



## ECONOMIC DEVELOPMENT AUTHORITY MEETING

March 19, 2024 at 5:00 PM

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

### AGENDA

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1. **Call to Order**

2. **Pledge of Allegiance**

3. **Approve Agenda**

4. **Consent Agenda**

[A.](#) Approve Minutes of December 19, 2023 Economic Development Authority Meeting

5. **Open Correspondence**

**NOTE:** Open Correspondence is an item on the agenda during which the public may address the Economic Development Authority (EDA). **No formal action is taken by the EDA** 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.*

6. **Regular Business**

[A.](#) Application for EDA Review - 1905 Wayzata Boulevard W Property, Dog Wellness Club Inc. (Max Bitterman)

B. Discuss Future of 1905 Wayzata Boulevard W Property

7. **Other Business**

8. **Adjourn**



**MINUTES**  
**Economic Development Authority**  
**December 19, 2023**

**CALL TO ORDER**

The Economic Development Authority meeting was called to order at 6:00 pm.

**Present:** Chair: Jahn Dyvik; Board: Deirdre Kvale, Mike Feldmann, Charlie Miner, Gina Joyce, Tim Hultmann, and Sahand Elmtalab

**Staff Present:** City Administrator/Executive Director: Scott Weske

**Absent:** None

**PLEDGE OF ALLEGIANCE**

**APPROVE AGENDA**

*A motion was made by Miner, seconded by Hultmann, to approve the agenda. Ayes: all.*

**CONSENT AGENDA**

The Consent Agenda consisted of the following:

- A. Approve Minutes of April 18, 2023 Economic Development Authority Meeting

*A motion was made by Dyvik, seconded by Feldmann, to approve the Consent Agenda. Ayes: all.*

**OPEN CORRESPONDENCE**

No one was in attendance to address the Economic Development Authority during Open Correspondence.

**BUSINESS ITEMS**

**Recommendation to the City Council Regarding Reappointment of Economic Development Authority Member Sahand Elmtalab**

Scott Weske, Executive Director, explained that Sahand Elmtalab has indicated an interest in being reappointed consistent with the EDA bylaws.

*A motion was made by Dyvik, seconded by Feldmann, to recommend the City Council reappoint Sahand Elmtalab to serve as a resident at large member of the Economic Development Authority for a term effective January 1, 2024 through December 31, 2025. Ayes: all.*

**Extend Economic Development Authority Chair and Vice-Chair Officer Position Appointments**

Executive Director Weske explained that this agenda item was essentially a housekeeping item to match the terms laid out in the bylaws.

Chair Dyvik noted that he did not think they should automatically just extend the terms of the current Chair and Vice-Chair if there were others interested in serving in that capacity. He stated that he was willing to continue to serve as Chair, but did not want to take that opportunity away from someone else.

Board member Feldmann stated that he agreed and was also willing to continue to serve as Vice-Chair, but would also be willing to step aside if someone else wanted that role.

*A motion was made by Kvale, seconded by Hultmann, to extend the appointment of Board member Dyvik to serve as Chair and Board member Feldmann to serve as Vice-Chair. Ayes: all.*

**Updates from City Staff Regarding Parking Requirements and the Status of City-Owned Property at 1905 Wayzata Boulevard W.**

Executive Director Weske explained that City Clerk Moeller had intended to be at the meeting to share with the EDA about this item, but she was unable to attend due to illness. He stated that his understanding was that the City was seeing interested parties want to put uses the property that do not comply with zoning standards such as building size and parking requirements, which somewhat limits the opportunities given the smaller size of the property. He mentioned the example of developing the property for a restaurant being a scenario creating parking issues, or even queue issues for a business like a coffee shop. City Clerk Moeller and Planning Consultant Rybak have taken a look at a handful of property uses in zoning code where parking may be somewhat restrictive and would be bringing back a recommendation to the Planning Commission and the City Council about the possibility of easing up on some of the existing restrictions.

The EDA discussed some possible areas where they may be opportunities for a more flexible approach to things such as shared parking between businesses.

**OTHER BUSINESS**

**Land Adjacent to City Owned Parcel** – Board member Miner reported that there is a sliver of land north of Fire Station 1 that seems to have been a bit of an anomaly with the County. He stated that the property’s status will be fixed and the sliver of land will become part of the bigger piece of land owned by the City, as it should have been originally recorded.

