



PLANNING COMMISSION MEETING

May 12, 2026 at 6:30 PM

City Hall Council Chambers – 450 Virginia Avenue, Long Lake, MN 55356

AGENDA

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Approve Agenda**

4. **Open Correspondence**

NOTE: Open Correspondence is an item on the agenda during which the public may address the Planning Commission. **No formal action is taken by the Planning Commission** and comments shall be limited to five minutes or less. *Open Correspondence comments may also be emailed to City staff by 12:00 noon on the date of the meeting.*

5. **Regular Business**

A. Approve Minutes of March 31, 2026 Planning Commission Meeting

B. Public Hearing: Amendment to Section 16 of the Zoning Ordinance to Allow Commercial Kennels as a Permitted Use in the I-1 Industrial District

6. **Other Business**

7. **Adjourn**



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
March 31, 2026**

CALL TO ORDER

The meeting was called to order by Chair Pro-Tempore Goodsell at 6:28 pm.

Present: Chair Pro-Tempore: Lori Goodsell; Commissioners: Travis Michels, Virginia See, Anita Secord, and Judd Axelson; City Clerk: Jeanette Moeller; City Council Liaison: Deirdre Kvale

Absent: None

ADMINISTER OATH OF OFFICE TO NEW COMMISSIONER / WELCOME & INTRODUCTIONS

City Clerk Moeller administered the Oath of office to new Planning Commission member, Travis Michels.

Commissioner Michels introduced himself to the Commission and shared a bit about his background.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

Commissioner Secord moved to approve the agenda as presented. Commissioner See seconded. Ayes: all.

OPEN CORRESPONDENCE

No one appeared to address the Planning Commission during Open Correspondence.

REGULAR BUSINESS

A. Recommendation for Appointment of Planning Commission Chair and Chair Pro-Tempore Positions for 2026

A motion was made by Commissioner Goodsell, seconded by Commissioner See, to recommend the appointment of Commission member Axelson to the position of Planning Commission Chair for 2026. Ayes: all.

A motion was made by Commissioner See, seconded by Secord, to recommend the appointment of Commission member Goodsell to the position of Planning Commission Chair Pro-Tempore for 2026. Ayes: all.

Commissioner Axelson began officiating the meeting as Chair.

B. Approve Minutes of May 13, 2025 Planning Commission Meeting

A motion was made by Commissioner See, seconded by Commissioner Secord, to approve the minutes of the May 13, 2025 Planning Commission meeting. Ayes: all.

OTHER BUSINESS

Regulation of E-Bike Use - Chair Axelson raised the question of whether the City would be considering enforcement measures regarding e-bike safety. Moeller responded that she believed statutory provisions had been adopted to govern e-bike use that may yet be modified. She agreed with the Commission that perhaps issuing an advisory on e-bike rules would be warranted.

City Hall Staffing Changes – Council Liaison Kvale and City Clerk Moeller provided an update on staffing changes that had occurred at City Hall and in the Public Works Department over the past few months.

Looking Ahead, Next Meeting – City Clerk Moeller gave the Commission a preview of an expected zoning text amendment application likely to be on an upcoming agenda with regard to a request to add Commercial Kennels as an allowable use in the I-1 Industrial zoning district. Commercial Kennels are currently a permitted use in the I-2 Industrial district.

Investing in Infrastructure – Council Liaison Kvale noted that Administrator Nowezki had made a priority of establishing a capital improvement plan to allow for investing in the City's infrastructure, with a goal of undertaking a sewer lining project and street improvement projects. Moeller added that staff's hope is to start placing a focus back on investing in Long Lake. Council Liaison Kvale, Moeller, and Commissioner Axelson shared positive comments on Administrator Nowezki's performance in her new role.

ADJOURN

A motion was made by Goodsell, seconded by See, to adjourn the meeting at 7:13 pm.

