

**Announcement of Meeting
Planning Commission
Regular Meeting Agenda**

Tuesday, August 5, 2025

5:00 PM

Council Chambers

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- II.1. [2025-251](#) Planning Commission Minutes from July 8, 2025

III. PUBLIC HEARING

- III.1. [2025-254](#) 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 Prairie Sky Enterprises LLC - Donovan Hakim & Justin Dunaskiss, to operate a cannabis microbusiness retail facility, located at 1551 South Kniss Avenue (20-1938-200), in H-C - Highway Commercial District, City of Luverne, Minnesota.

2. Requested Conditional Use Permit (CUP) application submitted by Scott Anderson & Skie Peltier-Anderson, to build a larger garage for office space, located at 215 West Lincoln Street (20-1655-000), in D - Downtown District, City of Luverne, Minnesota.

IV. OLD BUSINESS

V. NEW BUSINESS

- V.1. [2025-252](#) Requested Conditional Use Permit (CUP) application submitted by Prairie Sky Enterprises LLC - Donovan Hakim & Justin Dunaskiss, to operate a cannabis microbusiness retail facility, located at 1551 South Kniss Avenue (20-1938-200), in H-C - Highway Commercial District, City of Luverne, Minnesota.
- V.2. [2025-253](#) Requested Conditional Use Permit (CUP) application submitted by Scott Anderson & Skie Peltier-Anderson, to build a larger garage for office space, located at 215 West Lincoln Street (20-1655-000), in D - Downtown District, City of Luverne, Minnesota.

VI. GENERAL DISCUSSION

VII. ADJOURNMENT

Staff Report

File #: 2025-251

Agenda Date: 8/5/2025

Agenda #: II.1.

Planning Commission Minutes from July 8, 2025

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

Staff Report

File #: 2025-254

Agenda Date: 8/5/2025

Agenda #: III.1.

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 Prairie Sky Enterprises LLC - Donovan Hakim & Justin Dunaskiss, to operate a cannabis microbusiness retail facility, located at 1551 South Kniss Avenue (20-1938-200), in H-C - Highway Commercial District, City of Luverne, Minnesota.

2. Requested Conditional Use Permit (CUP) application submitted by Scott Anderson & Skie Peltier-Anderson, to build a larger garage for office space, located at 215 West Lincoln Street (20-1655-000), in D - Downtown District, City of Luverne, Minnesota.

City of Luverne Planning Commission

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, by the City Planning Commission that a public hearing will be held commencing at 5:00 p.m. on Tuesday, August 5, 2025. 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 Prairie Sky Enterprises LLC - Donavan Hakim & Justin Dunaskiss, to operate a cannabis microbusiness retail facility, located at 1551 South Kniss Avenue (20-1938-200), in H-C-Highway Commercial District, City of Luverne, Minnesota.
2. Requested conditional use permit (CUP) application submitted by Scott Anderson & Skie Peltier-Anderson, to build a larger garage for office space, located at 215 West Lincoln Street (20-1655-000), in Downtown District, City of Luverne, Minnesota.

All persons desiring to be heard on these matters should be present at the hearing or present written comments prior to the hearing to the Building and Zoning Official, PO Box 659, Luverne, MN 56156. Anyone needing reasonable accommodations, or an interpreter should contact the City Clerk's Office, 305 East Luverne Street, Luverne, MN. (507) 449-9898

By order of the Luverne City Planning Commission, Luverne, Minnesota, this 24th day of July, 2025.

Jessica Mead
City Clerk

Posted: 07/24/2025
Published: 07/24/2025

Staff Report

File #: 2025-252

Agenda Date: 8/5/2025

Agenda #: V.1.

Requested Conditional Use Permit (CUP) application submitted by Prairie Sky Enterprises LLC - Donovan Hakim & Justin Dunaskiss, to operate a cannabis microbusiness retail facility, located at 1551 South Kniss Avenue (20-1938-200), in H-C - Highway Commercial District, City of Luverne, Minnesota.



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.