**ADJOURN**

*Hearing no objection, Chair Dyvik adjourned the meeting by general consent at 6:22 pm.*

Respectfully submitted,  
Scott Weske, Executive Director



CITY OF  
**LONG LAKE**

## Economic Development Authority Agenda Report

### **City of Long Lake**

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

**MEETING DATE / March 19, 2024**

**SUBJECT:** Application for EDA Review - 1905 Wayzata Boulevard W Property,  
Dog Wellness Club Inc. (Max Bitterman)

**Prepared By:** Jeanette Moeller, City Clerk

**Report Date:** 3/13/2024

### Recommended Economic Development Authority Action

Staff recommends the EDA discuss the above-referenced application and respond to the applicant’s request for review and consideration.

### Overview / Background

Max Bitterman of Dog Wellness Club Inc. has submitted an Application for EDA Review to request the EDA and City’s consideration of their concept to develop the property and open a Dog Wellness Club in Long Lake that would offer dog daycare, boarding, training, grooming and special community programs. The applicant has been in the industry for 15 years and currently owns/operates other similar facilities in Minneapolis.

Please refer to the attached application and accompanying materials. Staff is requesting the EDA review the application in order to provide a response to the applicant, and/or to give direction to City staff should the EDA wish to continue discussions and begin negotiations with the applicant.

### Supporting Information

- Application for EDA Review
- Email narrative provided by the applicant’s business partner, Christian Nicklow
- Concept site layout
- Memo from Hannah Rybak, Planning Consultant, providing an initial review of the applicant’s concept plan



**Application for Economic Development Authority Review**  
**CITY OF LONG LAKE**  
450 Virginia Avenue, PO Box 606  
Long Lake, MN 55356  
Phone / 952.473.6961

Date Received \_\_\_\_/\_\_\_\_/\_\_\_\_  
Staff Initials \_\_\_\_\_

This application must be completed when a project is proposed to be located on city-owned land; when an applicant is interested in speaking with the Economic Development Authority (EDA) about their potential project (separate from a land use application); or when an applicant is seeking EDA consideration of funding assistance for a proposed project. **PLEASE NOTE:** A request for funding assistance requires completion of this application, along with a Request for Economic Development Authority Assistance form.

**General Information**

Business Name: Dog Wellness Club Inc.  
Address: 221 Borden Ave  
City, State, Zip: Minneapolis, MN 55405  
Business Is A:  Corporation [ ] LLC [ ] Partnership [ ] Sole Proprietorship  
EIN / Federal Tax ID#: 81-3780883  
Contact Person: Max Bitterman Title: Owner  
E-mail Address: max@ydbf.email Phone: (612) 518-2358

**Project Information**

**PROPOSED PROJECT** – Please attach a detailed graphic depicting your project proposal, including a site survey.

New Construction [ ] Revitalization of Existing Building/Site

Description of Proposed Business Type(s) and/or Uses: Dog daycare, boarding, grooming, training, community center

Prospective Tenants: 1 / Dog Wellness Club  
Building(s) Square Footage by Use: 6-9k sq ft  
Building Height and Materials: 15 ft, TBD

Site Address: 1905 W Weyzata Blvd, Longlake, MN 55356 PID: 34-118-23-13-0058

If New Construction, Total Size in Acres of Project Area: .47 acres

Does the applicant have site control, including a Purchase Agreement? no

Who is/are the present owner(s) of the site? City of Long Lake

What is the assessor's estimated market value of the project area now, and what will it be when the project is completed?

Current Market Value: \$ 400,000 Market Value Upon Completion: \$ 1,100,000

To the best of your ability at this time, please provide an estimate of your anticipated project costs on the lines below:

Land Acquisition	\$ <u>400,000</u>
Soil Correction / Remediation	\$ <u>0</u>
Demolition	\$ <u>0</u>
Site Grading & Excavation	\$ <u>30,000</u>
Utilities	\$ <u>20,000</u>
Road Improvements	\$ <u>0</u>
Curb, Gutter, Parking Lot, Sidewalks	\$ <u>40,000</u>
Building Construction	\$ <u>300,000</u>
Parking Ramp (if applicable)	\$ <u>0</u>
Landscaping	\$ <u>30,000</u>
Architectural & Engineering Fees	\$ <u>10,000</u>
Legal Fees	\$ <u>20,000</u>
Financing Costs	\$ <u>10,000</u>
Broker Costs	\$ <u>0</u>
Developer Fee	\$ <u>0</u>
Contingencies	\$ <u>0</u>
Other (specify on the line below)	\$ <u>0</u>
<hr/>	
<b>TOTAL ESTIMATE</b>	\$ <u>360,000</u>

What are the anticipated starting and ending dates of project construction?

