

**CITY OF WORTHINGTON**  
**PLANNING COMMISSION MEETING AGENDA**

**October 7, 2025; 7:00 p.m.**

**COUNCIL CHAMBERS, CITY HALL**

**1. CALL TO ORDER**

**2. AGENDA ADDITIONS/CHANGES AND CLOSURE**

1. Additions/changes
2. Closure

**3. APPROVAL OF MINUTES**

1. September 2, 2025 Meeting
2. September 15, 2025 Special Meeting

**4. PLANNING COMMISSION BUSINESS**

1. **PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION**  
**Conditional Use Permit – Dispensary, 507 South Shore Drive**
2. **PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION**  
**Text Amendment – Lower-Potency Edible Sales**
3. **PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION**  
**Text Amendment – Off-Premise Signs**

**5. OTHER BUSINESS**

**Next Meeting: November 4<sup>th</sup>, 2025**

**ADJOURNMENT**

**CITY OF WORTHINGTON  
PLANNING COMMISSION MEETING  
Tuesday, September 2, 2025; 7:00 p.m.  
COUNCIL CHAMBERS, CITY HALL**

**Members Present:** Brad Brake, Chris Kielblock, Craig Stock, Jason Gerdes, and Michael Hoeft

**Absent:** Erin Schutte Wadzinski and Mark Vis

**Staff:** Steve Robinson, City Director; Matt Selof, Director of Community Development/Planning & Zoning; and Eddica Castañeda, Administrative Assistant

**Others Present:** Jason Axelson; Nick Adams; Jan Larson; Summer Coleman; Amy Woitalewicz; Kirk Kruse; Dillon Stutler; and Chloe Farnsworth / The Daily Globe

**CALL TO ORDER**

Jason Gerdes called the meeting to order at 7:00 p.m.

**AGENDA ADDITIONS/CHANGES AND CLOSURE**

Chris Kielblock motioned to approve the agenda; seconded by Brad Brake. Motion was approved unanimously.

**APPROVAL OF MINUTES – August 5, 2025, Meeting**

Kielblock moved to approve the Minutes; seconded by Craig Stock. Motion was approved unanimously.

**PLANNING COMMISSION BUSINESS:**

**1.) PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION  
Conditional Use Permit – Proposed Dispensary, 1015 3rd Avenue**

Selof indicated that Kirk Kruse has requested a conditional use permit to allow for the operation of a cannabis dispensary (cannabis retail store) at 1015 3rd Avenue (located inside the Thompson). Three existing business spaces (1011, 1013, and 1015 3rd Ave.) will be combined into one larger retail space. Pursuant to City Code Chapter 155, Appendix E: Table 5, cannabis retail facilities are permitted by conditional use only in the 'B-2' district, the zoning designation of the subject property.

Conditional Use Permits provide an opportunity to evaluate land uses that may have adverse impacts on the surrounding area. Careful consideration should be given to the general health, safety, and welfare of the surrounding area when considering this request. The Commission may recommend additional conditions of approval. The first conditional use permit approved for a dispensary at 1300 Humiston Avenue had a few specific requirements:

1. Security cameras must cover the entire parking lot.
2. No on-site consumption or cultivation.
3. Entrances must be not be shared with other tenants.
4. The business must be in substantial conformance with the floor plan as submitted.
5. The business shall have no signage with flashing or blinking lights and brightness shall be consistent with surrounding signage.

Staff recommends approving the current request with similar conditions as 1300 Humiston Avenue. The recommended conditions are as follows:

1. The business shall have no blinking, flashing, fluttering, or other lighting or signage that is inconsistent with surrounding businesses. Lighting not visible from the exterior of the business shall not be subject to this requirement.
2. The business shall have no digital signs.
3. No on-site consumption or cultivation shall be allowed.
4. Security cameras shall adequately cover exterior areas in front of the business and must maintain compliance with applicable rules and statutes of the State of Minnesota.
5. Entrances must be not be shared with other tenants.

Planning Commission action is requested.

### **Discussion –**

Q: Kielblock asked how many residents or units in the Thompson Apartments?

A: Selof replied back indicating that he is unaware of the number of residents but there are 34 units.

Q: Gerdes asked about the delivery of the cannabis. Will it be truckloads or vans?

A: Selof mentioned he didn't think it would be truckloads but he would let the applicant respond accordingly.

Kielblock motioned to open the public hearing seconded by Brake.

