



Conditional Use Application Review

Permit #: CUP-2025-3

Date Paid: 04/28/2025 15:19 PM

Applicant & Property Information

Owner Name:
DHRB PROPERTIES LLC

Parcel #: 20-1943-000

Zoning District:
Highway Commercial (H-C)

Site Address: 1202 KNISS AVE S
LUVERNE, MN 56156-2253

Applicant Name:
Dylan Stokes

Owner Mailing Address: [REDACTED]

Applicant Phone number: [REDACTED]

Applicant Mailing Address: [REDACTED]

Conditional Use Details Review

Sioux Falls SD 57106

Citation of Ordinance Section from which the Conditional Use is requested:

City Code Section 153.210, E

Description of Conditional Use Requested:

We are looking for a conditional use permit to operate a retail dispensary in Luverne. We would also like to manufacture edibles and fill products out of this location. No solvents will be used in any of the process.

Other Questions Review

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

The proposed retail dispensary and edible manufacturing facility will not be injurious to the use and enjoyment of other properties in the immediate vicinity for purposes already permitted, nor will it substantially diminish or impair property values within the area. The facility will be developed and operated in full compliance with state and local regulations, including strict standards for security, odor control, noise mitigation, and operational transparency.

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The establishment of the proposed retail dispensary and edible manufacturing facility will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. The site is appropriately zoned for commercial and light industrial uses, and the proposed development is consistent with the types of businesses encouraged in this district.

The project will be constructed and operated in accordance with all applicable planning, zoning, and building standards, including design, access, parking, and landscaping requirements. It will not introduce any elements—such as excessive traffic, noise, or environmental impacts—that would discourage or obstruct adjacent property owners from developing their sites for similarly permitted uses.

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

Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided to support the proposed retail dispensary and edible manufacturing facility. The property is served by existing municipal infrastructure, including water, sewer, electricity, and telecommunications, all of which meet the operational needs of the proposed use.

Access to the site is available via established public roads that are capable of handling projected customer and delivery traffic without causing congestion or safety issues. On-site improvements will include clearly marked driveways, designated parking areas, and delivery access to ensure efficient circulation.

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

Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed retail dispensary and edible manufacturing facility. The site plan includes ample parking spaces, including accessible (ADA-compliant) stalls, in compliance with local zoning requirements for both customers and employees.

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

Adequate measures have been or will be taken to prevent and control offensive odors, fumes, dust, noise, and vibration, ensuring that none of these will constitute a nuisance to neighboring properties. The proposed retail dispensary and edible manufacturing facility will incorporate the following mitigation strategies:

Odor Control: A state-of-the-art odor control system, including activated carbon filtration and HVAC ventilation, will be installed to ensure that odors from the facility's operations are contained and do not affect surrounding properties.

Fumes and Dust: All manufacturing processes will occur indoors within a sealed environment, minimizing the release of fumes or dust. Additionally, the building will feature proper ventilation and filtration systems to ensure air quality is maintained.

Noise and Vibration: The facility will utilize quiet, modern equipment, and all production processes will be conducted indoors to minimize noise and vibration. Noise levels will be managed to comply with local noise ordinances, ensuring no disruption to neighboring properties. Vibration will be minimized through the use of well-maintained machinery and vibration-dampening technology.

Lighting Control: Outdoor lighting, including lighted signs, will be designed and installed to comply with city regulations, ensuring that light spillover is minimized and that lights are directed downward. Lighted signs will be appropriately shielded, and no flashing or disruptive lighting will be used. All exterior lights will be turned off outside of business hours unless otherwise required for security purposes.