation automation system is designed to only water plants as they require, so runoff is nearly nonexistent. However, the septic system will be designed to handle this nutrient-rich water, as well as the facility's nutrient solution re-capture infrastructure's functionality will be leveraged to further mitigate this impact. Per the manufacturer's supplied SDS, the nutrient chemical(s) planned for use at this facility are NOT considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200) and is not a listed hazardous waste substance per MPCA documentation (F, K, U-lists, PCBs).**

Additional Business Plan Information: **A full, comprehensive business plan, operations plan, Safety Data Sheet(s) for all substances planned for use are available upon request in print or digital format.**

Business and Operations Plan

Fyr Cannabis LLC

1. Executive Summary

Business operations will primarily consist of indoor cultivation and processing of Cannabis biomass at our facility. Our key objectives are safe, controlled, discrete, secure and legally compliant operations that positively impact the community.

Cultivation methods will involve cutting-edge genetics, propagation and hydroponic fertigation methodologies using standard commodity agriculture cultivation nutrients.

Expected cultivation capacity for the initial 5,000 sq ft facility is forecasted to be 800lbs of merchantable product for year 1. As techniques improve and revenue is generated, the facility may be scaled up to the legally-permitted 15,000 sq ft of canopy space, over coming years.

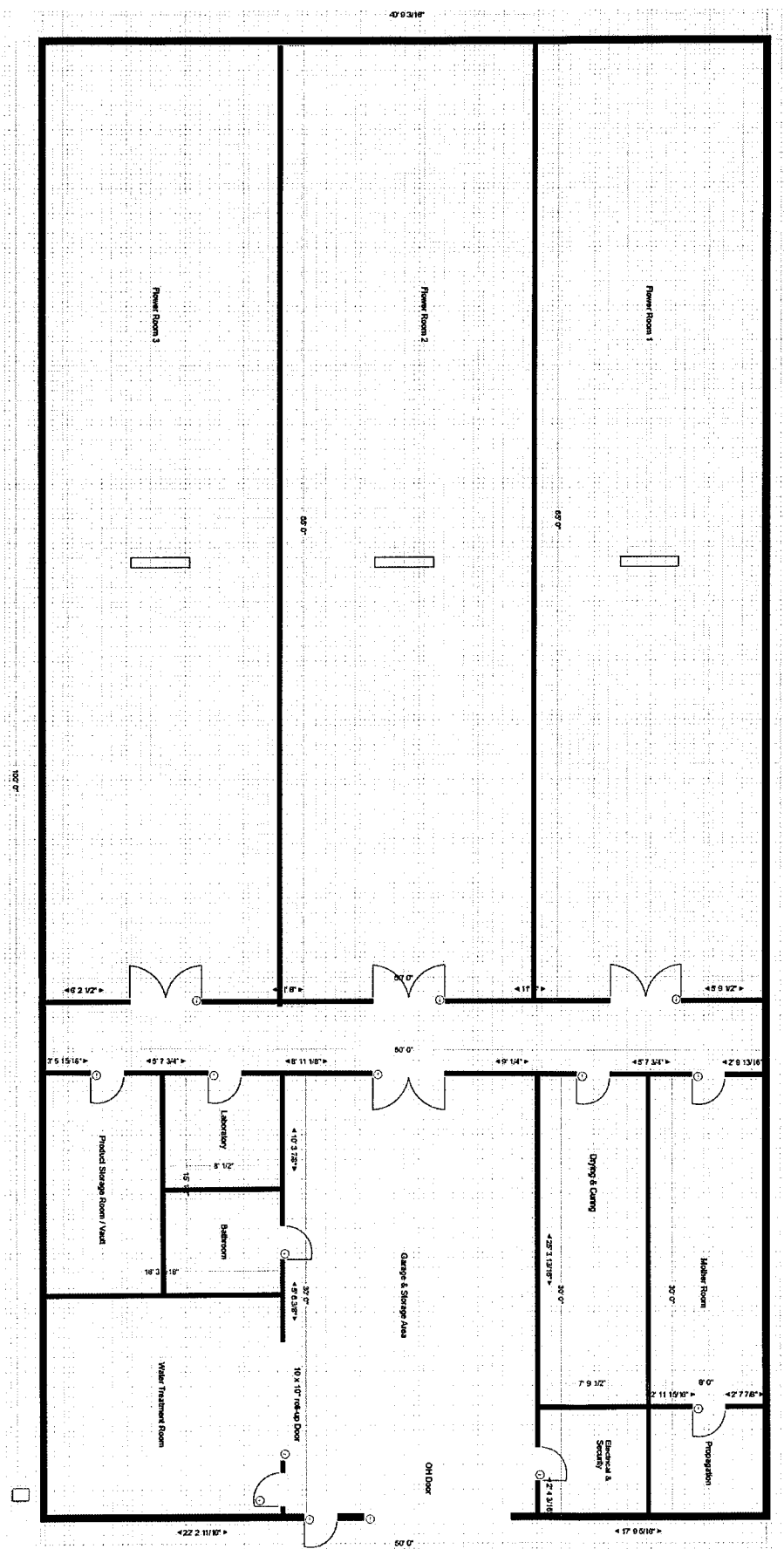
Business Description

Company Overview:

- **Business Name:** Fyr Cannabis LLC, dba Fyr Cannabis
- **Legal Structure:** Limited Liability Company (LLC)
- **Location:** Cultivation Facility - Becker County, MN (Planned)
- **Ownership:** 100% owned by Tim Rohloff
- **Business Model:** Vertically integrated seed-to-sale + wholesale cultivation

2. Facility Overview

- **Facility location & size**
 - The facility is scheduled to be constructed on a portion of a 40-acre parcel within Becker County.
 - Parcel number: 280023001
 - Address: 42206 County Highway 26, Rochert, MN 56578
 - Township: Shell Lake
 - Facility size: 50 x 100' enclosed steel building with well water & septic system
- **Licensing and regulatory compliance details**
 - Licensing:
 - State:
 - Cannabis licensing: Mezzobusiness License type (Status: pre-approval application was approved, license issuance pending state lottery, ETA May 2025)
 - Business licensing: Registered as LLC (Status: complete)
 - Local:
 - County Cannabis permitting
 - County Conditional Use Permit (Zoning)
 - County Site permit
 - County permit for new septic system
 - County permit for driveway & parking lot (dirt work)
 - County permit for water source (drilled well)
 - Regulatory compliance:
 - Federal, state & local building codes - I.E., ADA, OSHA, NEC, MN Structural, Electrical, Plumbing & HVAC Code
 - Becker County Zoning Ordinance
 - MN Office of Cannabis Management (OCM) Regulatory Requirements (pending)
- **Facility layout**
 - Description: The proposed facility scope includes access from the right-of-way, a driveway, parking lot, water source, septic system and 50 x 100' facility. The facility will be constructed by a local licensed contractor as a post-frame, steel-sided structure with a finished interior, poured concrete floor and indoor freight loading bay. The interior layout will comprise 3 primary cultivation rooms, water treatment room, secure storage vault, drying/curing room, unisex restroom, laboratory, and utility room.
 - **Layout diagram:** (see next page)



4'0 3/16"

102' 0"

50' 0"

3. Cultivation Process

3.1 Seed Germination

- Selection of high-quality seed genetics
- Germination via sterilized neutral substrate per USDA ASL Program guidelines
- Environmental conditions (temperature, humidity, lighting) tightly controlled
- Timeframe: 10-15 days

3.2 Propagation (Cloning & Seedlings)

- Selection of “mother” plants for cloning
- Cloning procedures: Rooting hormone application, labeling/tagging for tracking
- Environmental controls (humidity domes, temperature control, light schedule)
- Transplanting: Transition cloned plants once rooted to final grow medium
- Timeframe: 1-2 weeks

3.3 Vegetative Growth Phase

- Transition cloned plants from propagation area to vegetative area
- Apply vegetative light cycle schedule
- Apply appropriate nutrient feeding schedule and pH monitoring
- Apply temperature and humidity control profile for vegetative phase
- Training techniques (topping, low-stress training, defoliation)
- Pest and disease management strategies as appropriate
- Timeframe: 3-4 weeks

3.4 Flowering Phase

- Transition plants into flowering rooms or phase in-place
- Light cycle adjustment to flowering profile schedule 12/12
- CO2 supplementation and environmental control (temperature, humidity)
- Nutrient regimen modifications for bloom phase profile
- Defoliation and canopy management - by-hand, trained cultivation staff only
- Pest and mold prevention measures - daily inspection,
- Timeframe: 7-9 weeks

4. Harvesting & Post-Harvest Processing

- Determining harvest readiness (trichome inspection, pistil color change)
- Harvest - procedures (wet trimming, dry trimming), hang on mobile racks & relocate to curing vault
- Drying and curing - process - precise temp & humidity control

- Storage and packaging - standards - per state regulations, cured product will be stored in NSF-grade locked bins and will remain RFID-tagged per-plant, which will be contained in an access-controlled, locked room.
- Compliance with testing and regulatory requirements - Per state reporting requirements, batch sample testing will be conducted as defined by forthcoming guidance.