Houston Coleman, son-in-law of Kirk Kruse who is the applicant for the dispensary at: 1015 3<sup>rd</sup> Avenue – He is helping Kirk get everything put together as he owns and operates a couple smoke shops and a liquor store and they are all under the same regulatory system. Helping him jump through all the hoops and source a good location in town. Houston addressed Gerdes's question about delivery of product by indicating that delivery will be by van loads so they will be able to pull right up into a regular parking spot. They plan to have security while unloading to minimize any issues. He is going to assist with other type of security as required by the OCM just making sure his father-in-law is in compliance with all regulatory items.

Q: Kielblock – What is your experience?

A: Coleman – I own and operate 2 other smoke shops. The Station smoke shop here in Worthington and another in Sioux Falls, SD. I also own and operate a liquor store in Iowa. They are not the same but are heavily regulated with the same compliance checks. Hopefully in the future dispensaries will be viewed the same as liquor or tobacco shops. I really love my business here in Worthington. When I was planning this with my father-in-law, he thought it would be nice to set up his dispensary kind of next to my smoke shop. He is planning to hire a manager for his business if not manage it himself.

Kirk Kruse, applicant for dispensary at: 1015 3<sup>rd</sup> Avenue – I am a lifetime resident of Worthington. Like Houston said earlier, I asked him for all the help I could get with this. He is very smart when it comes to business so I'm going to sit back and let them guys run the show pretty much.

Brake motioned to close the Public Hearing; Michael Hoeft seconded the motion.

### **Discussion –**

Kielblock – His concern is the proximity to the high number of residents in the same building. It's not like it's the next block or alley over. It's the families and kids in the same building that he's concerned about with this particular location.

Gerdes – He echoes Kielblock's concerns.

Hoeft – He indicated that his comments are more holistically, the OCM requires 1 dispensary per 12.5k residents. He wonders if four dispensaries are consistent with Worthington's long-term vision or Forward Worthington's comprehensive plan?

Gerdes – Any comments on the per capita statement made by Hoeft?

Selof – Mentioned that it was a decision made by City Council quite a while ago. At this point, it is this Commissions duty to review and evaluate the zoning request as done with any other conditional use permit for any other business.

Hoeft – He would like to go on record with his comment.

Stock motioned to approve the request for the conditional use permit with five conditions set forth by the staff; seconded by Brake. The Motion was approved 3-2 opposed (Kielblock and Hoeft).

Will go to City Council on September 8, 2025, for final approval.

## **2.) PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION**

### **Conditional Use Permit – Proposed Dispensary, 341 Oxford Street**

Jason Axelson has requested a conditional use permit to allow for the operation of a cannabis dispensary (cannabis retail store) at 341 Oxford Street (the end unit of a 3-unit building). Pursuant to City Code Chapter 155, Appendix E: Table 5, cannabis retail facilities are permitted by conditional use only in the 'B-3' district, the zoning designation of the subject property.

Conditional Use Permits provide an opportunity to evaluate land uses that may have adverse impacts on the surrounding area. Careful consideration should be given to the general health, safety, and welfare of the surrounding area when considering this request. The Commission may recommend additional conditions of approval. The first conditional use permit approved for a dispensary at 1300 Humiston Avenue had a few specific requirements:

Staff recommends approving the request with the following conditions:

- 1.) The business shall have no blinking, flashing, fluttering, or other lighting or signage that is inconsistent with surrounding businesses. Lighting not visible from the exterior of the business shall not be subject to this requirement.
- 2.) The business shall have no digital signs utilized for advertising.
- 3.) Security cameras shall adequately cover exterior areas in front of the business and must maintain compliance with applicable rules and statutes of the State of Minnesota.
- 4.) The easterly entrance from Oxford Street must be hard surfaced from the road to the existing hard surfaced parking lot.
- 5.) The parking lot must be striped and compliant with ADA requirements.

Planning Commission action is requested.

### **Discussion –**

Kielblock – Asked for a refresher on distances between a dispensary and a school. The school district owns the bus barn/garage on Rowe Avenue.

Selof – 200 ft. from property line to property line. This is well over that distance. Bus garage was never added to the buffer, probably because it is not used by minors which makes this an interesting question. Probably needs to get a legal opinion if this meets the definition or not however; it is well over/past the 200 ft.

Kielblock motioned to open the Public Hearing; Brake seconded the motion.

