



Sherburne County Planning Hearing October 15: Cannabis Business Rezoning on US 169 Near Zimmerman and an 80-Acre Solar Farm Land-Use Change in Big Lake Township

Public paper · October 9, 2026 · Zoning desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

The Sherburne County, Minnesota Planning Advisory Commission meets October 15, 2026 at 6 p.m. in Elk River. On the agenda: a rezoning from General Rural to Urban Expansion plus an interim use permit for a cannabis business on 57.66 acres at 27522 US Highway 169 NW, Zimmerman, and a comprehensive plan land-use change from Agricultural to Private Energy Production for an 80-acre solar farm.

The Sherburne County Planning Advisory Commission will hold a public hearing at 6:00 p.m. Thursday, October 15, 2026 at the Sherburne County Government Center, 13880 Business Center Drive, Elk River, Minnesota. The hearing covers unincorporated areas where the county has zoning and land use authority.

On the agenda

1. Rezoning plus cannabis interim use permit, Livonia Township

- Applicant: Bango Minnesota Inc. Property owner: Nelson Nursery Inc.

- Address: 27522 US Highway 169 NW, Zimmerman. PIDs 30-00004-2100 and 30-00004-2400. Section 4, Township 34, Range 26.

- Requests: rezone from General Rural to Urban Expansion, and an Interim Use Permit for a Cannabis Business, on 57.66 acres now in the General Rural District.

2. Solar farm, Big Lake Township

- Applicant: Tulaby Garden LLC. Property owner: James W. Sanford et al.
- PID 10-00326-2101. Section 26, Township 33, Range 28.
- Requests: a Comprehensive Plan land-use map amendment from Agricultural to Private Energy Production, and an Interim Use Permit for a Solar Farm, on 80 acres in the Agricultural District.

3. Minor plat, Orrock Township

- Applicant: David Jurek. Owners: Matthew and April Bischoff.
- "The Preserve at Pine Meadows," a 3-lot residential preliminary and final minor plat at 15875 255th Ave NW, Big Lake, on 39.75 acres in the General Rural District.

What happens next

The commission makes recommendations. The county's notice says those recommendations are expected to go to the Sherburne County Board of Commissioners on November 3, 2026 at 9:00 a.m. Livonia or Big Lake townships may also act. Application files are posted at <https://www.co.sherburne.mn.us/394/Planning-Advisory-Board> one week before the meeting.

Neighbors can testify in person. The county asks residents to tell any affected neighbor who did not get a mailed notice. Questions go to the Planning and Zoning office at 763-765-4450 or zoning@co.sherburne.mn.us.

Sources

1. Sherburne County Planning Advisory Commission, Notice of Public Hearing and Agenda, October 15, 2026 (PDF). https://www.co.sherburne.mn.us/AgendaCenter/ViewFile/Agenda/_10152026-650
2. Sherburne County Planning Advisory Board page: <https://www.co.sherburne.mn.us/394/Planning-Advisory-Board>

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Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
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