



Conditional Use Application Review

Permit #: CUP-2025-5

Date Paid: 05/07/2025 16:18 PM

Applicant & Property Information

Owner Name:
BUFFALO CLIFFS LLC

Parcel #: 20-0037-200

Zoning District:
Community Commercial (C-C)

Site Address: 401 KNISS AVE S
LUVERNE, MN 56156-2217

Applicant Name:
Terry Kapple

Owner Mailing Address: [REDACTED]
Luverne, MN 56156

Applicant Phone number: [REDACTED]

Applicant Mailing Address: [REDACTED]

Conditional Use Details Review

BROOKLYN PARK, MN 55428

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

City Code Section 153.210, E

Description of Conditional Use Requested:

Request for Cannabis Retail dispensary at 401 S. Kniss Ave.

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.

The Project Site is located in the City's main commercial corridor and is currently developed and used for a commercial/light industrial use. The proposed cannabis retail dispensary will upgrade the property for a public-facing commercial use. Site improvements will include paving the parking lot and entrance driveways, street facing entrance and signage. These improvements will improve the area and will not adversely impact surrounding property values. This condition is met.

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 Project Site is located in the main commercial corridor that is transitioning from light-industrial/commercial uses to more traditional commercial uses. The proposed conversion of the existing building is consistent with recent development in the corridor. The cannabis retail dispensary is not anticipated to impact normal and orderly development within the corridor. This condition is met.

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

The proposed conversion of the site for a cannabis retail dispensary will include improvements to the site including a paved parking area, green space capable of accepting stormwater runoff and improved driveway accesses from Kniss and Mead Ct. We will work with the City on any required grading, access or other utility permits as part of the building permit process. This condition is met.

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

As shown on the Site Plan, the parking lot will be upgraded, paved and striped with 12 standard parking stalls and one (1) ADA compliance stall. Loading will occur on the south end of the site from the existing garage door. This area will be connected to the improved driveway off of Kniss. This condition is met.

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.

The proposed site improvements will include paving of the parking lot and driveways which will eliminate dust control issues. Lighting at all entrance/exits on the building is required per MN Statutes Chapter 342. However, light fixtures will be hooded and downcast to help mitigate potential light pollution. All lighting, including for signage, will meet the City's ordinance requirements. We will work with the City on the lighting plan to ensure that the MN Statute Standards are met while complying with the City's ordinances. No onsite manufacturing or cultivation is proposed and therefore no odors, other than those found at typical retail establishments, is anticipated. This condition is met.