Map



VICINITY MAP
(NOT TO SCALE)

W. 1/4 COR. SEC. 14,

PARCEL 20-1943-000

U.S. TRUNK HIGHWAY NO. 75

PARCEL 20-1939-000

TRACT B

TRACT A

1148±

7°18'21"

Commencing at the Southwest corner of said Section 14; thence on an assumed bearing of North 0 degrees 00 minutes 39 seconds West, along the west line of said section, a distance of 1089.70 feet to the Southwest corner of a tract as recorded in Document No. 208189, said Southwest corner being the point of beginning of the tract to be described; thence continuing North 0 degrees 00 minutes 39 seconds West, along said west line, a distance of 150.09 feet to a survey monument; thence North 89 degrees 20 minutes 37 seconds East a distance of 442.37 feet to an iron monument located on the east line of said tract; thence South 0 degrees 51 minutes 12 seconds East, along said east line, a distance of 161.81 feet to the Southeast corner of said tract; thence North 89 degrees 08 minutes 43 seconds West, along the south line of said tract, a distance of 444.77 feet to the point of beginning, containing 1.59 acres, subject to easements now of record in said county and state.

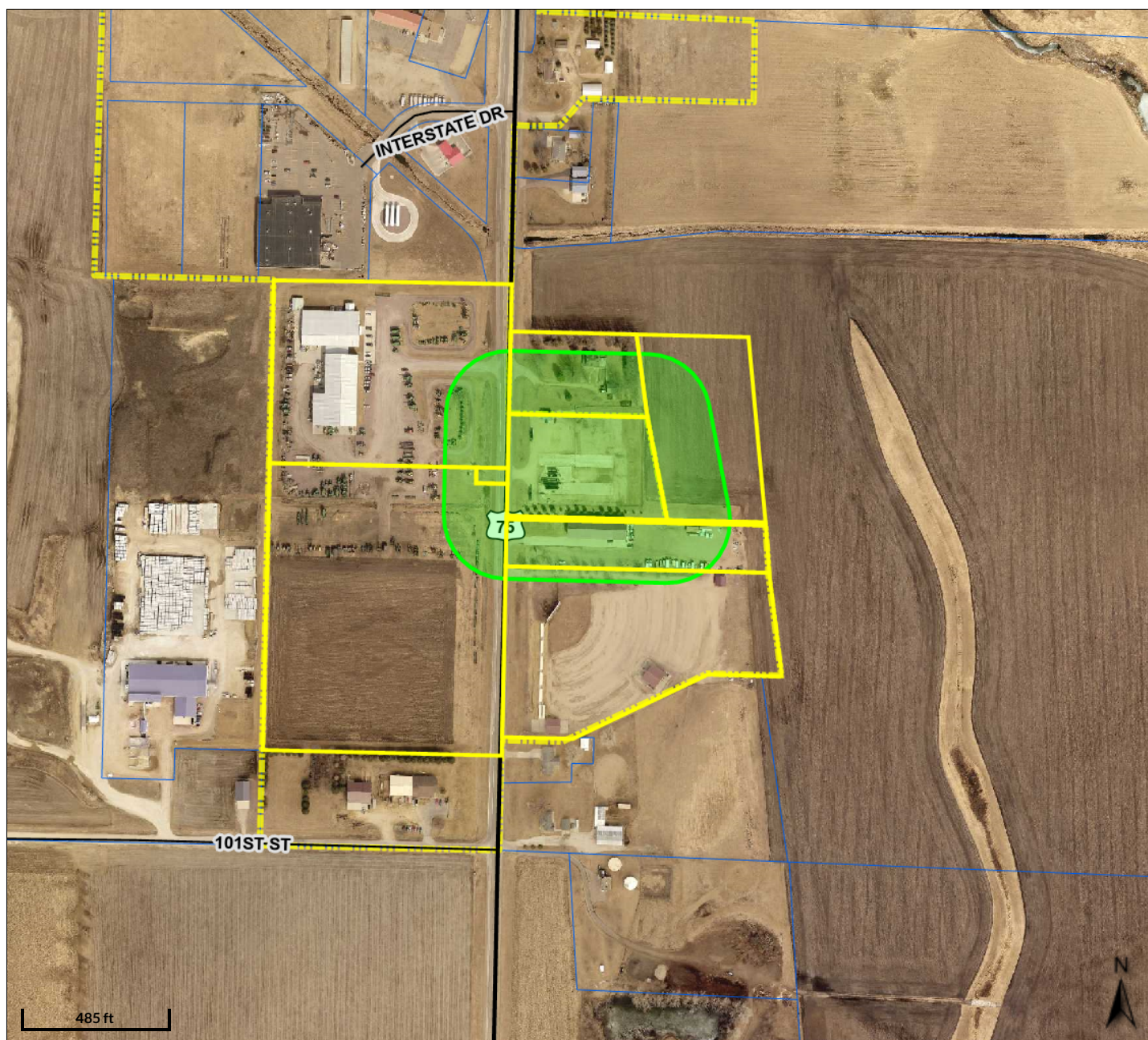
Commencing at the Southwest corner of said Section 14; thence on an assumed bearing of North 0 degrees 00 minutes 39 seconds West, along the west line of said section, a distance of 1089.70 feet to the Southwest corner of a tract as recorded in Document No. 208189; thence continuing North 0 degrees 00 minutes 39 seconds West, along said west line, a distance of 150.09 feet to a survey monument, said survey monument being the point of beginning of the tract to be described; thence North 89 degrees 20 minutes 37 seconds East a distance of 442.37 feet to an iron monument located on the east line of said tract; thence North 0 degrees 51 minutes 12 seconds West, along said east line, a distance of 166.17 feet to the Northeast corner of said tract; thence South 89 degrees 23 minutes 05 seconds West, along the north line of said tract, a distance of 439.92 feet to the Northwest corner of said tract, located on the west line of said section; thence South 0 degrees 00 minutes 39 seconds East, along the west line of said section, a distance of 166.50 feet to the point of beginning, containing 1.68 acres, subject to easements now of record in said county and state.



