

**PLANNING COMMISSION MEETING  
March 14, 2006**

**MEMBERS PRESENT:** Bob Craggs, Richard Glasgow, Sharon Lee, Joe Paiement, Chris White, Diane Wirth

**STAFF PRESENT:** Chris Wallberg

**OTHERS PRESENT:** Kari Beaupre, Al Bergevin, Sue Haines

1. **CALL TO ORDER** by Chair Joe Paiement at 7:03 p.m.
2. **PLEDGE OF ALLEGIANCE** was said.
3. **MEETING MINUTES – M/S/P (Craggs/Lee) to approve the February 7, 2006 PC meeting minutes. Motion passed.**
4. **CONDITIONAL USE PERMIT APPLICATION FOR SNAP FITNESS**

**A. Public Hearing on an Application by Kari Beaupre/Ready Snap Go LLC for a Conditional Use Permit For Snap Fitness at 362 St. Croix Trail South/Lakeland Plaza**

- 1) **Call to Order** at 7:08 p.m.
- 2) **Introduction of Application –**  
Wallberg introduced application for Snap Fitness Center (will replace old coffee shop location); fitness center aspect worked well in past; application also requesting tanning beds regulated by State and County agencies, but CUP includes notation permit holder aware and will abide by requirements where they apply; operating hours requested 24/7; variance to sign color (Snap Fitness-24-7 logo); ordinance indicates there can be logo area on sign 3' x 3'.
- 3) **Public Comments –**  
Paiement welcomed Kari Beaupre; advised Beaupre facilitated group of PC members to visit Hudson facility that afternoon.  
Kari Beaupre, Snap Fitness. Spoke briefly of differences between Curves and Snap Fitness; Curves generally for women, circuit training and hydraulic weight equipment, generally 30 minute workout – tends to have limited hours; Snap Fitness open 24/7, has range of equipment from cardio with treadmills, Stairmasters, recumbent and upright bikes, range of electorale equipment where you select your own weight and corner of free weights; equipment has safety features with regard to free weights; top of the line equipment by Cybex that facilitates both genders, male and female; referred to packet distributed with list of current Snap Fitness Centers - currently has 63 stores, 61 open; location will have 6 surveillance cameras that record 60 days; Snap Fitness franchise owner has recorded no incidents of theft, vandalism, or violence at any center over past 2.5 years since established in Twin Cities area; tanning extra perk for members.  
Sue Haines, Common Grounds Coffee. Wanted to support business – having fitness location in our community and also filling vacancy at Lakeland Plaza.
- 4) **Written Comments** - none
- 5) **Hearing Closed** at 7:12 p.m.

**B. Discussion & Recommendation**

White asked Wallberg if Lakeland Plaza owners made aware of tanning beds in notice and Wallberg said no, public notices don't provide details. White addressed safety features and asked what an individual has once they walk out building at 2 a.m. Beaupre confirmed with landlord that lights directly under canopy on as well as lights in parking lot; has capability to view videos and store live from her house; if someone were to bring in friends and complaint received, she would definitely go back and look at tapes; members know when they sign membership they are not allowed to bring in other people without first calling center; would deal with situation on individual basis; spoke with Hudson store owner who has never had any incidents. White asked if Beaupre familiar with Byron, Cokato, or Foley stores; asking because they are very small towns. Beaupre not; talked with some locations comparable in size; frequency 15-25 at any given time in store; late hours between 10:30 p.m. and 1:30 a.m. possibly 3-5; said at St. Croix Falls they do have people who work at Anderson Windows that she is also hoping to tap into that market with the varying hours; will be checking tapes when first opening store to view how members come in; members will use pass key, their computer system will register who came and time arrived; also registers if someone goes in tanning room; if someone leaves, it does not show they have left; would need 225 members to break even - goal 325 (Curves had 127 female members at end); smaller sign under Lakeland