Starting Date: 4/1/2024

Ending Date: 9/1/2024

Other General Information of Note Regarding Proposed Project: \_\_\_\_\_

What is the existing zoning of the property? Include a statement as to how the proposed development will conform to the current land use designation, or rationale as to why zoning changes would be necessary.

B2 General Business District

**CONSULTANTS**

Project Architect:

Name / Firm COBECK Construction Company, LLC

Current License # \_\_\_\_\_ Expires \_\_\_\_\_

Address 273 W Lafayette Frontage Rd, St. Paul, MN 55107

Phone 651-756-7521

Project Engineer: Name / Firm \_\_\_\_\_  
Current License # \_\_\_\_\_ Expires \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_

General Contractor: Name / Firm Coback Construction Company, LLC  
Current License # \_\_\_\_\_ Expires \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_

Legal Counsel: Name / Firm Seiler Law, PLLC  
Address 800 Transfer Road Suite 100, St. Paul, MN 55114  
Phone 612-396-9292

**References**

**PROFESSIONAL REFERENCES** -- Please provide a minimum of 2 professional references on the lines below; or a list of references may be attached as a separate sheet to this application.

Reference #1: Business Name / Firm Happy Tails Rescue  
Address 7331 Baker St NE, Fridley, MN 55432  
Contact Person Laura Westphall  
Phone 210-863-6755

Reference #2: Business Name / Firm Home For Life Sanctuary  
Address 847 Stillwater Blvd, Stillwater, MN 55082  
Contact Person Lisa Ladeviere  
Phone 612-963-2259

**PROJECT EXAMPLES** -- On the lines below, please provide recent examples (within the past five years) of similar developments your company has completed or is currently engaged in.

Example #1: Project Name Dog Wellness Club  
Project Location 221 Border Ave, Minneapolis, MN 55405  
Municipality Minneapolis  
Type of Project Same as proposed  
Project Size 8,000 sq ft  
Project Start Date 3/1/2018 Completed 6/1/18  
Market Value Upon Completion 1,200,000

Example #2: Project Name \_\_\_\_\_  
 Project Location \_\_\_\_\_  
 Municipality \_\_\_\_\_  
 Type of Project \_\_\_\_\_  
 Project Size \_\_\_\_\_  
 Project Start Date \_\_\_\_\_ Completed \_\_\_\_\_  
 Market Value Upon Completion \_\_\_\_\_

Example #3: Project Name \_\_\_\_\_  
 Project Location \_\_\_\_\_  
 Municipality \_\_\_\_\_  
 Type of Project \_\_\_\_\_  
 Project Size \_\_\_\_\_  
 Project Start Date \_\_\_\_\_ Completed \_\_\_\_\_  
 Market Value Upon Completion \_\_\_\_\_

**Applicant/Developer Financial Background**

**Name and Address of Business Owner(s):** (Please attach a separate page if more than 3 owners.)

1. Owner Name Max Bitterman Title Owner  
 Address 1240 Arbor St, Orano, MN 55391  
 City, State, Zip \_\_\_\_\_
2. Owner Name \_\_\_\_\_ Title \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_
3. Owner Name \_\_\_\_\_ Title \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_

Name and Address of Business Bank:

Bank Name Sunrise Bank  
 Address 2160 Blaisdell Ave  
 City, State, Zip Minneapolis, MN 55404  
 Contact Name Rich Esquirel Phone 612-558-7078



Name and Address of Bank Financing Project: (If financing bank differs from business bank.)

Bank Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Has the developer, developer's company, developer's previous company, partner, or related affiliate ever filed for a bankruptcy or defaulted on a loan commitment? [ ] YES [X] NO

If yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide a background on the developer's company, principals, and history; list previous experience of this particular development team working together.

*We launched our dog training company in 2009. We opened the dog wellness club in Minneapolis in 2018.*

**Applicant Signature**

I understand my signature below verifies that the information included in this application is true and correct to the best of my knowledge. I understand submission of this application is for informational purposes only. By reviewing the information in this application, the EDA has not agreed to formally negotiate with this applicant or consider any specific proposal.

