

CONDITIONAL USE APPLICATION
TEA PLANNING & ZONING COMMISSION
BOARD OF ADJUSTMENT

Name of Applicant:

Kasey E Hahn

Address:

46560 270th St

Tea SD

Zip Code 57064

Phone: 605-321-2652 Date: 12-27-2021 Fee: (\$200.00) Paid: yes ___ no ☒

Present Zoning: PD-Planned Dev. Site Plan Included: yes ☒ no ___

Signature of Present Owner of Record:



Legal Description of

Property:

2015 Merchant St Tea SD

Description of Conditional

Use:

Medical Cannabis Dispensary

Inspection Dept.

Comments:

SECTION 20:06 - ORD # 287

THE PROPOSED LOCATION IS WITHIN THE BARKER LANDING PLANNED DEVELOPMENT

DISTRICT - SUBAREA C. THE LANDUSE DOES COMPLY WITH ORD 287.

Planning & Zoning Administrator Comments:

SECTION 20:07 CUP REQUIREMENTS

20.07: Additional Variance and Conditional Use Factors for Cannabis Establishments:

In addition to any other factor which may be properly considered in the grant or denial of a variance or conditional use permit, the following factors shall be relevant for variance and conditional use requests relating to cannabis establishments:

1. That the proposed land use is consistent with the intent of this chapter and will not be contrary to public interest or injurious to nearby properties.
2. That the proposed land use will not cause or contribute to the formation or expansion of blighted area.
3. That all applicable ordinances and regulations will be observed.

Planning & Zoning Meeting: JANUARY 17, 2022 Time: 5:45
Publish Date: JANUARY 7, 2022
Posting Date: JANUARY 10, 2022
Action Taken: _____

Board of Adjustment Meeting: JANUARY 17, 2022 Time: 7:20
Publish Date: JANUARY 7th, 2022
Posting Date: JANUARY 10th, 2022
Action Taken: _____

NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT

NOTICE IS HEREBY GIVEN, that a public hearing will be held by the Tea Planning and Zoning Board on Monday, January 17th, at approximately 5:45 P.M and the City Council, acting as the BOARD OF ADJUSTMENT on Monday, January 17th, 2022, at approximately 7:20 P.M. at Tea City Hall, 600 E. 1st Street, Tea, South Dakota, for the purpose of considering an application for a conditional use in Subarea C, Bakker Landing Planned Development District.

SUCH CONDITIONAL USE will be considered for the following described property: 2015 E. Merchant Street – Lot 3, Block 5, Bakker Landing Addition, Tea, Lincoln County, SD.

