



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 need to still 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.