5. Facility Operations & Workflow

- Daily and weekly task schedules
 - Daily
 - Sanitization: all hand tools, measuring equipment, reusable containers & PPE must be cleaned per manufacturer specifications.
 - Calibration checks for all meters and measuring equipment
 - Reporting of all applicable cultivation operations throughout the day
 - Fertigation system maintenance: water filters, nutrient values
 - Cultivation tasks pertaining to maintenance of:
 - mother plans
 - Cloned plants
 - Vegetative-phase plans
 - Flowering-phase plants
 - Periodically
 - Genetics evaluation - phenotype research, acquisition
 - Propagation tasks - bi-weekly
 -
- Staff roles and responsibilities
 - Owner / CEO: Manages long-term operations of the facility. Responsible for oversight of staffing, business-to-business operations
 - Lead Cultivator: Directs long-term cultivation operations to ensure alignment with company goals and objectives. Reports to CEO.
 - Assistant Cultivator Lead: Directs day-to-day cultivation operations. Reports to Lead Cultivator.
 - Cultivation associate: Carries out tasks as required or directed by Cultivator Lead. Reports to Assistant Cultivator Lead.
 - Lead Laboratory Engineer: Directs operations pertaining to Cannabis manufacturing to ensure alignment with company goals and objectives. Reports to CEO.
 - Lab Technician: Carries out daily tasks pertaining to Cannabis manufacturing as directed. Reports to Lead Laboratory Engineer.
 - Quality Assurance Lead: Ensures Cannabis products meet or exceed regulatory requirements, ensures product quality is competitive in the marketplace, and advises CEO on quality standard development. Reports to CEO.
 - Regulatory & Compliance Lead: Ensures compliance and reporting requirements are met, remediates any problems & implements solutions to enhance compliance posture. Reports to CEO.
 - Packaging & Transport Tech: Carries out routine packaging tasks for all products, reports & records all data required for compliance. Establishes tasks pertaining to

transportation of regulated products to retail locations, including route planning, scheduling loading/unloading, and compliance reporting as required.

- Inventory management (seeds, nutrients, tools, etc.)
 - Seeds will be stored in secure, organized long-term storage containers and organized by labels that can be scanned into a local database to retrieve detailed information for tracking & analysis.
 - Cultivation nutrients will either by granular or liquid form. Usage of any volume of any nutrient must be recorded both to the state system as well as our proprietary internal system for purposes of cost & consumption forecasting.
- Waste disposal and compliance
 - Cannabis waste: Per MPCA: *“Most cannabis waste, including trimmings, packaging materials, and used soil, can be considered solid waste and follows standard regulations. Composting is the preferred method for plant material, and reuse is recommended for cannabis soil. Any paper waste or designated plastics should be recycled. Visit the MPCA waste and recycling page for details.”*
 - The primary method of waste disposal for Cannabis plant material not considered solid waste will be via composting. Plant material will be ground, shredded or mixed with existing compost material to make it unsuitable & undesirable for consumption. The composting site will be located on-premises and will involve coverage from the premises security & lighting system.
 - Hazardous waste: The chemicals used for hydroponic cultivation & pest management are not listed by the U.S. EPA, OSHA (29 CFR 1910.1200), nor the MPCA as “Hazardous Waste.” Cultivation nutrients are analogous to commodity agricultural fertilizers; such as Ammonium Nitrate, Magnesium Sulfate, Potassium Carbonate and Phosphoric Acid. These nutrients can be harmful if large quantities reach water sources. Due to this risk as well as efficient use, our hydroponic watering control system will nearly eliminate over-watering and thus runoff to drainage. In the event of an unexpected release of nutrient-rich solution, the septic system will handle the volume until alerting & automation shuts off the water supply and the issue is permanently resolved. Pesticide substances are organic, OMRI-approved pesticides such as Spinosad & Azadirachtin and if they require disposal in concentrated form, will register for the VSQG program as part of the MPCA.
 - Human + misc. waste: An on-site, permitted septic system will be installed for typical human waste. This system will also capture gray water waste from the Reverse Osmosis water treatment system
- Cleaning and sanitation protocols
 - All staff are required to decontaminate exterior clothing upon entry into the facility via adhesive mats and don work uniforms. These uniforms must remain on-site and in good condition.
 - All employees involved with any Cannabis cultivation operations must wash hands prior to work.

- The facility as a whole will maintain positive air pressure to minimize pest intrusion.
- Nitrile gloves must be worn at all times when working directly with any plant material within the facility.
- Hair of shoulder length or longer must be retained above the neckline and covered; I.E., hairnet.
- All employees must wash their hands after restroom use.

