



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

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## 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: Dutchmen Enterprises LLC  
Last name: Habraken First name: Alexander  
Address: 125 E. Lincoln Ave. City/State/Zip: Fergus Falls, MN 56537  
Phone number: 218-770-8910 Email address: reachthedutchmen@gmail.com

### 2. Applicant Information: (if different from above)

Company name: Sugar High Cannabis Consulting and Dispensary LLC  
Last name: McCune First name: Emily  
Address: 1447 Patterson Loop #203 City/State/Zip: Fergus Falls, MN 56537  
Phone number: 218-731-0015 Email address: libramaid42@gmail.com

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

123 E. Lincoln Ave., Fergus Falls, MN 56537

### 4. Zoning Designation: B-2

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

This space will be a cannabis retail operation only. We will purchase and sell adult-use and state regulated cannabis products to those 21 and older only. We will not allow for on-site consumption or sampling. We will not be cultivating, manufacturing, or extracting cannabis products. We will operate within the allowable time frame and adhere to any/all state and local laws pertaining to cannabis retail operations in our designated zone.

**7. Additional Required Information:**

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

Parcel ID: 71002990196 000

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

Sec-34 TWP-133 RANGE-043 ORIGINAL PLAT - FERGUS FALLS LOT 19 BLK 1

**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?

Our retail operation will adhere to all state and local laws and governance, including limiting legal sales restricted to individuals 21 and older only through a rigorous screening process to ensure safe and legal sales only.

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

We will ensure that the business use is compatible and harmonious with planning, code, and zoning requirements.

(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?

Our intended use of this building will bear no negative architectural, landscape or character consequences. We will do minor renovations internally only to create an appropriate space for our retail operations / layout, including electronically locking doors, emergency exit corridors, storage, etc. This space has existed as an operating business in the past. Our business operating in this space will not diminish or impair property values within the neighborhood.

(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?

The business will have access to all essential public facilities and 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?

We intend to do retail operations only, with no on-site consumption. We will not be manufacturing, cultivating, or extracting, thus concerns for the above mentioned hazards are not applicable. Traffic will not be excessive and the space has ample parking spaces and lots available for use.

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

The business will not negatively impact traffic flow or safety as we will have ample parking spaces and parking lots available for use. The impact will be no different from how traffic is handled for adjacent / neighboring businesses.

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

Our location is situated in an already-established business / retail space in a zone designated for business and will not result in the loss, destruction, or damage of any scenic, natural, or historical feature of major importance or otherwise.