Plaza sign conforms with colors currently in sign; non conforming colors in sign has not been varied in any of the stores; colors gray and red – carpet gray with red strip that goes around – uniforms gray and red; people very receptive to 24/7 fitness center adding to growth; if member loses pass, required to pay for additional card in order to gain entrance when management not present; all members will swipe card when entering; can activate card for specific period of time and deactivate; back exit will have alarm but available as fire exit. Craggs ask if there was staff in center. Beaupre responded they are there at hours they need to be based on how often or when people want to come in; initially for first three months, they will be there more than 40 hour/week because getting base members and doing marketing and sales – after that between 25-35 hours; her husband and parents are doing this together; hearing from Snap corporate office that key and core hours between 2 – 8 p.m.; hours will be posted as well as on answering machine; anticipates 1-2 staff working; until she opens her second store in Prescott, Wisconsin, will be at this store full time; typically ages 16 and over members (will ask for special permission from parent for ages 16/17) would have family membership; Hudson allows children age 12 only if accompanied by parent; center silent; has four flat screen TVs – each one has radio station attached so headphones can be tuned to radio and to whatever channel on TV; rules posted and will be covered with all members; will have beverages such as water and fitness drinks. In answer to White, Beaupre said one of their rules of conduct is not to use profanity, part of membership contract; referred to rules of conduct. Paiement said to extent Snap Fitness has internal rules for their business that don't impact City, he doesn't think it part of CUP review. White felt if they were vulgar inside, they could carry it outside in residential area with children. Craggs said as compromise, they could each look at them as opposed to reading. Glasgow noticed over 50 stores in Minnesota; thinks they have all bases covered after 50 stores; can micromanage, but doesn't think necessary; have curfew laws in Lakeland which will basically take juvenile aspect out of this after hours; certainly can ask Washington County to drive by and look in windows as they go through town in evenings; thinks security not issue. Beaupre reiterated she will be happy to monitor and report any issues; will be addressing any individual complaints by members herself; security system will have three rings around store and panic button; panic button will be by her main desk and phone so if someone were having medical issue, they would hit button and a live voice comes on and asks nature of emergency. Craggs asked if Wallberg had discussed any alternatives to sign; recalling some most recent discussions regarding signs and having multiple alternatives considered at some point. Wallberg said they had discussed and she understood Beaupre needed route that would allow for sign colors because in effect their whole sign is logo; process requires that a variance also be granted that would allow since ordinance doesn't permit. In answer to Lee's question, Beaupre said as soon as it starts to get dark, the sign comes on and goes out when light; definitely on sensor. Paiement thinks this classic example why PC and CC needs to review existing CUP ordinance; looking at sign, doesn't know why different than any other sign in City other than it happens to have red in it and larger logo; doesn't know why she should have to obtain variance for sign as it is nonsensical in his opinion; feels similarly about 24/7. Lee stated no matter how they feel about ordinance, the ordinance is still in place; until that changes, there has to be a variance; thinks they need to reevaluate sign ordinance regarding colors. White reminded that CC already has on their schedule review of sign ordinance; already know it is being reviewed and all in agreement with that; is an ordinance and therefore has a variance they need to decide on; asked if sign also beyond allowable size. Wallberg said it is misconception; at this point and as they work their way through discussion about sign ordinance and blanket CUP conditions, the businesses will actually lose what they are allowed to do, because with their individual CUP, it follows the ordinance which is 150 sq. ft.

**M/S/P (Glasgow/Wirth) to recommend the City Council approve the application by Kari Beaupre/Ready Snap Go LLC for a Conditional Use Permit for Snap Fitness at 362 St. Croix Trail South/Lakeland Plaza with hours of operation 24/7 and variance as to sign color.** Issue of possible complaints discussed. Craggs asked possibility of CC limiting hours, even with PC recommendation. Beaupre has spoken with several other franchise owners and at present, all Snap Fitness' open 24 hours; no incidents; if CC limited hours, thinks they are limiting people's ability to work out; common time for people to come is in morning before they go to work. White asked about signage including 24-7. Beaupre said there hasn't been an issue with 24/7, and there are other 24/7 fitness centers going up (mentioned Anytime Fitness in Woodbury). Wallberg said for history sake, both Freedom station and library were granted variances for logo signage that did not conform. Craggs suggested at next PC discussing sign ordinance; will offer presentation on sign ordinance rationale; called question. **Motion passed.**