Respectfully submitted,
Jeanette Moeller
City Clerk



CITY OF
LONG LAKE

Planning Commission Agenda Report

City of Long Lake

450 Virginia Avenue, PO Box 606
Long Lake, MN 55356

MEETING DATE / May 12, 2026

SUBJECT: Public Hearing: Amendment to Section 16 of the Zoning Ordinance to Allow Commercial Kennels as a Permitted Use in the I-1 Industrial District

Prepared By: Hannah Rybak, WSB

Report Date: 5/06/2026

Recommended Planning Commission Action

Upon conclusion of the public hearing, the Planning Commission should discuss the draft ordinance and consider the following action:

Motion to recommend the City Council adopt an ordinance amending Section 16 of the City's Zoning Ordinance to allow commercial kennels as a permitted use in the I-1 Industrial zoning district.

Overview / Background

The City has received a Text Amendment application from Max Bitterman, owner of Dog Wellness Club, requesting an amendment to the zoning ordinance to allow kennels as a permitted use in the I-1 Industrial District. Kennels are currently allowed as a permitted use in the I-2 Industrial District, but not in the I-1 Industrial District. The applicant has sought land within Long Lake to open a Dog Wellness Club location for a number of years. The business would include dog boarding, training, grooming, and other dog related services. There is an available space at 2195 Danies Street that would suit the applicant's needs. This property is located in the I-1 Industrial District, where kennel facilities are not currently permitted.

A kennel is defined in the ordinance as follows:

Dog Kennel. Any place where three (3) dogs or more over three (3) months of age are boarded, bred and/or offered for sale, except a veterinary clinic.

Section 16A. Subd. 2 (E) allows commercial kennels as a permitted use in the I-2 District. The ordinance language is as follows:

Commercial Kennel Facilities. Commercial kennel facilities shall require the issuance of a Kennel Permit as stated in Section 6-151 of the Long Lake City Code. Commercial kennel facilities shall be subject to the following additional standards listed below. A kennel permit may be revoked by the council by reason of the violation of any health or nuisance order, laws or regulations, or any of the standards listed below:

- 1. Kennels shall be kept in a clean and healthful condition at all times and shall be open for inspection by the city authorities at any time.*
- 2. Any outdoor exercise/play area must be located in a rear or interior side yard and must be located a minimum of three feet (3') from any property line. Outdoor exercise/play areas may not be located in a front or corner side yard. The outdoor exercise/play area must be fenced to a minimum height of six feet (6') and must be cleaned daily. A site plan showing the proposed*

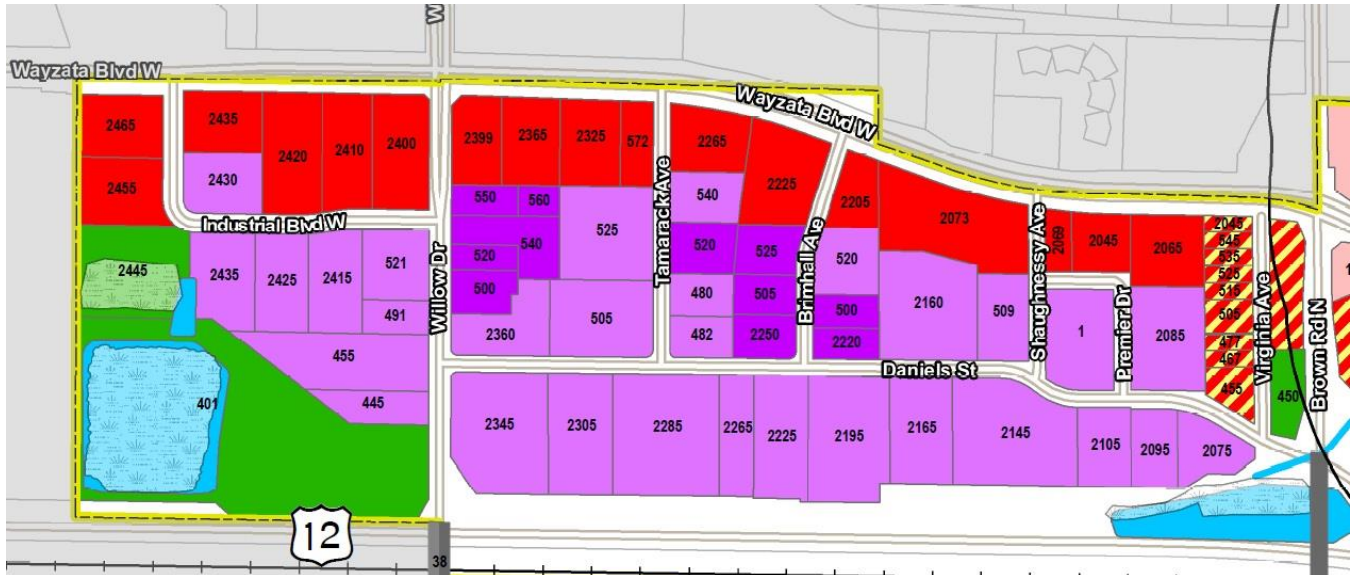
location and dimensions of any outdoor exercise/play area shall be submitted with a kennel permit application.