(507) 235-3780

MADSEN
LAND SURVEYING
INC.

318 EAST BLUE EARTH AVENUE
 FAIRMONT, MINNESOTA 56031



Date created: 7/21/2025
Last Data Uploaded: 7/21/2025 4:05:36 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

FICK/LOREN & SHIRLEY/TRUSTEES
LOREN FICK LT DTD 9-15-10 &
SHIRLEY FICK LT DTD 9-15-10
989 124TH AVE
LIVERNE MN 56156-413

FRIESE/BARBARA KAY WEBER
1501 S KNISS AVE
LIVERNE MN 56156-2273

KING'S CUSTOM TRAILERS LLC
1551 S KNISS AVE
LIVERNE MN 56156-2273

LIVERNE/CITY OF
P O BOX 659
LIVERNE MN 56156-0659

R&M COMMERCIAL PROPERTIES LLC
200 E 10TH ST STE 300
SIOUX FALLS SD 57104-6340

REMME/JAMES R/&
STACIE K BUSSE-REMME
PO BOX 554
LIVERNE MN 56156-0554

ROZEBOOM/KEVIN
511 BRITZ DR
LIVERNE MN 56156-1000

Staff Report

File #: 2025-253

Agenda Date: 8/5/2025

Agenda #: V.2.

Requested Conditional Use Permit (CUP) application submitted by Scott Anderson & Skie Peltier-Anderson, to build a larger garage for office space, located at 215 West Lincoln Street (20-1655-000), in D - Downtown District, City of Luverne, Minnesota.



