



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: planning@ci.fergus-falls.mn.us

www.ci.fergus-falls.mn.us

Interim Use Permit

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: _____

Last name: Matthew First name: Daryl

Address: 32709 Whispering Springs Road City/State/Zip: Erhard/MN/56537

Phone number: 218-770-4402 Email address: mnaapp2@ptel.com

2. Applicant Information: (if different from above)

Company name: Elevate Cannabis Dispensary LLC

Last name: Stach First name: Kristopher

Address: 1020 South Mabelle Ave City/State/Zip: Fergus Falls/MN/56537

Phone number: 218-770-5478 Email address: kris@elevateff.com

3. Address(es) of Property Involved: (if different from above)

214 West Lincoln Avenue, Fergus Falls, Minnesota, 56537

4. Zoning Designation: B3

5. Statement of Intent: Briefly describe what will be done on or with the property requiring the interim use approval.

The facility will operate as a state-licensed cannabis dispensary, engaging in the retail sale of cannabis and cannabis-related products, following all state and local laws and regulations.

7. Additional Required Information:

a. Legal Description and PIN: Provide the Parcel Identification Number(s)
71003990251000

Complete legal description(s) of the property involved or put "see attached"

SECT-34 TWP-133 RANGE-043 ORIGINAL PLAT-FERGUS FALLS LOTS 16 & 17 BLK 11

b. Proposed Plans: A site plan is required. A landscape plan, grading and drainage plan, and other items may be required by the city/planning commission.

c. Written Narrative: The written narrative should thoroughly address the following general items in addition to any specific requirements pertaining to the proposed use, which Section 154.019 (Conditional Use Permit) of the City Code directs the City Council to evaluate during consideration of interim use applications:

(1) Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city?

See attached narrative.

(2) Will be harmonious with the general and applicable specific objectives of the comprehensive plan and code provisions?

See attached narrative.

(3) Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood?

See attached narrative.

(4) Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools?

See attached narrative.

(5) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous or detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

See attached narrative.

(6) Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets?

See attached narrative.

(7) Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance?

See attached narrative.

8. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner:  Date: 3/17/25

Applicant:  Date: 3/17/25

Elevate Cannabis Dispensary LLC Interim Use Permit Narrative

Submitted by Kristopher Stach

Date submitted:

(1) Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city?

Elevate Cannabis Dispensary LLC will not endanger the public health, safety or general welfare of the neighborhood or city. We have and will continue strict adherence to all state and local laws. Elevate Cannabis Dispensary LLC has and will continue to engage in regular outreach efforts to provide information about our operations, address community concerns, and contribute to local initiatives. We will also continue are community education on responsible use and consumption.

(2) Will be harmonious with the general and applicable specific objectives of the comprehensive plan and code provisions?

Elevate Cannabis Dispensary LLC will continue to work harmoniously with all general and specific objectives that the state and city require.

(3) Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood?

Elevate Cannabis Dispensary LLC will maintain architectural and landscape characteristics of our general vicinity.

(4) Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools?

Elevate Cannabis Dispensary LLC will be adequately served by existing services.

(5) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous or detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

Elevate Cannabis Dispensary will not pose any hazards or be detrimental to any perons, property or general welfare of our community. Any orders will be mitigated by using carbon filters. Elevate is committed to being a responsible and considerate member of the Fergus Falls community.

Elevate Cannabis Dispensary LLC Interim Use Permit Narrative

(6) Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets?

Elevate Cannabis Dispensary understands that our presence in Fergus Falls carries a responsibility to the community, particularly regarding traffic flow. We are committed to ensuring our operations enhance, rather than hinder, the daily lives of residents.

We recognize that traffic congestion impacts everyone, not just those directly visiting our dispensary. Therefore, we've designed our access points to minimize potential bottlenecks and have developed a comprehensive plan to manage peak traffic times, ensuring smooth ingress and egress. We are prepared to work closely with the city and local residents to address any concerns and implement necessary adjustments to our traffic management strategy.

Elevate believes in being a good neighbor. We aim to contribute positively to the community by ensuring our operations do not negatively impact the daily commute or overall traffic patterns within Fergus Falls. Our commitment extends beyond our property lines, and we are dedicated to maintaining a safe and efficient traffic environment for all.

(7) Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance?

Elevate Cannabis Dispensary LLC will not destroy or damage any natural, scenic, or historic features.