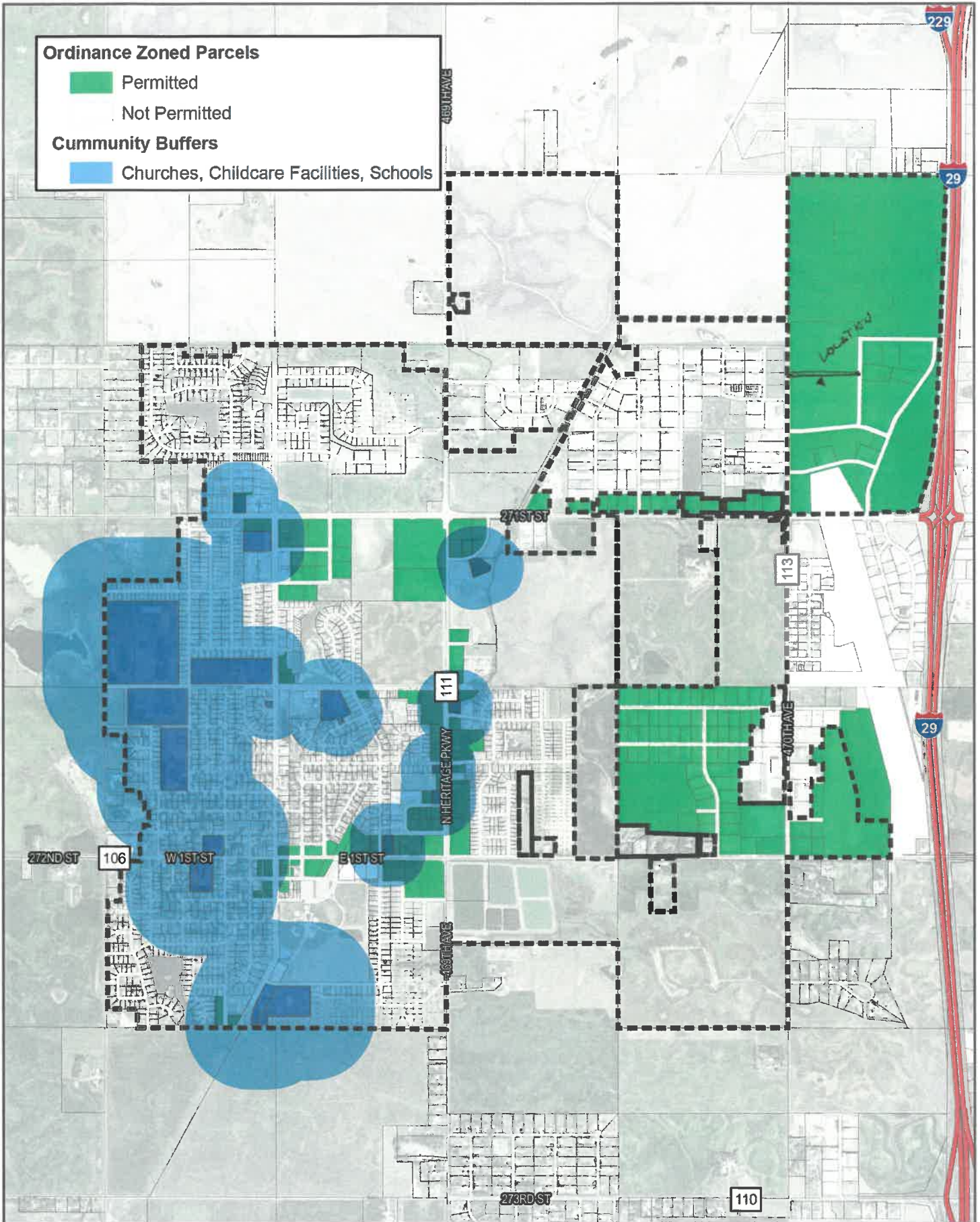
DESCRIPTION OF CONDITIONAL USE: ***Cannabis Dispensary***

NOTICE IS FURTHER GIVEN THAT: any person, persons, or their agent or attorney may appear at said scheduled public hearing and present objections.

DATED AT TEA, SOUTH DAKOTA this 7th day of January, 2022.

Kevin Nissen,
Zoning Administrator

Published January 7th, 2022 at the approximate cost of \$_____.