### **Discussion –**

Jason Axelson, applicant for dispensary at: 341 Oxford St – chose this location because it is an open or wide space which makes it easy for what they need to do with the retail business. As far as security, when a customer walks into the store they will be met by staff for an ID check. Once they are allowed in, they are able to browse the area and make their selection. There is no product outside or on hand and visibly displayed so they will then go to a counter and ask for what they want. The product will be secured at all times.

Q: Kielblock – Do you limit the number of customers in the retail area at one time.

A: Nick Adams – No limit, as it is not required by the OCM. Customers will have to go up to the counter and ask for what they want and then their order will be put together. We want to make this as quick and as easy as possible.

Q: Gerdes – Do you own a dispensary?

A: Adams – No, we (Jason Axelson and Adams) are actually business partners. We own Wilderness Lodge and Campground up in Big Fork, MN which is currently up for sale. This is the first business in this sector.

Justin Jay Larson, representative for property owner which is my mother – My comment is for City staff in regard to the requirement for paving. You should consider that you have another entrance which is Frederick Avenue and you should pave this street so it

can benefit all other business owners. If someone should decide to buy the property adjacent which is the old bowling alley, will you require them to pay to have their only entrance paved? If they use Asphalt millings it will be a lot cheaper than paving.

Kielblock motioned to close the Public Hearing; Brake seconded the motion.

Brake motioned to approve the request for the conditional use permit without the paving but keeping the requirement to stripe and other conditions as set forth by the staff; seconded by Stock. The Motion was approved 4-1 opposed (Hoeft).

Will go to City Council on September 8, 2025, for final approval.

### **3.) PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION**

#### **Conditional Use Permit – Proposed Dispensary, 1151 Ryan's Road**

Red Wood Season LLC has requested a conditional use permit to allow for the operation of a cannabis dispensary (cannabis retail store) at 1151 Ryan's Road. Pursuant to City Code Chapter 155, Appendix E: Table 5, cannabis retail facilities are permitted by conditional use only in the 'B-3' district, the zoning designation of the subject property.

Conditional Use Permits provide an opportunity to evaluate land uses that may have adverse impacts on the surrounding area. Careful consideration should be given to the general health, safety, and welfare of the surrounding area when considering this request. The Commission may recommend additional conditions of approval. Consideration should be given to allowance or restriction for on-site cultivation and consumption.

Staff recommends approving the request with the following conditions:

- 1.) The business shall have no blinking, flashing, fluttering, or other lighting or signage that is inconsistent with surrounding businesses. Lighting not visible from the exterior of the business shall not be subject to this requirement.
- 2.) The business shall have no digital signs utilized for advertising.
- 3.) Security cameras shall adequately cover exterior areas in front of the business and must maintain compliance with applicable rules and statutes of the State of Minnesota.

Planning Commission action is requested.

Brake motioned to open the Public Hearing; Kielblock seconded the motion.

**Discussion –**

Dillon Stutler, Consultant for Red Wood Season, LLC. – There is a proposed layout of the store being operational as is just adding some fixtures and a long-term vision of the layout once the store starts generating revenue. Mayson Faison is the Owner/Operator of her own salon in Iowa City. She is excited to open her first cannabis dispensary and she is willing to relocate to the area if this goes through. She also plans to attend the City Council meeting next Monday.

Q: Kielblock – Are you the principal?

A: Stutler – No, I am the representative. Ms. Faison is the principal, sole proprietor, and owner of the dispensary. She has owned and operated her salon for 10 yrs. She is taking her revenue from the salon to open the dispensary.

Q: Gerdes – So Ms. Faison has no prior experience?

A: Stutler – No experience at all but she has a passion for it. This is why she hired a consultant with experience so she could be set up for success but she's never operated a dispensary on her own.

Q: Kielblock – Have you represented other individuals or business who are looking to open or establish other cannabis dispensaries in town?

A: - Stutler – Yes, I was actually here for your first applicant at: 1300 Humiston Ave.

Q: Kielblock – Can you provide some insight on what makes Worthington so appealing for people who are looking to get into the cannabis business?

A: Stutler – Mainly due to the Interstate 90 corridor and the border proximity. You get a lot of traffic that is going and coming. There's a lot of opportunity here.

Q: Gerdes – Do you have any conflict between clients who are also trying to open a dispensary here?

