

CITY OF LUVERNE
ROCK COUNTY, MINNESOTA

IN RE:

Conditional Use Application
Cannabis Dispensary, 218 E Main Street

**RECOMMENDATION AND
REPORT OF PLANNING COMMISSION**

FINDINGS OF FACT AND ORDERS

1. Application and Review

The applicant submitted a request for a conditional use permit to operate a cannabis retail establishment at 218 East Main Street. The application included a site plan indicating the provision of two off-street parking spaces for the proposed use.

2. Zoning Ordinance Requirements

The City's zoning ordinance requires that no conditional use be recommended by the planning commission unless adequate measures have been taken to provide sufficient off-street parking and loading areas, in accordance with the specific use proposed.

3. Minimum Parking Standards

Based on the proposed retail use, the zoning ordinance requires a minimum of one space per 200 sq. ft. gross floor area for retail or service use. The applicant's proposal for two off-street parking spaces does not meet this minimum requirement for the proposed use.

4. Inability to Meet CUP Criteria

The application does not satisfy all general and specific standards for a conditional use permit as set out in the city's zoning ordinance, specifically the requirement for adequate off-street parking.

Recommendation

Based on the above findings, the Planning Commission recommends denial of the conditional use permit for Terry Gray at 218 E. Main Street because the application does not provide the minimum required number of off-street parking spaces, it therefore does not meet the standards and criteria established in the zoning ordinance for conditional uses.