



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*

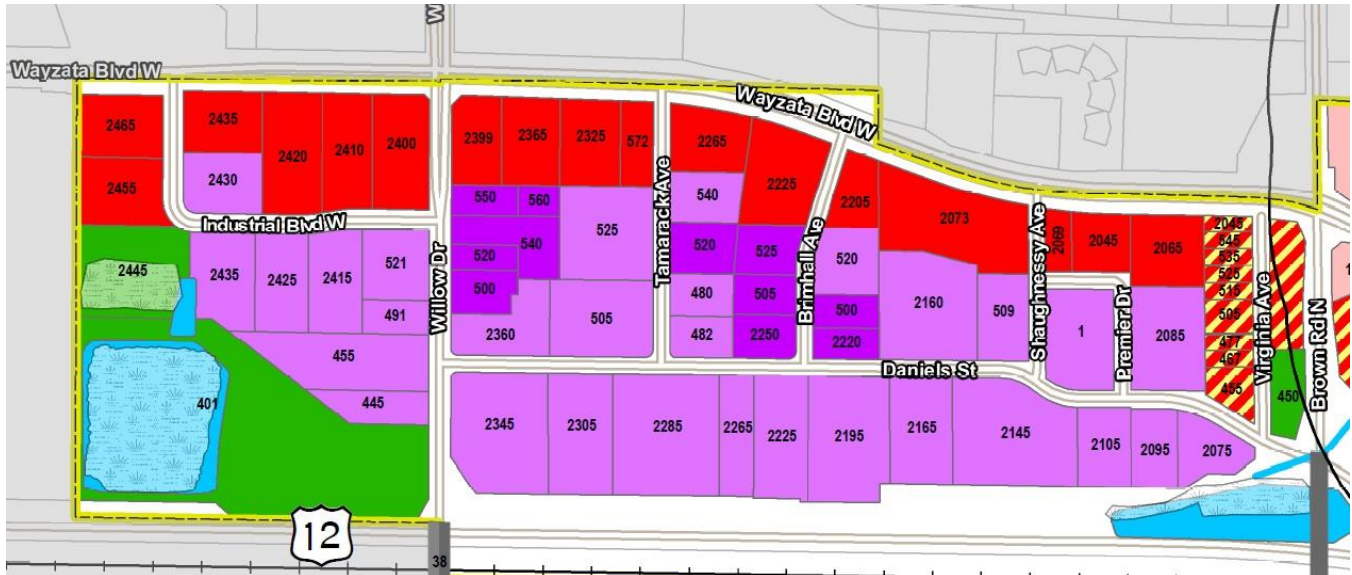
location and dimensions of any outdoor exercise/play area shall be submitted with a kennel permit application.

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