

**Announcement of Meeting
Planning Commission
Regular Meeting Minutes**

Monday, June 9, 2025

5:00 PM

Council Chambers

I. CALL TO ORDER

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

Excused Tyler LeBrun

Additional Chad McClure, Jill Wolf, and Jessica Mead

II. APPROVAL OF MINUTES

II.1. [2025-178](#) Planning Commission Minutes from April 7, 2025.

A motion was made by Lundgren, seconded by Lanoue, that this Minutes be approved. The motion carried by a unanimous vote.

III. PUBLIC HEARING

- III.1. [2025-179](#) 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 Terry Gray, to open and operate a Cannabis Retail Establishment, located at 206 West Main Street (20-1649-000), in D - Downtown District, City of Luverne, Minnesota.
 2. Requested conditional use permit (CUP) application submitted by Terry Gray, to open and operate a Cannabis Retail Establishment, located at 218 East Main Street (20-1125-000), in D - Downtown District, City of Luverne, Minnesota.
 3. Requested conditional use permit (CUP) application submitted by Dylan Stokes, to open and operate a Cannabis Retail and Manufacturing Establishment, located at 1202 South Kniss Avenue (20-1943-000), in H-C - Highway Commercial District, City of Luverne, Minnesota.
 4. Requested conditional use permit (CUP) application submitted by Peter Dikun, to open and operate a Cannabis Retail Establishment, located at 704 South Kniss Avenue (20-0675-000), in C-C - Community Commercial District, City of Luverne, Minnesota.
 5. Requested conditional use permit (CUP) application submitted by Terry Kapple, to open and operate a Cannabis Retail Establishment, located at 401 South Kniss Avenue (20-0037-200), in C-C - Community Commercial District, City of Luverne, Minnesota.

The following were in attendance at the Public Hearing: Rose Grant, Dylan Stokes, Pamela Kapple, Carol Morgan, Jim Den Herder, Ken Vos, Melissa Fick, Peter Dikun and Lori Sorenson.

Chair Nath opened the Public Hearing at 5:05 p.m. During the public hearing, the Planning Commission reviewed five conditional use permit (CUP) applications for cannabis retail and manufacturing establishments at various locations throughout Luverne. Staff explained that each application was required to meet city zoning ordinance standards, including designated zoning districts and buffer requirements from schools and parks. The purpose of the CUP process is to ensure that proposed uses will not be injurious to neighboring properties, impede orderly development, or lack adequate utilities and parking, and that any potential nuisances such as odor are addressed. Public input was received from Ken Vos, which included questions regarding parking, setbacks from residences, and hours of operation, which staff addressed by

referencing city and state regulations. It was clarified that neighborhood opinion alone is not a valid basis for approving or denying a CUP; decisions must be based on whether the application meets ordinance standards. The Commission discussed each application individually and noted that, if all ordinance requirements are satisfied, the city has no legal basis to deny a CUP. The Commission will make recommendations to the City Council, which will take final action on the applications. With no further comments to consider, Nath closed the public hearing at 5:25 p.m.

IV. OLD BUSINESS

V. NEW BUSINESS

- V.1. [2025-180](#)** Requested conditional use permit (CUP) application submitted by Terry Gray, to open and operate a Cannabis Retail Establishment, located at 206 West Main Street (20-1649-000), in D - Downtown District, City of Luverne, Minnesota.

A motion was made by Lanoue, seconded by Lundgren, that this Motion be approved with the following conditions: 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, provide odor control so as to not cause a nuisance to the enjoyment of neighboring property owners, maintain exterior property in clean and tidy condition, obtain State of Minnesota license for proposed business type, and follow all State and local rules and regulations. The motion carried by a unanimous vote.

- V.2. [2025-181](#)** Requested conditional use permit (CUP) application submitted by Terry Gray, to open and operate a Cannabis Retail Establishment, located at 218 East Main Street (20-1125-000), in D - Downtown District, City of Luverne, Minnesota.

This motion failed due to lack of off-street parking.

- V.3.** [2025-182](#) Requested conditional use permit (CUP) application submitted by Dylan Stokes, to open and operate a Cannabis Retail and Manufacturing Establishment, located at 1202 South Kniss Avenue (20-1943-000), in H-C - Highway Commercial District, City of Luverne, Minnesota.

A motion was made by Lundgren, seconded by Lanoue, that this Motion be approved with the following conditions: 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, provide odor control so as to not cause a nuisance to the enjoyment of neighboring property owners, maintain exterior property in clean and tidy condition, obtain State of Minnesota license for proposed business type, and follow all State and local rules and regulations. The motion carried by a unanimous vote.

- V.4.** [2025-183](#) Requested conditional use permit (CUP) application submitted by Peter Dikun, to open and operate a Cannabis Retail Establishment, located at 704 South Kniss Avenue (20-0675-000), in C-C - Community Commercial District, City of Luverne, Minnesota.

A motion was made by Van Batavia, seconded by Lanoue, that this Motion be approved with the following conditions: 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, provide odor control so as to not cause a nuisance to the enjoyment of neighboring property owners, maintain exterior property in clean and tidy condition, obtain State of Minnesota license for proposed business type, and follow all State and local rules and regulations. The motion carried by a unanimous vote.

- V.5.** [2025-184](#) Requested conditional use permit (CUP) application submitted by Terry Kapple, to open and operate a Cannabis Retail Establishment, located at 401 South Kniss Avenue (20-0037-200), in C-C - Community Commercial District, City of Luverne, Minnesota.

A motion was made by Van Batavia, seconded by Lundgren, that this Motion be approved with the following conditions: 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, provide odor control so as to not cause a nuisance to the enjoyment of neighboring property owners, maintain exterior property in clean and tidy condition, obtain State of Minnesota license for proposed business type, follow all State and local rules and regulations, and install a visual screen on the East property line. The motion carried by a unanimous vote.

VI. GENERAL DISCUSSION

VII. ADJOURNMENT

A motion was made by Lanoue, seconded by Van Batavia, to adjourn the meeting at 6:18 p.m. The motion carried unanimously.

Submitted by,

Jessica Mead
City Clerk