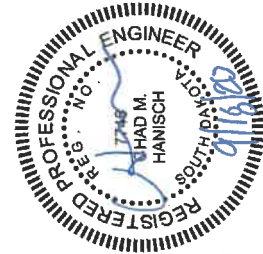




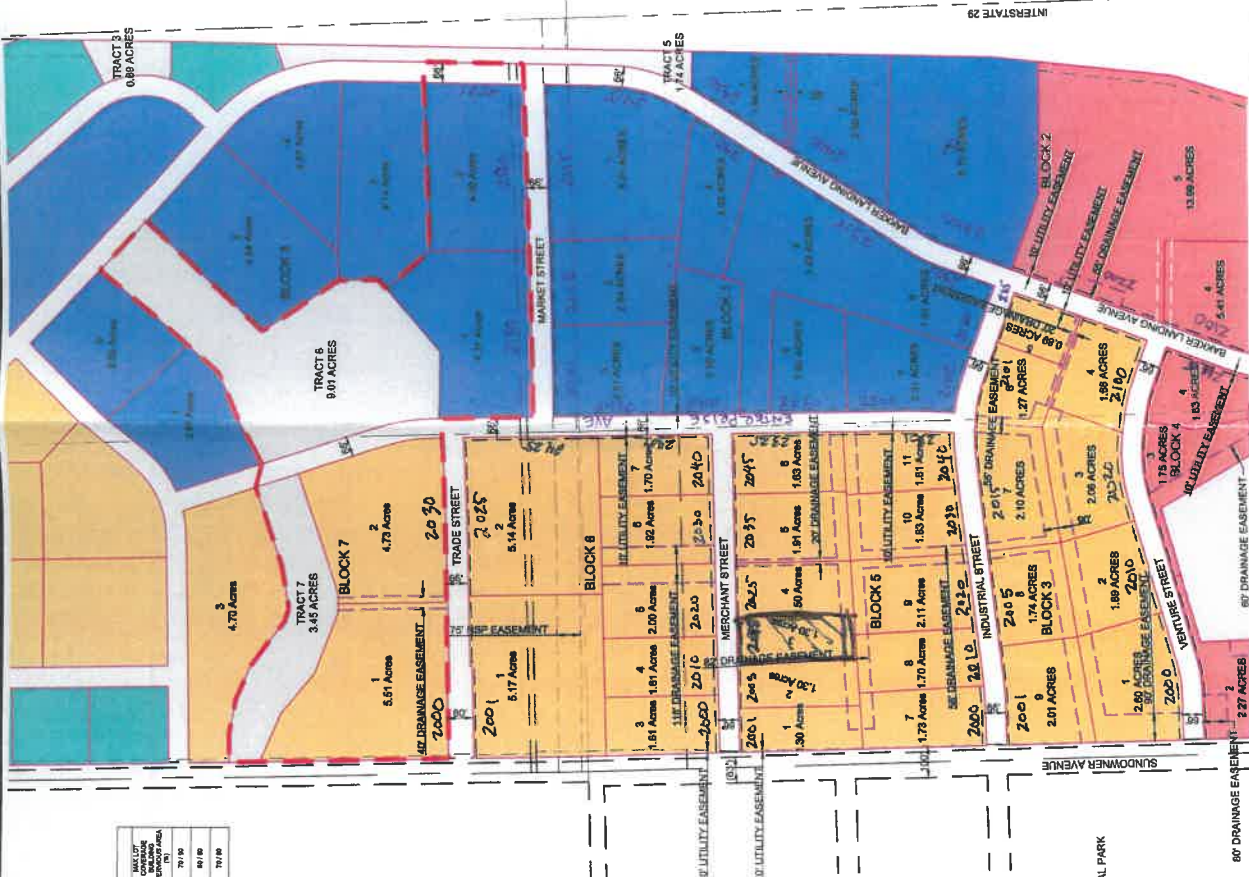
NOTE: THE BAKKER LANDING SUBDIVISION IS
ZONED AS A PLANNED DEVELOPMENT DISTRICT.
SEE THE PLANNED DEVELOPMENT DISTRICT
ORDINANCE FOR SPECIFIC SUBAREA USES.

LEGEND

	SUBAREA "A"
	SUBAREA "B"
	SUBAREA "C"
	SUBAREA "D"
	PROPOSED LOT LINE
	EXISTING LOT LINE
	EXISTING PROPERTY LINE
	SECTION LINE
	QUARTER LINE
	PROPOSED DRAINAGE
	EXISTING DRAINAGE
	PROPOSED MUTUAL ACCESS
	PROPOSED MUTUAL ACCESS
	PHASE 3A LIMITS
	EXISTING ROW WIDTH
	PROPOSED ROW WIDTH