##### **5. 2008 COMPREHENSIVE PLAN**

Craggs advised local governments in Metropolitan area required to develop Comprehensive Plan; handout provides facts on process; Wallberg provided background information received from Met Council; primary reason for Comp Plan for many communities is orderly development of land uses; when Lakeland moves forward with changes in its land uses, the Comp Plan would need amendment to be approved to allow; last time process completed, intern who was paid a small fee

took lead in insuring organized approach pulling different pieces together; discussion at CC to ask subcommittee of PC to begin organization for Comp Plan and concept of intern who could be involved in process; Met Council website offers tools for cities; reason on agenda (1) to provide background information, and (2) PC primary mission one of addressing land use issues; in past, and recommendation in future, PC take lead developing Comp Plan that would be reviewed and approved by CC; probably took 12-14 months last time to pull together and ultimately receive comments from plan reviewer at Met Council level and formal approval by CC; steps he proposes is for sub committee (three PC members) to evaluate whether or not intern, and if so, if there means to do that (potential funding) and then developing schedule with time lines; still have pockets of areas within Lakeland not developed and land specifically zoned. Wirth would be interested in this committee; being new member, honored to serve. Glasgow will be on committee if Paiement will. Craggs suggested if members reluctant, he would be happy to spend month lobbying; suggested making two additional copies for PC members to view; Comp Plan be not change drastically, but they will want to reference CSAH 18 and impacts; will report back to CC subject discussed.

## 6. MEMBER REPORTS

Wallberg informed Lakeland/Lakeland Shores Spring Clean-Up scheduled Saturday, April 22, from 8 a.m. to noon; A-L School Carnival is that day; help always needed; CC conducting workshop on Monday, March 20, at 6:00 p.m. (error in newsletter). Lee said in conjunction with Spring Clean-Up, Aggregate Industries will have their brush site open; Aggregate Industries up to their 5 year CUP with County and she attended meeting; plan to move west on large acreage of land; 11 year program moving toward West Lakeland; 5 year section will take them about 1/3 across area; because of changes in topography moving west they will cover more ground because sand and gravel they collect gets shallower, two neighbors attended meeting, one who lives north and east of their current operation who was extremely pleased with everything Aggregate has done to mitigate any neighborhood issues; second neighbor new to area living across from Stagecoach who had concerns with traffic coming out back of Aggregate; discussed water issues, filtration down to water table; Board approved permit. Glasgow informed Town Hall Meeting with Mike Charron and Brian LeClaire on April 8 at Oak-Land Junior High at 10:00 a.m.; attended Alliance meeting and they all need to get educated with fly ash which will be ongoing major issue; also working on greenhouse that is moving forward; later this summer they might have fairly good plants to have in community greenhouse; growing support. White brought Craggs booklet from AMM which is Association of Metropolitan Municipalities including 7 area cities, not many small as Lakeland, but something she wanted to share; one thing they help with is Comp Plan cities required to do; AMM specific to metro area and its needs whereas the League of Minnesota Cities includes entire state; director, Louie Jambois is resident of Lakeland; will provide Councilman Livingston with nine packets for Alliance. Wirth was at Borderline tonight and heard business concerns. There was additional discussion regarding Lakeland businesses, with Craggs pointing out they have a meeting with management scheduled within the next two weeks to discuss CSAH 18 and additional access; Erickson felt additional access from CSAH 18 in the center part of Plaza critical for Plaza to be viable economically; fact that CSAH 18 won't be done until 2007 will have impact.

**M/S/P (Craggs/Glasgow) to recommend to the City Council that the Planning Commission host an Open Forum with City of Lakeland businesses. Craggs called question. Motion passed.**

**7. ADJOURN - M/S/P (Glasgow/Craggs) to adjourn meeting at 9:06 p.m. Motion passed.**

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Joe Paiement, Chair

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Kate Piscitello, Recording Secretary