



Conditional Use Permit

Permit #: CUP-2025-8

Date Paid: 07/08/2025 17:26 PM

<b>Applicant &amp; Property Information</b>		
<b>Applicant Name:</b> ANDERSON/SCOTT R/& SKIE C PELTIER-	<b>Parcel #:</b> 20-1655-000	
<b>Phone number:</b>	<b>Site Address:</b> 215 LINCOLN ST W, LUVERNE, MN 56156-1468	
<b>Zoning District:</b> Downtown (D)	<b>Mailing Address:</b> 215 W LINCOLN ST, LUVERNE	
<b>Conditional Use Information</b> Conditional Use Requested, to allow: Tear down current garage and build a bigger garage with office space to operate a 1-person private mental health counseling practice in Luverne. Typically, it has one client at a time, occasionally small therapy groups one evening a week. Office space would be on the west side of the building, facing Highway 75. This will allow the practice to be easily visible but still blends in with the residential area, for client privacy.  Conditional Use Findings and Orders: <ul style="list-style-type: none"><li>• No portion of structure, including projections shall encroach adjacent property.</li><li>• All storm water runoff from roof of structure shall be retained and discharged on owners property.</li></ul>		
<b>Other Information</b> P&Z Hearing Date: 08/05/2025      P&Z Action Date: 08/05/2025      City Council Action Date:		
<b>Building and Zoning Office Signature</b>  State of Minnesota County of Rock City of Luverne  This instrument was acknowledged before me on _____ by Building/Zoning Official Chad McClure the City of Luverne, on behalf of said Municipal Corporation.  _____ Chad McClure, Building/Zoning Official  _____ Notary Public’s Signature		
<b>Drafted by:</b>  Chad McClure, Building/Zoning Official City of Luverne PO Box 659/305 E Luverne St Luverne, MN 56156 507-449-5031		

#### LEGAL DESCRIPTION

Lot Eighteen (18) and the East Ten (E 10) feet of Lot Nineteen (19) in Block Twelve (12) in Warren and Kniss' Addition to the Village (now City) of Luverne, Minnesota.