MORTON'S ADDITION



SUBAREA "A" - LOT REQUIREMENTS

LOT AREA (SQ FT)	LOT WIDTH (FT)	LOT DEPTH (FT)	FRONT YARD (FT)	BACK YARD (FT)	SIDE YARD (FT)	MAX HEIGHT (FT)	MAX LOT COVERAGE (PERCENT)	MAX LOT IMPERVIOUS AREA (PERCENT)
15,000	100	25	15	10	20	45	45	70.00

SUBAREA "B" - LOT REQUIREMENTS

LOT AREA (SQ FT)	LOT WIDTH (FT)	LOT DEPTH (FT)	FRONT YARD (FT)	BACK YARD (FT)	SIDE YARD (FT)	MAX HEIGHT (FT)	MAX LOT COVERAGE (PERCENT)	MAX LOT IMPERVIOUS AREA (PERCENT)
15,000	100	25	15	10	20	45	45	70.00

SUBAREA "C" - LOT REQUIREMENTS

LOT AREA (SQ FT)	LOT WIDTH (FT)	LOT DEPTH (FT)	FRONT YARD (FT)	BACK YARD (FT)	SIDE YARD (FT)	MAX HEIGHT (FT)	MAX LOT COVERAGE (PERCENT)	MAX LOT IMPERVIOUS AREA (PERCENT)
15,000	100	25	15	10	20	45	45	70.00

SUBAREA "D" - LOT REQUIREMENTS

LOT AREA (SQ FT)	LOT WIDTH (FT)	LOT DEPTH (FT)	FRONT YARD (FT)	BACK YARD (FT)	SIDE YARD (FT)	MAX HEIGHT (FT)	MAX LOT COVERAGE (PERCENT)	MAX LOT IMPERVIOUS AREA (PERCENT)
15,000	100	25	15	10	20	45	45	70.00

SOUTHWEST INDUSTRIAL PARK

APPLICATION FOR LICENSE
CITY OF TEA, COUNTY OF TEA, STATE OF
SOUTH DAKOTA

Application for license to engage in the business of **Medical Cannabis Dispensary** located at Tea, South Dakota, for the calendar year of 2022.

☒ **NEW APPLICATION: Non-Refundable Fee: \$1,500.00**

(Note: First Annual Fee of \$10,000.00 is Also Due Upon State Registration – No Partial Year Pro-ration)

☐ **RENEWAL: Annual Fee: \$10,000.00**

Part I: APPLICANT/LICENSEE INFORMATION

Name of Applicant/Licensee: Kasey E Hahn

☐ Individual ☐ Corporation ☐ Partnership ☒ Limited Liability Company (LLC) ☐ Other _____

If Corporation, please submit copy of Articles of Incorporation, By-Laws, and Certificate of Good Standing.

If LLC, please submit copy of Articles of Organization, Operating Agreement, and Certificate of Good Standing.

If Partnership, please submit copy of written Partnership Agreement.

Trade Name (or DBA) of Business: Pure Bliss Cannabis LLC

Please submit proof of fictitious business name (DBA) registration with South Dakota Secretary of State.

Address of Dispensary Business: 2015 Merchant St Tea SD 57064
Street City State Zip Code

Part II: PREMISES INFORMATION

Business Phone: 605-321-2652 **Is the premises owned or rented?** owned

*** If rented, applicant must attach "Authorization to use Property for a Cannabis Business" page 5.*

If this is a renewal application and all premises information remains the same as the original initial application, check here ☐ **If checked, skip questions below to Part III*

Attach a copy of the deed or lease along with a "to scale" exhibit of the floor plan, a "to scale" site plan reflecting all construction and lot boundaries, and an elevation drawing or rendering of the exterior.

Zoning: The proposed business is located within (check one). Both zoning districts require a Conditional Use Permit.