3. Animals shall be reasonably restrained from annoying the neighborhood or the general public.

4. Animal wastes shall be immediately cleaned up with solid wastes being enclosed in a container of sufficient construction to eliminate odors and organisms.

5. Retail associated with a commercial kennel facility is permitted provided that the retail sales area does not occupy more than 10% of the total area of the facility.

I-1 & I-2 Industrial Districts



Long Lake Zoning Map
I-1 is light purple and I-2 is dark purple

The intent statements for the I-1 and I-2 Districts are identical, and are as follows:

A. To improve the economic base of the City and support other City strategies by increasing the efficiency of this limited industrial area, intensifying the use of that land and creating a sense of a district functionally, operationally and visually.

B. To provide a location for active, small scale, light industrial and non production industrial uses with a high standard of building and site design.

During the discussions surrounding cannabis, staff noticed that there is almost no difference between the I-1 and I-2 districts, except for the following:

1. Lot area
 - a. A minimum of 40,000 SF is required in the I-1 District
 - b. A minimum of 20,000 SF is required in the I-2 District
2. Differing uses
 - a. Marine repair is permitted in I-1 and not in I-2
 - b. Commercial kennel facilities are permitted in I-2 and not in I-1

Lack of differentiation between the two districts is something the City may choose to address following the 2050 Comprehensive Plan update. It may be valuable to provide further distinction between the two districts, or the City may decide to consolidate both districts. As it stands today, it would be reasonable to allow commercial kennel facilities in both industrial districts.

Staff requests the Planning Commission review the attached draft ordinance, hold the required public hearing, and discuss whether to make a recommendation that the City Council adopt the draft ordinance as presented.

If the Zoning Text Amendment is approved by the City Council, the applicant's potential dog wellness facility will need to meet all applicable zoning ordinance requirements in order to occupy the site.

Supporting Information

- Ordinance amending Section 16 of the Long Lake Zoning Ordinance
- Application materials



**City of Long Lake
Hennepin County, Minnesota
Ordinance No. 2026-____**

**An Ordinance Amending Section 16 of the Long Lake Zoning Ordinance to Allow Commercial Kennels
as a Permitted Use in the I-1 Industrial Zoning District**

The City Council of the City of Long Lake does hereby ordain as follows:

Section 1. The Long Lake Zoning Ordinance, Section 16, Subd. 2 is hereby amended as follows. Additions are underlined, and deletions are shown with a ~~striketrough~~:

Subd. 2. Permitted Uses

F. Commercial Kennel Facilities. Commercial kennel facilities shall require the issuance of a Kennel Permit as stated in Section 6-151 of the Long Lake City Code. Commercial kennel facilities shall be subject to the following additional standards listed below. A kennel permit may be revoked by the council by reason of the violation of any health or nuisance order, laws or regulations, or any of the standards listed below:

1. Kennels shall be kept in a clean and healthful condition at all times and shall be open for inspection by the city authorities at any time.
2. Any outdoor exercise/play area must be located in a rear or interior side yard and must be located a minimum of three feet (3') from any property line. Outdoor exercise/play areas may not be located in a front or corner side yard. The outdoor exercise/play area must be fenced to a minimum height of six feet (6') and must be cleaned daily. A site plan showing the proposed location and dimensions of any outdoor exercise/play area shall be submitted with a kennel permit application.
3. Animals shall be reasonably restrained from annoying the neighborhood or the general public.
4. Animal wastes shall be immediately cleaned up with solid wastes being enclosed in a container of sufficient construction to eliminate odors and organisms.
5. Retail associated with a commercial kennel facility is permitted provided that the retail sales area does not occupy more than 10% of the total area of the facility.