6. Compliance & Security

- State and local regulatory requirements
 - See section 2, Facility Overview
- Record-keeping and tracking systems (seed-to-sale tracking)
 - Cannabis: statewide electronic regulatory reporting system “METRC”
 - On-premises proprietary system for tracking, metrics & analytics
- Security measures (surveillance, access control, alarms)
 - HD Exterior, tamper-proof, weather-hardened Security cameras with IR capability
 - HD interior tamper-proof, wide-angle security cameras in all Cannabis-related spaces (except restrooms)
 - Electronic RFID keycard access system for all exterior doors + interior spaces that handle Cannabis (except restrooms)
 - Intrusion detection system with capability to automatically dial law enforcement, fire or EMS without human intervention.
 - Intrusion prevention:
 - Prioritizing low observability: Ensuring the facility is not visible from roadway or neighboring property by leveraging vegetative screening, landscaping, and control of social media exposure. The site plan currently has a significant setback of >200ft from the right-of-way, minimizing visual exposure.
 - In the event of unauthorized access to the facility, specific configured actions may be taken, including an audible alarm, light activation, or warning message, depending on guidance from OCM & law enforcement.
 - Steel gate locked outside of business hours
 - Staff are required to possess an employee badge with a photo ID & RFID chip that allows access to the facility.
 - HD Cameras may incorporate facial recognition technology that recognizes routine personnel traffic patterns and notifies designated security personnel when anomalies are detected.
 - HD exterior cameras placed at the primary entrance to the property as well as the exterior of the facility building may incorporate license plate identification technology and store it in a separate database.
- Safety protocols and staff training
 - All staff members will be trained on fundamental workplace safety per Federal & State regulations.
 - All staff members will be trained on fire, medical, inclement weather, and extreme violence emergency plans.

- All staff members will be trained on substance & chemical safety, including proper use & hands-on training for PPE.

7. Equipment & Technology

- Lighting systems (LED, HPS, etc.)
 - Horticultural LED fixtures will be the primary light source.
- Irrigation and nutrient delivery systems
 - Irrigation will primarily leverage hydroponic irrigation.
- HVAC and climate control systems
 - Mini-split systems will provide dedicated cooling to cultivation zones
 - Central air system will provide cooling to non-cultivation zones
 - Propane heating systems with controlled exhaust will provide both heat, CO2 & water vapor systems in cold months
 - Quest dehumidification system that will recirculate captured water vapor back into a reservoir for reuse.
- CO2 enrichment equipment
 - In warmer months when Propane heat is not required, supplemental CO2 enrichment will be provided by a professional system sourced from certified 387 or 516lb tanks.
- Automation and monitoring software
 - Fertilizer dosing automation - “Dosatron” system precisely doses nutrients
 - Water treatment automation - Tank top-off sensors only run pumps when needed
 - Irrigation timer system automation - proprietary software to precisely control irrigation cycles across multiple zones
 - Temperature & humidity IoT sensor automation for real-time HVAC control & live analytics or reporting
 - Proprietary site control automation system leveraging cutting-edge IoT, AI and cloud computing to provide complex, situational decision making driven by events from security, cultivation or exterior factors.
 - Security & fire alarm system automation to notify personnel or 911.

8. Continuous Improvement & Expansion

- Research and development initiatives
 - Prospective partnership with academic institutions such as Bemidji State University, MSCTC, U of M + others on horticulture & computer sciences
 - AI technology CICD enhancements as more data is available for training over time
 - Market research & analysis via social media, in-person feedback
 - Foster positive relationships with the community through volunteer work, philanthropic support initiatives for rehabilitation & recovery, and partnerships with local government departments and officials on public health & awareness initiatives.

- Yield optimization strategies
 - Genetics procurement procedure improvements
 - Facility expansion & improvement
 - Upgrades to lighting & environmental equipment as technology improves
- Expansion plans for additional flowering rooms or new facilities
 - CY 2026: Expand to 2nd indoor cultivation structure as part of existing facility, per local & state permitting & regulatory requirements
 - CY 2027: Pending market conditions, expand 3rd structure or addition to reach 15,000 sq ft of canopy space allowed by law.



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:4,514

- Legend**
- Setback
 - Driveway
 - Septic Location
 - Well Location
 - Facility Structure

Date: 2/4/2025

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



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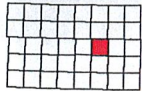
1:9,028

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 2/5/2025

Becker County





Shell Lake

Township 140N - Range 38W

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