☒ GB General Business District ☐ LI Light Industrial District

Is this business located within any building containing a dwelling unit, a pediatrician's office, hotel, motel, boarding house, or lodging facility? ☐ Yes ☒ No

Is this business located within 1000 feet from the nearest property line of any school or 500 feet from a church, licensed childcare facility, correctional facility, or mental health facility? ☐ Yes ☒ No

Will the applicant business need any anticipated building or construction-related permits upon approval of this license? (Contact Tea's Planning & Zoning Office if Unknown) ☒ Yes ☐ No

If yes, please explain: Construction of Pure Bliss Building

Note: issuance of a medical cannabis dispensary license does not eliminate the need for any other applicable license (i.e. building permits, etc.).

Part III: OPERATIONS INFORMATION

Attach a business plan to include your intended hours and rules of operation demonstrating compliance with City of Tea Ordinances Section 5.04(i) and (t).

Attach a complete description of security and safety measures demonstrating compliance with City of Tea Ordinance Section 5.04 (n).

If this is a renewal application and all operations information remains the same as the original initial application, check here ☐ (If checked, no new business plan or safety/security measures is needed)

Attach a sales tax clearance letter from the State of South Dakota Department of Revenue
(Required Annually)

Sales Tax ID# 1037-9223-ST

Attach a list of products and suppliers (To Be Supplemented Annually)

Part IV: PERSONNEL INFORMATION

Business Primary Contact Name: Kasey E Hahn Title: Owner

Mailing address: 46560 270th St Tea SD 57064
Street City State Zip Code

Phone: 605-321-2652 E-mail: Ksyhahnbb@gmail.com

List of Owners: (Attach separate page for more)

Name: Kasey E Hahn State of residency: SD % owned: 40%

Name: Korey Kyle State of residency: SD % owned: 30%

Name: Dylan Stokes State of residency: SD % owned: 30%

Name: _____ State of residency: _____ % owned: _____

List of Employees: (Attach separate page for more)

Name: _____ DOB: _____ Address: _____

Name: _____ DOB: _____ Address: _____

Name: _____ DOB: _____ Address: _____

Every owner, LLC member or manager, shareholder, principal officer and board member must complete a Background Investigation form found on page 4 and submit a photocopy of his or her driver's license or government ID. (This must be supplemented each time an additional employee is hired.) **Business owners are responsible for conducting employee background checks.**

Part V: AFFIRMATION AND CONSENT

Licensee or Business Name: Pure Bliss Cannabis LLC

I, Kasey E Hahn (printed name), as the applicant or as an authorized agent, officer, owner, or manager for the applicant, declare under the penalty of perjury and under penalty for offering a false instrument for recording that this entire application, statements, and attachments are true, correct, and complete to the best of my knowledge. I further declare & consent that:

1. This statement is executed with the knowledge that misrepresentation or failure to reveal information requested may be deemed sufficient cause for the denial of this license application by the City of Tea (initial here) KEH;
2. I consent to any background investigation necessary to determine my present and continuing suitability and that consent continues as long as I hold a Medical Cannabis Dispensary License (initial here) KEH;
3. I understand and acknowledge that the City Financer's Office and the State of South Dakota may request other information from me in connection with this application. Failure to provide the requested information may result in denial of this application (initial here) KEH;
4. I understand this license shall not be transferable to any other person, business entity, or location and is not a property right (initial here) KEH;
5. I understand that the licensed Medical Cannabis Dispensary business must maintain legal possession of the licensed premises at all times (initial here) KEH;
6. I understand that the entire location premises shall be subject to inspections by relevant authorities at all operational hours and other times of apparent activity (initial here) KEH;
7. I hereby state that I have read SDCL Chap. 34-20G, all applicable State rules and regulations, and City of Tea Municipal Ordinances Section 5.04 regarding Medical Cannabis Dispensary business licensing rules and regulations, and I understand the contents thereof and agree to be bound by them in all respects, expressly including the waiver of liability, release of claims, and indemnification of the City of Tea and others contained in Ordinance Sec. 5.04(v) (initial here) KEH;
8. I understand that any Medical Cannabis business license issued by the City of Tea is provisional, conditional, and must be annually renewed by application submitted no less than forty-five (45) days prior to the expiration date, unless earlier revoked or surrendered (initial here) KEH;

I have completed all the above information and understand my responsibilities as a Medical Cannabis applicant, licensee owner, or manager. I further understand that failure to comply with any law, regulations, or provisions of this affirmation may be grounds for disciplinary action, including, but not limited to, the suspension or revocation of the license.

