



Conditional Use Application Review

Permit #: CUP-2025-4

Date Paid: 04/29/2025 15:12 PM

Applicant & Property Information

Owner Name:
DIKUN PROPERTIES LLC

Parcel #: 20-0675-000

Zoning District:
Community Commercial (C-C)

Site Address: 704 S Kniss Ave
LUVERNE, MN 56156-2232

Applicant Name: Peter Dikun

Owner Mailing Address: [REDACTED]
Dell Rapids, SD 57022

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

Description of Conditional Use Requested:
Conditional Use permit for Dispensary

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.

All adjacent properties are also of a commercial nature. The proposed new structure will enhance the aesthetics of the area.

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.

The only developable property is across HWY 75 and is served with separate utilities.

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

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 sufficient parking (28 spots)

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.
any potential odor will be mitigated with carbon filtration system. There will be no noise or vibrations or any nuisance, any sign will be approved by city of Luverne.