A: Stutler – No, we have multiple clients throughout the state of Minnesota and they understand that we are consultants. From a real estate stand point we look for the best options and the clients ultimately pick and choose from what's out there based on the limited availability.

Q: Gerdes – How long has the applicant been in business?

A: Stutler – She has operated her salon for 10 yrs.



Q: Kielblock – How do you pick Worthington for your clients; first one from Florida and now this one from Iowa City?

A: - Stutler – I provide options and locations for my clients and why they choose Worthington ultimately is unknown to me. Whether it's distance from their current location or whatever it is that draws them to Worthington is something I have nothing to do with.

Kielblock motioned to close the Public Hearing; Brake seconded the motion.

Stock – We should add no consumption or cultivation to the conditions.

Stock motioned to approve the request for the conditional use permit adding the no consumption or cultivation allowed on the premises along with the other conditions as set forth by the staff; seconded by Brake. The Motion was approved 4-1 opposed (Hoeft).

Will go to City Council on September 8, 2025, for final approval.

#### **4.) PLANNING COMMISSION DISCUSSION – OFF-PREMISE SIGNS**

City Staff is seeing an increased interest from advertising companies in new off-premise signs, specifically digital billboards. Off-premise signs are those signs whose messaging pertains to things not located on the property the sign is on.

Off-premise signs are a significant distraction for drivers on the road and change the character of the area drastically.

City Staff is considering introducing an ordinance to prohibit new off-premise signs in the City and prohibit the transition of existing off-premise signs to digital faces.

Staff is seeking the Commission's input before bringing an ordinance forward.

#### **Discussion –**

Commission agreed to move forward with an ordinance.

#### **OTHER BUSINESS**

#### **Special Meeting – Potentially September 11th, 15th, or 16<sup>th</sup>**

MSA new zoning ordinances kick-off meeting

Next meeting is set for October 7<sup>th</sup>, 2025.

## **ADJOURNMENT**

Brake moved to adjourn the meeting; seconded by Kielblock. Motion approved unanimously.

The meeting was adjourned at 8 p.m.

**\*\*Draft\*\***

Planning Commission Meeting  
Monday, September 15, 2025, 2025

**CITY OF WORTHINGTON  
SPECIAL PLANNING COMMISSION MEETING  
Monday, September 15, 2025; 5:30 p.m.  
COUNCIL CHAMBERS, CITY HALL**

**Members Present:** Brad Brake, Craig Stock, Jason Gerdes, Mark Vis

**Absent:** Chris Kielblock, Erin Schutte Wadzinski

**Staff:** Matt Selof, Director of Community Development

**Others Present:** Chris Janson, Jenna Gilliam, MSA Professional Services, Inc.

**CALL TO ORDER**

**Jason Gerdes called the meeting to order at 5:30 p.m.**

**PLANNING COMMISSION BUSINESS**

Chris Janson and Jenna Gilliam gave an introduction and presentation about the zoning code update project. Discussion about desired outcomes, the process, and timeline of the project took place.

Planning Commissioners filled out a worksheet to help identify priorities for a new zoning code.

**ADJOURNMENT**

Brake moved to adjourn the meeting; seconded by Vis. Motion approved unanimously

The meeting was adjourned at 6:34 p.m.

# **1. PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION**

## **Conditional Use Permit – Dispensary, 507 South Shore Drive**

### **A. Background**

NB2A Investments, LLC has requested a conditional use permit to allow for the operation of a cannabis dispensary (cannabis retail store) at 507 South Shore Drive. Pursuant to City Code Chapter 155, Appendix E: Table 5, cannabis retail facilities are permitted by conditional use only in the ‘B-3’ district, the zoning designation of the subject property.

### **B. Considerations**

1. The applicant, NB2A Investments, LLC is requesting a conditional use permit to allow for the operation of a cannabis dispensary at 507 South Shore Drive, shown in Exhibit 1A. The applicant plans to occupy the entire building. There are no other tenant spaces or buildings on the property. The applicant’s tentative floor plan can be seen in Exhibit 1B.
2. The applicant has achieved pre-approval status from the State Office of Cannabis Management (OCM) for a retailer license. A Cannabis Retailer may operate up to 5 retail locations in the State.
3. As shown in Exhibit 1C, the subject property is currently zoned ‘B-3’ General Business District. City Code Chapter 155, Appendix E: Table 5 permits cannabis retail facilities in the ‘B-3’ district by conditional use permit only.
4. Worthington City Code has a few specific requirements pertaining to cannabis businesses. They must be located a minimum of 200’ feet away from schools and attractions within public parks regularly used by minors including playgrounds and athletic fields. Dispensaries must also be located a minimum of 1,000 feet away from another dispensary. The applicant’s proposed location exceeds these buffers.