Kasey E Hahn
Applicant Signature

owner
Title

12-27-2021
Date

Instructions: File this application form along with the required attachments and application license fee to the City of Tea, PO Box 128, Tea, SD 57064. Call 605-498-5191 for questions.

Application Fees: The applicable fee (Initial Application Fee of \$1,500 or Annual Fee of \$10,000) is due at the time of submitting this application. The first Annual fee of \$10,000 is due upon receipt of Certification of Occupancy. The Annual Fee is not pro-rated.

For Finance Office Use Only:

Date application received: 12/30/21 Fee Paid \$ 1500 Receipt No.

Pure Bliss Cannabis LLC Business Plan

Executive Summary — Pure Bliss Cannabis LLC will be a dispensary that will sell cannabis products both for medical and for recreational retail

Company Description — Pure Bliss Cannabis LLC will consist of a 3500 sq ft facility located on prime real estate at the Tea SD exit in the Bakker landing addition with other locations coming soon in other cities

- Rapid City
- Sioux City
- Mitchell
- Brookings
- Watertown
- Other small communities

Owners — Ownership will be a partnership consisting of

- 30% Ownership to Dylan Stokes
- 30% Ownership to Korey Kyle
- 40% Ownership to Kasey Hahn

Advisors

Financial — Ray Thompson Private Wealth Management

- Payroll and Bookkeeping
- State and Federal Taxes

Organization & Management

Pure Bliss Dispensary will be operated by

- Sarah Hahn (operations manager)
 - \$75k annual salary
- Korey Kyle (storefront manager)
 - \$50k annual salary
- 6-8 additional full time employees at \$18 - \$24 per hour

Products

Pure Bliss Cannabis will sell:

- Open 7 days a week 10am – 10pm ✓
- Products we will sell

- Culture Shock Flower – Highest quality, locally grown cannabis with the option to offer over 15-20 varying strains
 - We will also have limited quantity exclusive flower releases
- Edibles (Outsourced)
 - Gummies, cookies, brownies, tinctures, oils
- Concentrates (Outsourced)
 - Wax, Rosin, Shatter, vape cartridges
- Merchandise
 - Hats, Shirts, Koozies, ect..

Marketing

Interstate facing building with signage

Financial Projections

- Yearly Expenses
 - Property tax (Lincoln county 1.36% on \$18 million) - \$25,000
 - Commercial Loan – Mortgage. If a 30 year loan with 5% interest on 1.4 Million would be \$7800 a month or \$94,000 a year
 - Utilities – Yearly
 - Gas \$4200
 - Water \$2400
 - Electricity \$30,000
 - Garbage \$1,200
 - Phone Systems \$1,500
 - Internet \$1,500
 - Accountant - \$15,000
 - Insurance - \$15,000
 - Marketing - \$20,000
 - Property Maintenance
 - Yard and snow removal \$10,000
 - Janitor services \$10,000
 - Business supplies \$8000
 - Payroll - \$400,000
 - Security- \$25,000
 - Misc – unforeseen expenses or repairs \$25,000

Future Dispensary Locations

It is our goal to get more locations so that more people in South Dakota have access to quality medical grade cannabis in their area

- Rapid City
- Sioux City
- Mitchell
- Brookings
- Watertown
- Pierre
- Other smaller communities

Capitol/Proceeds

Owners – After all yearly expenses have been paid the remaining profits will be divided accordingly