Conditional Use Application Review

Permit #: CUP-2025-8

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

Applicant & Property Information

Owner Name:
ANDERSON/SCOTT R/& SKIE PELTIER

Parcel #: 20-1655-000

Zoning District:
Downtown (D)

Site Address: 215 LINCOLN ST W
LUVERNE, MN 56156-1468

Applicant Name:
ANDERSON/SCOTT R/& SKIE PELTIER

Owner Mailing Address: SKIE C PELTIER-
LUVERNE MN

Applicant Phone number: [REDACTED]

Applicant Mailing Address: Same as above

Conditional Use Details Review

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

City Code Section 153.057 Downtown

Description of Conditional Use Requested:

I would like to possibly tear down our garage, and build a bigger garage that would also have office space for me to work from home. I own a 1-person private mental health counseling practice in Luverne. I am currently in the process of dissolving my working partnership, and once I do, I will need to find another location for my private practice. I keep looking and inquiring about office space in other existing buildings in town, but have not yet found any established building that could meet my needs. I typically see 1 client at a time, but I do sometimes run small therapy groups one evening a week. At this time, I do not have any groups planned, but it could be a future endeavor. My office space would be on the west side of the building, facing highway 75. This will allow my practice to be easily visible for anyone looking for it, but blends in with the residential area, for client privacy.

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, my business will be tucked into a residential area, but will not impact any other property around it. It will face the west, so essentially facing the "Computer Clinic" directly across the highway. It will blend in with the residential neighborhood around it, but in an area where some commercial businesses are also located.

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.

There has been a vacant lot west of our house for many years. The office space (and hopefully new garage) will add value to my home and neighborhood, but could as easily be converted into a guest house or "in-law suite" in the future.

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

I'm unsure how exactly to answer this question. There is electricity in the current garage. However, some things will still need to be determined, such as obtaining water and sewer for a small bathroom in the office. I will have to find out if those could be simply connected to our residential water and sewer, or if the office would need its own access.

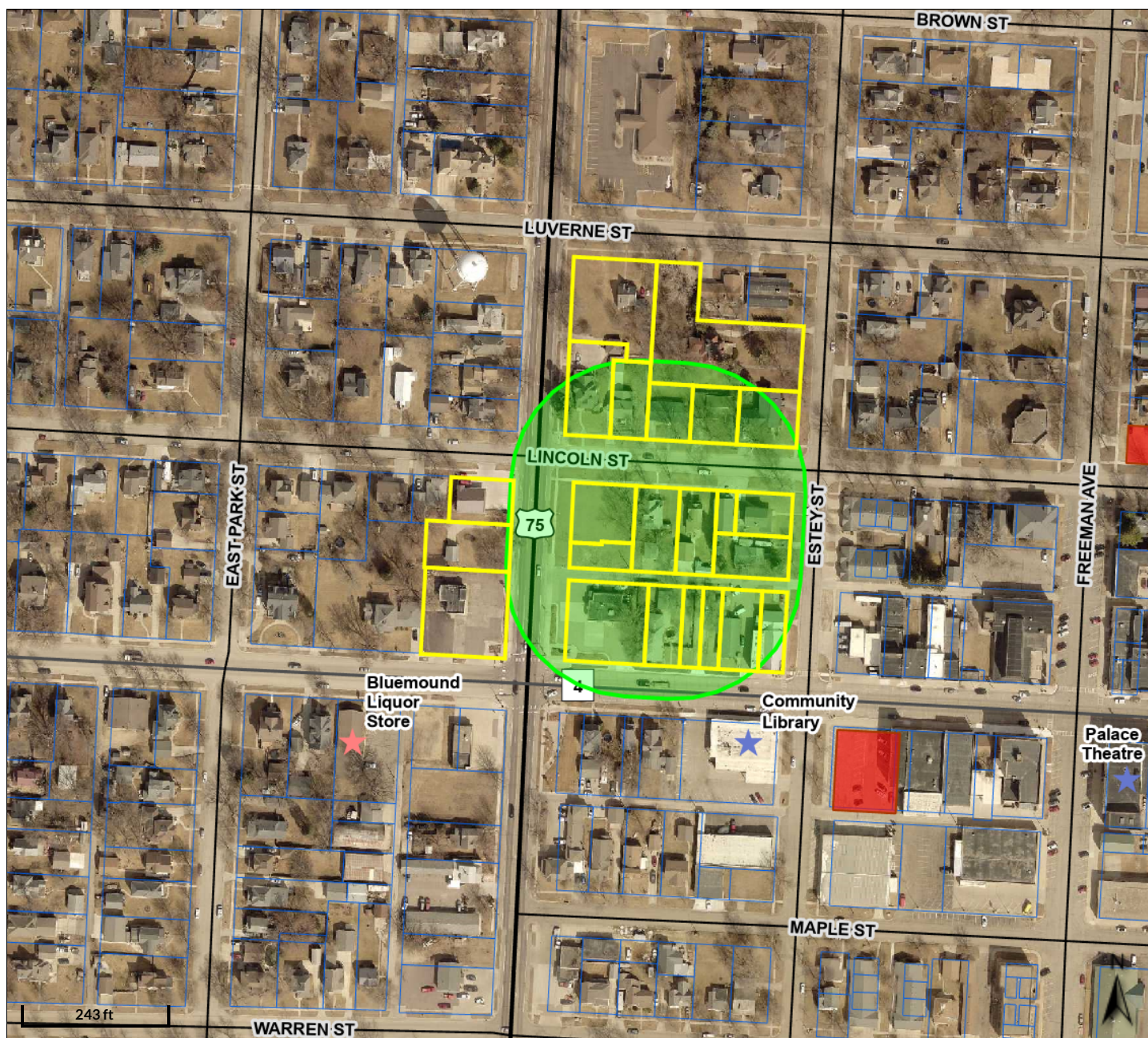
4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