*[Handwritten Signature]*  
SIGNATURE

*1/23/2024*  
DATE



Jeanette Moeller <jmoeller@longlakemn.gov>

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## Fwd: Dog Wellness Club

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**Scott Weske** <sweske@longlakemn.gov>  
To: Jeanette Moeller <jmoeller@longlakemn.gov>

Mon, Jan 22, 2024 at 12:31 PM

----- Forwarded message -----

From: **christian nicklow** <cnicklow@hotmail.com>  
Date: Thu, Jan 18, 2024 at 2:27 PM  
Subject: Dog Wellness Club  
To: sweske@longlakemn.gov <sweske@longlakemn.gov>, Max Bitterman <max@ydbf.email>

Hi Scott,

Thank you for taking my call today about the [1905 Wayzata Blvd](#) property. I have my business partner, Max Bitterman, attached to this email as well. We would like the opportunity to open a Dog Wellness Club in Long Lake that offers dog daycare, boarding, training, grooming and special community programs. Max has been in the industry for 15 years. He currently owns and operates Your Dog's Best Friend, YDBF.org and Dog Wellness Club, DogWellness.Club. They are both located in the North Loop of Minneapolis.

The Dog Wellness Club is a bit of a disruptive force in dog daycare. The model is built on inclusion rather than incarceration and serves as a campus rather than a kennel for the dogs. The current location is in the heart of the Minneapolis Farmers Market and it is immersed in community. The Club has a Dog Parenting Center that includes Puppy Classes, AKC Classes, special programs like introducing dogs to families who are expecting new babies, authoring/reading children's books about dogs, ESA programs for veterans and Peer Support Dog training programs for local police. Max and his family live in Orono and over the past 15 years have developed a strong base of clients and advocates in the west suburbs so this would be an ideal location.

Due to the nature of the Club and the way it has been elevated as a category above traditional dog daycare in the eyes of it's members, we have many who will drive past 7 or 8 other dog daycares to come to us in Minneapolis and they would be thrilled to see one open in Long Lake.





Max's Contact Info:

**Max Bitterman**

**Dog Relater**

[Max@YDBF.org](mailto:Max@YDBF.org)

**Phone# 612 518-2358**

**Training Your Dog's Best Friend**

[Google Maps Location & Contact](#)

[Facebook](#)

**Daycare/Boarding Dog Wellness Club**

[Google Maps Location & Contact](#)

[Instagram](#)

**Media:** [AnswersFromDogs.com](http://AnswersFromDogs.com)

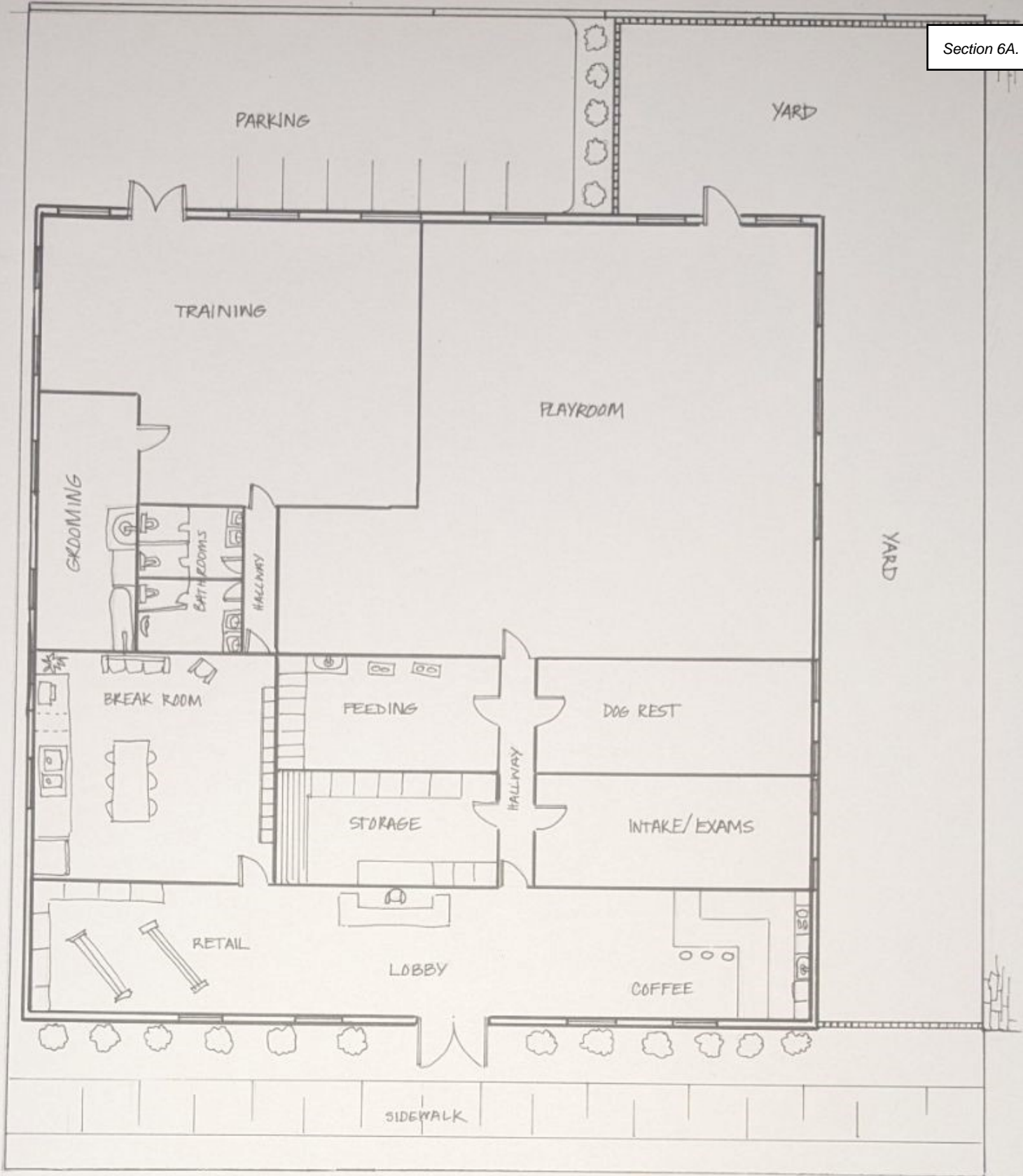
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Scott Weske