- Kasey Hahn 40%
- Dylan Stokes 30%
- Korey Kyle 30%

Security Plan

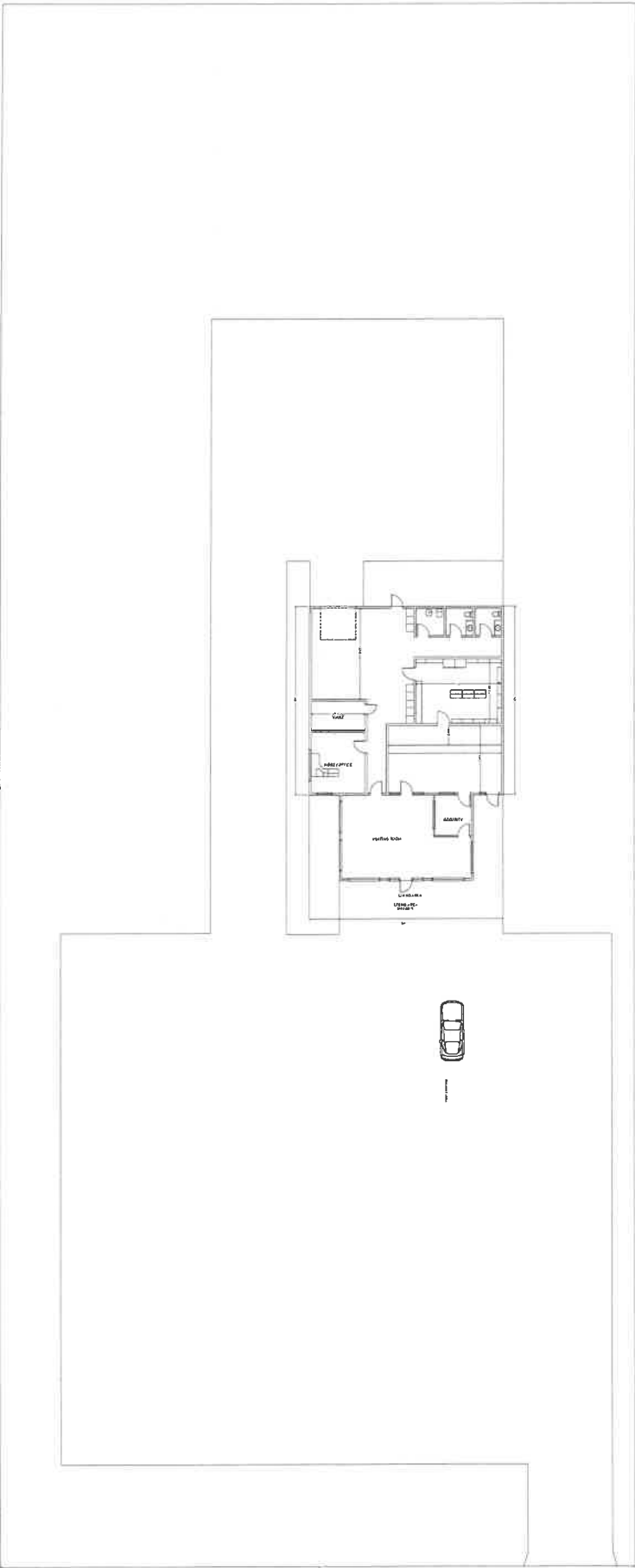
Facility will have

- Extremely well lit parking lot and exterior of building
- a 32 camera security system covering the entire exterior of the building and the interior including the doors and windows 24 hours a day
- On site security guard during hours of operation (7am-5am)
- Key card entry for every entry point with access limited to management and the security guards
- Night time will be patrolled by a 3rd party security company (tri state security)

Funding Request – Reliabank

Land – 1.25 acres at the Tea exit Bakker Landing development

Building materials and Labor (see cost to build for details) = \$1.1 million



Customer Parking