City Code further limits the hours of operation beyond the restrictions in State Statute. Cannabis businesses may only be open between the hours of 10 a.m. and 9 p.m. seven days a week.

The property meets all other local requirements including zoning requirements.

5. With any land use requests, the surrounding zoning and land uses should be considered to reduce land use conflicts. As shown in Exhibits 1A and 1C, The subject property is a corner lot at the intersection of South Shore Drive and South Lake Street that abuts railroad property. Across South Shore Drive is Lake Okabena and across S Lake Street is the City's Fieldhouse on property zoned 'B-2' central business.

The adjacent property to the southwest is a vacant commercial building zoned 'B-3'. Further west down South Shore Drive is Ehlers Park, located outside the required buffer zone.

6. The City's 2045 Comprehensive Plan identifies the subject property as future Neighborhood Commercial, intended to be commercial businesses serving the immediate community. The proposed business will likely serve both Worthington residents and outside customers. With no residential in the immediate surroundings, and no new construction, staff believes this request meets the goals of the Comprehensive Plan.
7. Photos of the subject property can be seen in Exhibit 1D.

### **C. Conclusion and Recommendation**

Staff recommends approving the requested conditional use permit with the following conditions:

1. The business shall have no blinking, flashing, fluttering, or other lighting or signage that is inconsistent with surrounding businesses. Lighting and signage not visible from the exterior of the business shall not be subject to this requirement.
2. The business shall have no digital signs.
3. Security cameras shall adequately cover exterior areas in front of the business and must maintain compliance with applicable rules and statutes of the State of Minnesota.

Planning Commission action is requested.

## **2. PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION**

### **Text Amendment – Lower-Potency Hemp Edibles**

Lower-Potency Hemp Edibles have been legal in the State of Minnesota for quite some time. These products are on the shelf in a number of stores today. When the State legalized recreational cannabis use, the regulations for lower-potency products changed

as well. The primary change dealt with the licensing and registration process for retailers. The State is now moving existing retailers (along with any new ones) to the newer licensing and registration process, which now requires that Lower-Potency Hemp Edible retailers obtain a local retail registration.

As a result of this change in State Statute, the City must ensure that local ordinances are in place to handle these changes, including zoning requirements.

Exhibit 2A is an ordinance establishing which zoning districts permit the sale of lower-potency hemp edible products. As proposed, this would be permitted in all commercial districts.

The Planning Commission is asked to consider the ordinance in Exhibit 2A and recommend approval to City Council.

### **3. PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION**

#### **Text Amendment – Off-Premise Signs**

City Staff is seeing a significant interest in off-premise signs (billboards) recently, particularly digital signs. The interest comes from advertising companies who seek out long-term leases with property owners for billboards. This interest is focused away from Interstate 90 and towards the interior of the City.

Off-premise signs are distracting to drivers, and have a significant impact on the character of areas. Off-premise signs are rarely removed. Once approved, they often remain for a long time.

Staff has prepared an ordinance, shown in Exhibit 3, that would prohibit off-premise signs and off-premise signs with digital faces. Any existing off-premise signs would be grandfathered in but would not be allowed to change to digital faces.

Planning Commission action is requested.