Section 3. Effective Date. This Ordinance shall be effective upon adoption and publication according to law.

Adopted by the City Council of the City of Long Lake this _____ day of _____, 2026.

Date of Adoption: _____, 2026

Date of Publication: _____, 2026

Effective Date: _____, 2025

ATTEST:

BY:

Jeanette Moeller, City Clerk

Charlie Miner, Mayor



Land Use Application Form

CITY OF LONG LAKE

450 Virginia Avenue, PO Box 606
Long Lake, MN 55356
City Hall Phone / 952-473-6961

Escrow Deposit = \$ 2000.00
Date Paid 4/13/20
☒ Check # 1003
☐ Cash Receipt # _____

FOR OFFICE USE ONLY

Section 5B.

Planning Case # 20
Application Fee = \$ 500.00
Date Paid 4/13/20
☒ Check # 1003
☐ Credit Card
☐ Cash Receipt # _____

Property Information

Address of Property Involved 2195 Daniels St Long Lake, MN 55356
Property Identification Number 34-118-23-24-0084 Current Zoning I-1
Legal Description of Property Lot 1, Block 1, Long Lake Hendrickson Addition

Property Owner Name Elizabeth A. Bidon, Trustee of the Barbara A. Hendrickson Trust U/A/D May 4, 2017
Property Owner Mailing Address 2526 Sandstone Lane
City, State, Zip Orono, MN 55356

Applicant Information

Full Name Max Bitterman Phone # 612-518-2358
Email Address realmaxbitterman@gmail.com
Street Address 1240 Arbor St
City / State / Zip Orono, MN 55391

Type of Request (Check All That Apply)

Zoning

- ☐ Conditional Use Permit
☒ Zoning Amendment (Rezoning or Text)
☐ Variance
☐ Change to Nonconforming Use or Structure
☐ PUD Master Development Plan or Concept Plan
☐ Final Site and Building Plan Review
☐ Interim Use Zoning Amendment/Permit

Subdivision

- ☐ Preliminary or
☐ Final Plat
☐ Minor Subdivision
(Lot Line Adjustment only)
☐ Major Subdivision
(All Platting Applications)

Other

- ☐ Comprehensive Plan Amendment
☐ Sign Variance
☐ Informal Concept Review (PC)
☐ Village Design Guidelines Review
☐ _____

All applications must be accompanied by the submittals for the specific type of request and the required list of items.

Description of Request The purpose of this application is to request that the regulations for the I-1 Industrial zoning district be amended to allow Commercial Kennel Facilities as a permitted use. Commercial Kennel Facilities are currently a permitted use in the I-2 Industrial District.

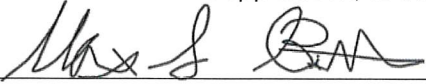
AGENDA DEADLINE & MEETING SCHEDULE

All regularly scheduled Planning Commission and City Council meetings are held in the City Hall Council Chambers beginning at 6:30 pm. The Planning Commission meets on the second Tuesday of the month, and the City Council meets on the first and third Tuesday of each month. Meeting dates are subject to change due to member availability, holidays,

APPLICANT ACKNOWLEDGMENT & SIGNATURE

With my signature below, I acknowledge that I have read, understand, and agree to all of the information listed in the Long Lake Land Use Application and fully understand and agree that I am responsible for all costs, including, without limitation, any consultant fees incurred by the City related to the processing and review of this application through completion and final inspection of any improvements, consistent with the ‘Payment of Fees and Escrow Requirements’ section above. I agree that if additional fees are required to cover costs incurred by the City, the City Administrator has the right to require additional payment from one or more of the undersigned, who shall be jointly and severally liable for such fees. I further understand and agree that if timely payment is not made, the application process may be terminated and the application denied for failure to reimburse the City for costs incurred. I also understand and agree that, in the event of non-payment of fees or costs related to this application or the project herein contemplated, the City may approve a special assessment against my property to recover the same and I hereby specifically waive any and all right to appeal said assessment pursuant to Minnesota Statute 429.

