



Conditional Use Permit

Permit #: CUP-2025-3

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

<b>Applicant &amp; Property Information</b>		
<b>Applicant Name:</b> Dylan Stokes	<b>Parcel #:</b> 20-1943-000	
<b>Phone number:</b>	<b>Site Address:</b> 1202 KNISS AVE S, LUVERNE, MN 56156-2253	
<b>Zoning District:</b> Highway Commercial (H-C)	<b>Mailing Address:</b> 1202 S KNISS AVE, Luverne, MN 56156	
<b>Conditional Use Information</b>		
Conditional Use Requested, to allow: 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.		
Conditional Use Findings and Orders: 1. Provide off-street parking in accordance with City Code Sec 153.116 and provide screening as necessary to prevent nuisance conditions associated with illumination from automobile headlights. 2. Provide odor control so as to not cause a nuisance to the enjoyment of neighboring property owners. 3. Maintain exterior property in clean and tidy condition. 4. Obtain State of Minnesota license for proposed business type. 5. Follow all State and local rules and regulations.		
<b>Other Information</b>		
P&Z Hearing Date: 06/09/2025	P&Z Action Date: 06/09/2025	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		