# 507 South Shore Drive



## Legend

-  City\_Limits
-  parcels
-  Streets
-  Address\_Points





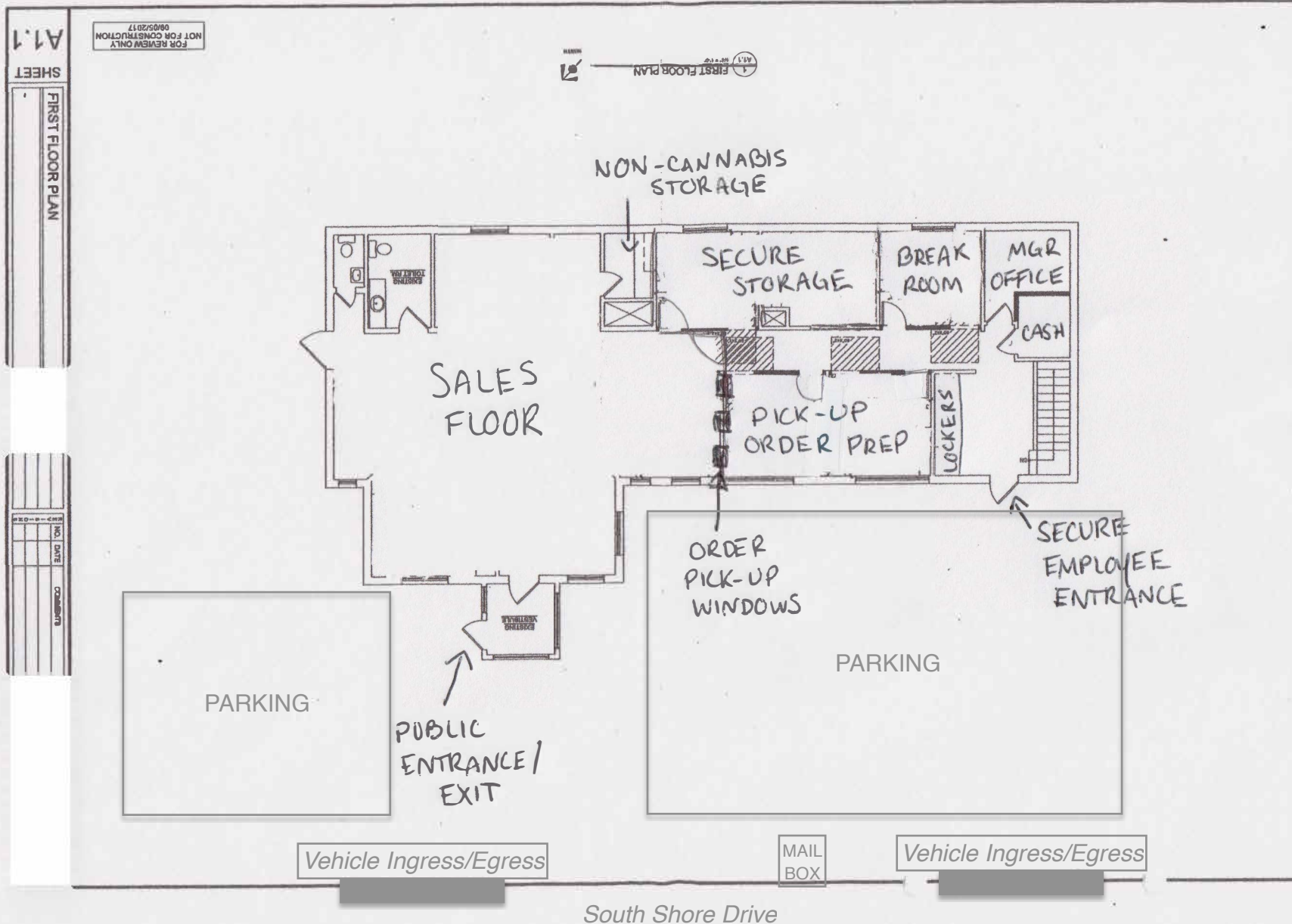
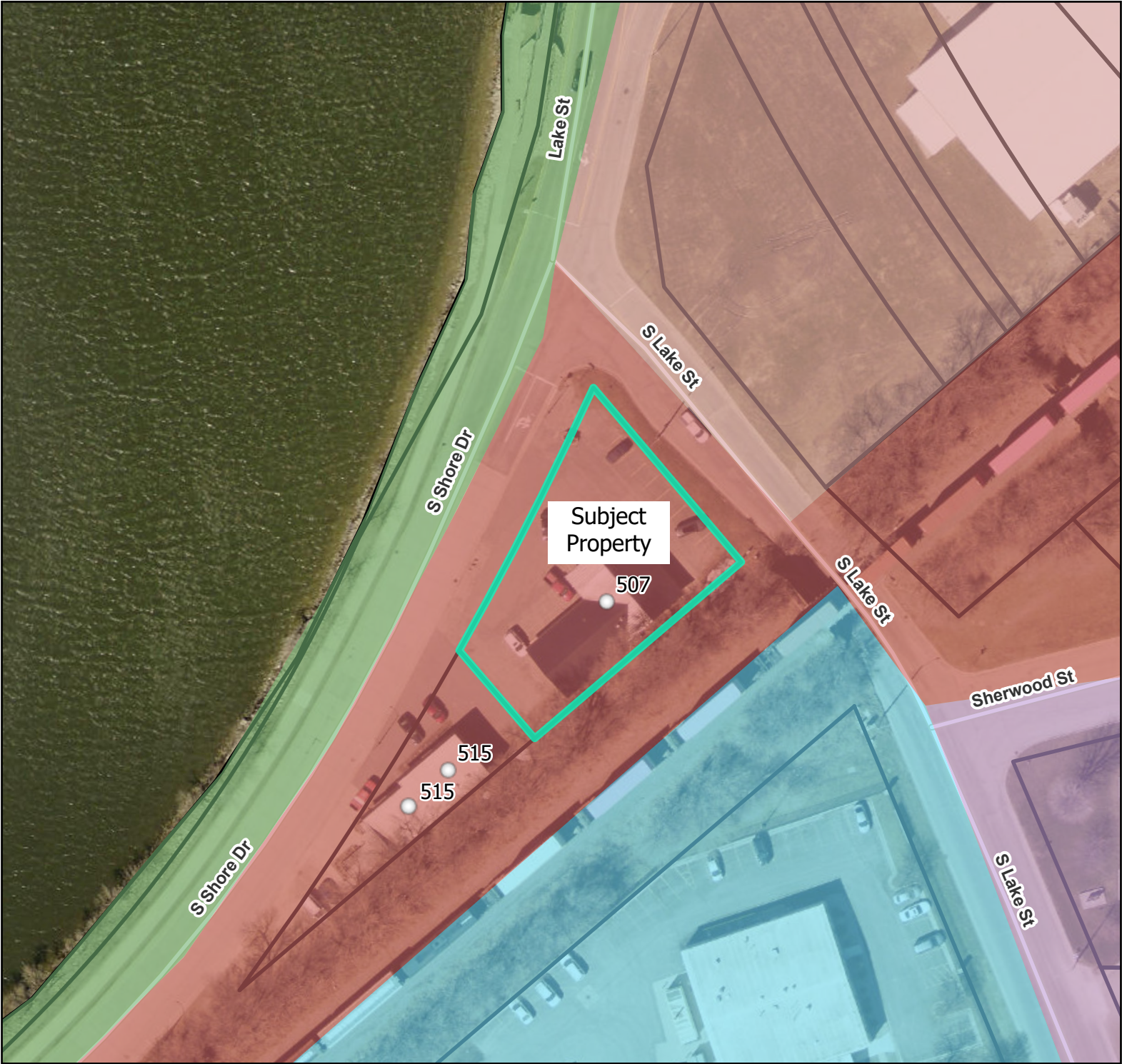