There will be space on the south side of the building for parking, which is what we currently do with our existing garage. I only need space for 2 or 3 cars, maximum, at any given time (because I conduct individual therapy sessions and I am not currently facilitating any therapy groups.)

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.

Regular operating hours are 8am-6pm, Monday through Friday. Since this is not a retail business, I don't believe there will be any risk of offensive odors, dust, noise, vibration, or obnoxious lights, other than probably a motion-activated flood light outside, for security purposes.





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Developed by  **SCHNEIDER**
GEOSPATIAL

AILTS/KEVIN H & CRYSTAL L
211 W LINCOLN ST
LUVERNE MN 56156-1468

ANDERSON/SCOTT R/&
SKIE C PELTIER-ANDERSON
215 W LINCOLN ST
LUVERNE MN 56156-1468

CONNELL/JOHN P
205 N DAVIDSON ST
LUVERNE MN 56156-1415

CONNELL/JOHN PAUL
205 N DAVIDSON ST
LUVERNE MN 56156-1415

HERRADURA AZUL LLC
3916 N POTSDAM AVE PMB 2057
SIOUX FALLS SD 57104-7048

JARCHOW/MICHAEL J & WANDA K
515 N ESTEY ST
LUVERNE MN 56156-1270

JOHNSON/MEGAN A/&
GRANT A GREENFIELD
218 W LINCOLN ST
LUVERNE MN 56156-1469

LUVERNE PROPERTIES LLC
%GARY PAPIK
303 N KNISS AVE
LUVERNE MN 56156-1427

LUVERNE/CITY OF
P O BOX 659
LUVERNE MN 56156-0659

MULDER/BRUCE & CATHERINE
217 W LUVERNE ST
LUVERNE MN 56156-1472

MULDER/JOHANNA
214 W LINCOLN ST
LUVERNE MN 56156-1469

PAQUETTE/ROSE MARY
201 N ESTEY ST
LUVERNE MN 56156-1459

RADISEWITZ/CARY M & KAREN L
216 W MAIN ST
LUVERNE MN 56156-1844

REMME/KYLE & SHERYL
210 W LINCOLN ST
LUVERNE MN 56156-1469

SCHMIDT/DUANE
6432 RT 98
ARCADE NY 14009-9709

STERRETT/THOMAS B & MELISSA J
220 W LINCOLN ST
LUVERNE MN 56156-1469

TECH LAND LLC
2034 KINGBIRD AVE
GEORGE IA 51237-7641

VAN WYHE/HAROLD/&
ANTONIA JEAN VAN WYHE
314 W MAIN ST
LUVERNE MN 56156-1719

WHIRLED PEAS
218 E MAIN ST
LUVERNE MN 56156-1806

WOLLMAN/JEFFERY K & LORI A
209 N ESTEY ST
LUVERNE MN 56156-1459