**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:

4/23/25

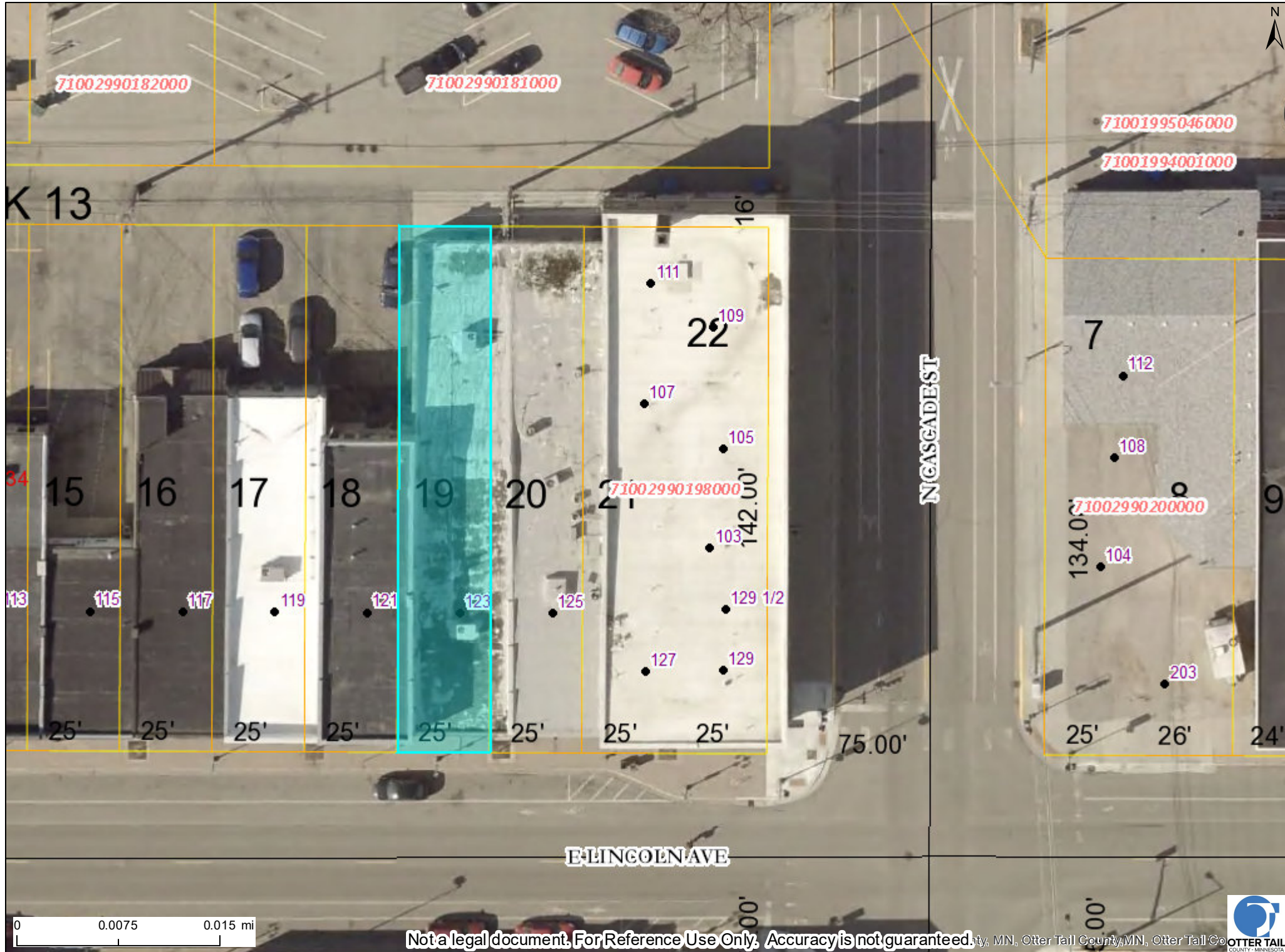
Applicant:

Date:

4/23/25

Note: after considering council member Mortenson's statement regarding our former location functioning at the best capacity we could, we are in agreement that 123 E. Lincoln is the best choice of location to operate our business.







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[www.FergusFallsMN.gov](http://www.FergusFallsMN.gov)

May 16, 2025

To Whom It May Concern,

This letter is to confirm that the City of Fergus Falls has received a complete application from Sugar High Cannabis Consulting & Dispensary LLC for Interim Use Permit I-2025-3. The request is to operate a retail cannabis dispensary in a B-3 General Business District at 123 East Lincoln Avenue (Parcel ID: 71002990196000). The application was deemed complete as of April 28, 2025. Public notice regarding the hearing is scheduled for publication in the Daily Journal on May 17, 2025.

The application is scheduled to be heard by the Planning Commission at their regular meeting on May 27, 2025. A recommendation from the Planning Commission will be forwarded to the City Council, with final consideration scheduled for the June 2, 2025, Council meeting.

Please contact the Community Development Department with any questions regarding this application.

Sincerely,

A handwritten signature in black ink that reads "Klara Beck". The signature is fluid and cursive, with the first name "Klara" and the last name "Beck" clearly distinguishable.

Klara Beck  
Community Development Director  
City of Fergus Falls