Exhibit 1B




















# 507 South Shore Drive Zoning





## Legend


-  City\_Limits

**Zoning Districts**

  -  B-1, Neighborhood Business District
  -  B-2, Central Business District
  -  B-3, General Business District
  -  B-4, Shopping Centers District
  -  I, Major Institution District
  -  L, Lakeshore District
  -  M-1, Light Manufacturing District
  -  M-2, General Manufacturing District
  -  PUD, Planned Unit Development
  -  R-1, Residential - Single Family Detached
  -  R-2, Residential - Single Family, Low Density District
  -  R-3, Residential - Low Density Preservation District
  -  R-4, Residential - Medium Density District
  -  R-5, Residential - Multi-Family, Medium and High Districts
  -  R-6, Residential - Mobile Home District
  -  S, Natural Features District
  -  TZ, Transition Zone District

 parcels

 Streets

 Address\_Points





## 507 South Shore Drive



Exhibit 1D



## 507 South Shore Drive



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON,  
NOBLES COUNTY, MINNESOTA**

**The City Council of the City of Worthington, Do Ordain:**

New Text Shown in **Red**

**Section I.**

The Worthington City Code, Title XV, Chapter 155, Appendix E: Table 5. Schedule of Use Regulations shall be amended as to read:

NON-RESIDENTIAL USE GROUPS	RESIDENTIAL								BUSINESS				INDUSTRIAL		OTHER			
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	B-1	B-2	B-3	B-4	M-1	M-2	I	S	TZ	L
YY. Low Potency Edible Sales	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	—

**TABLE OF USE GROUPS**

**PART II. NON-RESIDENTIAL USE GROUPS**

YY. Low-Potency Edible Sales – The sale of lower-potency hemp edibles as defined by Minnesota Statute §342.01.