Long Lake City Administrator

Phone Number 952-473-6961X2





U.S. HIGHWAY 12

DOG WELLNESS CLUB



To: City of Long Lake  
 From: Hannah Rybak, City Planner  
 Date: February 8, 2024  
 Request: Review of Concept Plan for Dog Wellness Club for 1905 West Wayzata Blvd.

**Zoning District:** B-2 General Business, Shoreland Overlay District

**Future Land Use Designation:** Downtown Village Mixed Use

**Proposed Use:**

- Principal Use:
  - Dog daycare, boarding, grooming, training– **Permitted**
- Accessory Uses:
  - Outdoor dog play space- **Conditional**
  - Retail – Incidental to principal use – **Permitted**

**Zoning Requirements:**

*Setbacks were not provided on the concept plan – this table is an estimation of proposed setbacks based on the concept plan provided.*

	<b>B-2</b>	<b>Proposed</b>
<b>Lot area</b>	10,000 SF	20,469 SF
<b>Lot width</b>	100 FT	125 FT
<b>Front setback (Wayzata Blvd)</b>	35' min	17'
<b>Corner side setback (Lake St.)</b>	35' min	8'
<b>North side setback</b>	5' min	18'
<b>Rear setback (west)</b>	5' min	22'
<b>Height</b>	35' max.	15'
<b>Parking Lot setback (west)</b>	5' min	0'
<b>Parking Lot Setback (south)</b>	10' min	0'
<b>Access Drive Setback (west)</b>	5' min from	0'

**Variiances necessary for front setbacks from Wayzata Blvd. & Lake St., parking setback from south and west property lines, access drive setback from west property line.**

**Required parking spaces:**

- Animal hospitals or kennels: 1 space per 500 square feet of floor area
  - Building square footage stated as 6,000-9,000 SF.
  - Based on a square footage of 7,500 SF, 15 parking spaces would be required
  - 7 spaces shown on concept plan – **variance necessary**

**Landscaping Requirement**

- 1 tree per 4 parking spaces
  - Concept plan is not clear on the type of landscaping provided
  - If number of trees based on actual parking spaces cannot be provided, **a variance will be necessary.**

**Engineering Considerations**

1. MCWD permitting requirements and Long Lake Stormwater Code may dictate treatment of stormwater or rate control of stormwater on site.
2. Connections to sanitary sewer and water services to be verified.
3. Existing subgrade conditions to be reviewed for any existing debris or contamination.
4. Soil borings will be required to determine on-site soil conditions and any possible necessary corrections.
5. Turning movements should be submitted for vehicles navigating the site. Vehicles should include passenger vehicles, delivery trucks, fire trucks, waste haulers, etc.
6. Snow storage will need to be handled by the owner and a plan communicated to the City.
7. Coordination with Hennepin County likely necessary if changes are made to the frontage along Wayzata Blvd / CSAH 112 or if any work is proposed within the County right of way.

**Land Use Approvals**

1. Due to the number of variances mentioned earlier in this report, staff recommends a PUD to facilitate the approval of this project, rather than a large number of variances & conditional use permit.
2. Village Design Guidelines review.