

Announcement of Meeting Planning Commission Regular Meeting Minutes

Tuesday, July 8, 2025

5:00 PM

Council Chambers

I. CALL TO ORDER

Present Council Member Dan Nath, Verlyn Van Batavia, and Mark Lundgren

Excused Tyler LeBrun, and Tom Lanoue

Additional Jill Wolf, Chad McClure, and Jessica Mead

II. APPROVAL OF MINUTES

II.1. [2025-222](#) Planning Commission Minutes from June 9, 2025

A motion was made by Van Batavia, seconded by Lundgren, that this Motion be approved. The motion carried by a unanimous vote.

III. PUBLIC HEARING

III.1. [2025-223](#) The purpose of the hearing is to rule and make recommendation to the Luverne City Council on the following:

1. Requested conditional use permit (CUP) application submitted by Tim Gust of TKG, LLC, to construct a garage/storage behind 222 East Main Street, located at 222 East Main Street (20-1123-000), in D - Downtown District, City of Luverne, Minnesota.

2. Requested conditional use permit (CUP) application submitted by Jordan Manjo, to operate a cannabis microbusiness retail facility, located at 1201 S Kniss Avenue (20-1939-000), in H-C-Highway Commercial District, City of Luverne, Minnesota.

3. Proposed amendments to City Code chapter 153. Zoning amending Sections 153.008 and 153.210 to regulate cannabis businesses.

Chair Nath opened the public hearing at 5:02 p.m. The commission discussed a conditional use permit for a garage addition at 222 East Main Street, confirming compliance with zoning standards and ensuring no adverse impact on neighboring properties. Another conditional use permit for 1201 South Kniss Avenue was considered, involving the redevelopment of a highway commercial property for a potential cannabis retail or micro-business facility.

Public concerns were raised by neighbors Tom and Kelly Dohlmann about increased traffic, safety, and proximity to their home, as well as compliance with city-mandated buffer zones for cannabis retail businesses. Applicant Manjo expressed willingness to meet all city ordinances and address neighbor concerns. Additionally, the commission reviewed amendments to zoning code sections 153.008 and 153.210 to align with evolving state cannabis regulations and clarify the classification of low-dose hemp products. Throughout the meeting, public input highlighted concerns about traffic, property values, and legalities related to property access. The commission advised residents to address private property matters independently and encouraged ongoing communication with city offices regarding the cannabis retail registration process. Final reviews and decisions on these items are scheduled for the July 22, 2025 City Council meeting, with continued attention to overlapping cannabis registrations and compliance with both city ordinance and state law. With no further correspondence to consider, Nath closed the public hearing at 5:35 p.m.

IV. OLD BUSINESS

V. NEW BUSINESS

- V.1. [2025-224](#) Requested conditional use permit (CUP) application submitted by Tim Gust of TKG, LLC, to construct a garage/storage behind 222 East Main Street, located at 222 East Main Street (20-1123-000), in D - Downtown District, City of Luverne, Minnesota.

A motion was made by Lundgren, seconded by Van Batavia, that this Motion be approved. The motion carried by a unanimous vote.

- V.2. [2025-225](#) Requested conditional use permit (CUP) application submitted by Jordan Manjo, to operate a cannabis microbusiness retail facility, located at 1201 S Kniss Avenue (20-1939-000), in H-C-Highway Commercial District, City of Luverne, Minnesota.

A motion was made by Lundgren, seconded by Van Batavia, that this Motion be approved. The motion carried by a unanimous vote.

- V.3. [2025-226](#) Proposed Ordinance Amending City Code Chapter 153, Zoning Sections 153.008 and 153.210 to regulate cannabis businesses.

A motion was made by Van Batavia, seconded by Lundgren, that this Ordinance be approved. The motion carried by a unanimous vote.

VI. GENERAL DISCUSSION

VII. ADJOURNMENT

A motion was made by Van Batavia, seconded by Lundgren, to adjourn the meeting at 6:52 p.m. The motion carried unanimously.

Submitted by,

Jessica Mead
City Clerk