**Section II.**

The Worthington City Code, Title XV, Chapter 155, Appendix F. Schedule of Use Regulations – Shoreland Overlay District (SO) shall be amended as to read:

**PART II. NON-RESIDENTIAL USE GROUPS**

NON-RESIDENTIAL USE GROUPS	RESIDENTIAL								BUSINESS				INDUSTRIAL		OTHER			
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	B-1	B-2	B-3	B-4	M-1	M-2	I	S	TZ	L
YY. Low Potency Edible Sales	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	—

**TABLE OF USE GROUPS**

**PART II. NON-RESIDENTIAL USE GROUPS**

YY. Low-Potency Edible Sales – The sale of lower-potency hemp edibles as defined by Minnesota Statute §342.01.

**Section III.**

The City Clerk is hereby directed to file a certified copy of this ordinance in the office of the Recorder in and for the County of Nobles, State of Minnesota.

**Section IV.**

Passed and adopted by the City Council of the City of Worthington, Minnesota, this \_\_\_\_ day of \_\_\_\_\_, 2025.

(SEAL)

\_\_\_\_\_  
Rick Von Holdt, Mayor

Attest: \_\_\_\_\_  
Mindy Eggers, City Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON,  
NOBLES COUNTY, MINNESOTA, TO PROHIBIT OFF-PREMISE SIGNS IN THE  
CITY.**

**The City Council of the City of Worthington, Do Ordain:**

**Section I.**

In order to better protect and enhance the public health, safety and general welfare, the  
Worthington City Council hereby finds that it is necessary to modify City

**Section II.**

The Worthington City Code, Title, XV, Section 153.02 is amended to read as follows:

**Off-Premise Sign.** A sign bearing commercial speech that is located on a property that is not the premises, property, or site of the use identified or advertised on the sign.

Section 153.04 is amended to read as follows:

**§ 153.04 PROHIBITED SIGNS.**

- (A) No sign shall be attached to trees or utility poles.
- (B) No sign shall be placed in a public right-of-way, and no sign shall overhang the public right-of-way except in the B-2 Zoning District in conformance with § [153.20](#)(C).
- (C) No sign shall be installed which by reason of position, movement, shape, illumination or color would constitute a traffic hazard by obstructing a driver's vision or by interfering, confusing or misleading traffic.
- (D) Roof signs.
- (E) Painted wall signs.
- (F) Off-premise signs.
- (G) Off-premise signs bearing digital or electronic faces.
- (~~F~~H) All other signs not expressly permitted by this chapter are prohibited.

Section 153.20 is amended to read as follows:

<b>MAXIMUM SIGN SIZE</b>						
<i>(Text provisions take precedence over regulations in the table)</i>						
	Commercial Districts				Industrial Districts	Institutional District
	B-1	B-2	B-3	B-4		
Maximum size of any sign (sq.ft.)	50	200 <sup>1</sup>	200 <sup>1, 2</sup>	200 <sup>1</sup>	400 <sup>1</sup>	100

Notes: 1 Signs which are attached to a building and display only the name or logo of the occupant are not subject to the maximum size restriction. 2 Off-premises signs located along Interstate 90 shall be allowed 400 square feet.
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Section 153.20 (D) is amended to read as follows:

~~(D) Off-premises signs. Off-premises signs are those with a message which is not directly related to the premises on which the sign is located. Off-premises commercial signs shall only be permitted in commercial and industrial districts, and in those parts of the Transition Zone District designated for future commercial or industrial development in the comprehensive guide. Such signs shall be subject to the requirements of this section; in the case of such signs in the Transition Zone District, the standards to be applied shall be the B-3 standard for areas designated for future commercial development, and the industrial standard for areas designated for future industrial development. No more than one off-premises sign or structure with multiple sign faces shall be permitted on a lot or group of lots under common ownership, unless there is a minimum separation distance of 500 feet between each sign or structure with multiple sign faces.~~

### Section III.

The City Clerk is hereby directed to file a certified copy of this ordinance in the office of the Recorder in and for the County of Nobles, State of Minnesota.

### Section IV.

Passed and adopted by the City Council of the City of Worthington, Minnesota this \_\_\_\_ day of November, 2025.

(SEAL)

\_\_\_\_\_  
Rick Von Holdt, Mayor

Attest: \_\_\_\_\_  
Mindy Eggers, City Clerk