



Conditional Use Application Review

Permit #: CUP-2025-9

Date Paid: 07/10/2025 16:11 PM

Applicant & Property Information

Owner Name:
KING'S CUSTOM TRAILERS LLC

Parcel #: 20-1938-200

Zoning District:
Highway Commercial (H-C)

Site Address: 1551 KNISS AVE S
LUVERNE, MN 56156-2273

Applicant Name: Prairie Sky Enterprises LLC -
Donavan Hakim & Justin Dunaskiss

Owner Mailing Address: 1551 S KNISS AVE
Luverne, MN 56156

Applicant Phone number:

Applicant Mailing Address

Conditional Use Details Review

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

City Code Section 153.210, E

Edmond, Oklahoma
73012

Description of Conditional Use Requested:

Conditional Use Permit to operate a Cannabis Microbusiness Retail Facility

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.

No, the use will not be injurious to the use and enjoyment of the other property in the area as it is a retail use along a busy corridor, next to other retail uses.

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.

No, the establishment will enhance the normal and orderly development of this area of the city as we are proposing to build a new state of the art facility. The new development is also consistent with the other developments in the area.

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

Yes, the site has all the necessary utilities for the use/development. Further the property is on a main road, and we plan to use the existing ingress/egress. Further the site will be able to meet all the ordinance requirements for the development.

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

Yes, we are proposed more parking than what is required by code.

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.

We are proposing a brand-new state of the art facility that will have odor control systems, a new parking lot, along with all the necessary equipment and systems to ensure that no nuisances are created.