



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
Planning Case # 2020-01
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 realmxbitterman@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.

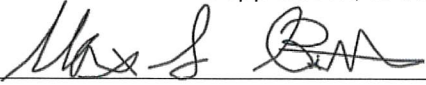
AGENDA DEADLINE & MEETING SCHEDULE

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.

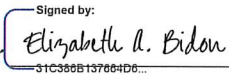
I, the undersigned, certify that the information on this application, to the best of my knowledge, is true and correct.

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.
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.

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.