I, the undersigned, certify that the information on this application, to the best of my knowledge, is true and correct.

X Signature of Applicant  Date 04/02/2026

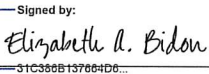
Is applicant also the owner of the properties involved in this application? ☐ YES ☒ NO

PROPERTY OWNER SIGNATURE

I am the owner of the property or properties involved in this application, and consent to the applicant making a Land Use Application.

X Signature of Property Owner

Signed by:



31C388B137884D6...

 Date 4/2/2026

Max Bitterman
Dog Wellness Club

April 8, 2026

City of Long Lake
Planning Department / Planning Commission
450 Virginia Avenue
PO Box 606
Long Lake, MN 55356

SUBJECT: Request for Zoning Ordinance Amendment – I-1 District (Kennel Use) for Lot 1, Block 1, Long Lake Hendrickson Addition

Dear Members of the Planning Commission and City Council,

Please accept this letter and the enclosed application materials as a formal request for a zoning text amendment to the City of Long Lake's Zoning Ordinance, specifically concerning the I-1 (Light Industrial) zoning district.

The purpose of this amendment is to add "Kennels" and/or "Commercial Animal Boarding and Daycare" as a permitted or conditional use within the I-1 district. Approval of this amendment will allow the Dog Wellness Club to establish a premium dog care and wellness facility at the property legally described as Lot 1, Block 1, Long Lake Hendrickson Addition.

We would like to see the current I-2 Commercial Kennel Facilities rule written into I-1 without changes.

From I-2 District, permitted uses section:

Commercial Kennel Facilities: Commercial kennel facilities shall require the issuance of a Kennel Permit as stated in Section 6-151 of the Long Lake City Code. Commercial kennel facilities shall be subject to the following additional standards listed below. A kennel permit may be revoked by the council by reason of the violation of any health or nuisance order, laws or regulations, or any of the standards listed below:

1. Kennels shall be kept in a clean and healthful condition at all times and shall be open for inspection by the city authorities at any time.
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5. Retail associated with a commercial kennel facility is permitted provided that the retail sales area does not occupy more than 10% of the total area of the facility.

Property Overview

- Proposed Business: Dog Wellness Club
- Legal Description: Lot 1, Block 1, Long Lake Hendrickson Addition
- Current Zoning: I-1 (Light Industrial)
- Proposed Use: Dog daycare, boarding, grooming and training services (Kennel)

Rationale for the Amendment

Currently, the I-1 district does not explicitly accommodate commercial kennels. However, amending the ordinance to allow this use in light industrial areas aligns with modern municipal planning standards for the following reasons:

- The I-1 and I-2 zoning districts are very similar in their permitted uses in Long Lake. Amending the I-1 district to include Commercial Kennel Facilities as an allowable use would be consistent with the compatible nature of the two industrial zoning districts, given that Commercial Kennel Facilities are already a permitted use in the I-2 district.
- Zoning Compatibility: Light industrial districts are widely considered the most appropriate zoning designation for kennels. The inherent nature of industrial zones—characterized by larger setbacks, robust building structures, and a separation from dense residential neighborhoods—naturally mitigates potential concerns related to noise or increased traffic associated with dog boarding and daycare.
- Economic Development: Allowing the Dog Wellness Club to operate will revitalize the subject property, generate local employment opportunities, and contribute to the City of Long Lake's commercial tax base.
- Community Demand: There is a high and growing demand for high-quality pet care, training, and wellness services in the Long Lake and greater Lake Minnetonka area. Providing a dedicated space for these services will be a valuable amenity for local residents and commuters.

Facility Operations & Mitigation

The Dog Wellness Club is committed to operating a clean, safe, and community-friendly facility. Should the amendment be approved, our subsequent site plan and operational proposals will include details on:

- State-of-the-art soundproofing materials for all indoor play and boarding areas to ensure zero noise disturbance to neighboring properties.
- Strict waste management and sanitation protocols.
- Controlled, supervised outdoor exercise periods (if applicable) with secure fencing and visual screening.

We believe that adding kennels as an allowable use in the I-1 district represents a logical and beneficial update to the Long Lake Zoning Ordinance, promoting diverse business growth while protecting the integrity of residential zones.