

**CITY OF GEM LAKE, MN**  
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**Gem Lake Planning Commission Meeting Minutes**  
**September 1, 2015**

The regularly scheduled meeting of the Planning Commission of Gem Lake was called to order by Chairperson Benjamin Johnson on Tuesday, September 1, 2015, at 7:05 p.m. at the Gem Lake City Hall.

The following members were present: Chairperson Ben Johnson and Planning Commissioners Arthur Pratt, Beth Herzog and Derek Wippich. Commissioner Dan Marier was not in attendance.

**Planning Commission September Agenda:** Chairperson Johnson asked for any changes, deletions, or added agenda items. None was given and upon motion by Commissioner Pratt and seconded by Commissioner Wippich; the September 1, 2015 agenda was approved. Ayes – 4, Nays – 0.

**OLD BUSINESS**

None

**PUBLIC HEARING**

Opened – 7:12 p.m., Closed – 7:24 p.m.

1. Sanibel Dance Company, LLC. – Application for an Interim Use Permit  
3591 Hoffman Rd  
Gem Lake, MN 55110

Representatives of Sanibel Dance were present. Business owners Amber Hom & Heather Lombardo filed their applications with the City of Gem Lake for a Business License on June 16, 2015 and for an Interim Use Permit on July 24, 2015. Tom Riedesel of White Bear Township, provided a memorandum to the Planning Commission regarding the dance studio on August 25, 2015. The Memo suggesting that the retail activities of the expected business venture are specifically allowed in the Gateway Zoning District, but that the “dance portion of the business is not specifically listed as permitted.” and would therefore require an Interim Use Permit.

The pertinent language of the commercial uses permitted in the Gateway Zone states:

“...**athletic club/fitness center** (as the primary or only use of the building), ...*recreation primary use (such as a bowling alley), ...*”

Ms. Hom and Mrs. Lombardo and provided an overview of their business plan and planned activities for the enterprise during the public hearing portion of the meeting. They fielded questions about various items of concern including number of instructors/employees, students, classes, hours of operation (9:00 AM – 9:00 PM, M-F and 9:00 AM – 6:00 PM Sat), external appearance/signage and parking spaces. Ms. Hom also indicated (and City Council Minutes show) that the Gem Lake City Council approved the Sanibel Dance Risk Agreement Assumption to allow the business to begin operations, pending approval of an Interim Use Permit.

After closing the public hearing, the Planning Commissioners discussed their understanding of the Gateway District language. In addition to the retail portion of the business, which is explicitly permitted, the Commissioners came to the conclusion that the type of business Ms. Hom will be running easily fits within either the “athletic club/fitness center” provision, or, the “recreation primary use” language of the Gateway Development Code.

The Commissioners also understood the list of uses permitted as being representative, not exhaustive, and that the determinations of what a building use “is” should be based on the application and statements by the business owners in response to questions from the Planning Commission and/or City Council.

Therefore, the Gem Lake Planning Commission recommended, by a vote of 4-0, that the City Council return Sanibel Dance Co.’s Interim Use Application and instead grant approval for business operations as a permitted use.

**NEW BUSINESS**

None

**OPEN ITEMS**

None

**FUTURE MEETINGS:**

Planning Commission Meeting: October 6, 2015 at 7:00 p.m.

**ADJOURN:**

Upon motion by Commissioner Pratt, and seconded by Commissioner Herzog the September 1, 2015 meeting of the Planning Commission was adjourned at 7:55 p.m. Ayes – 4, Nays – 0.

**APPROVED:**

ATTEST:

Benjamin Johnson  
Chairperson

ATTEST:

Art Pratt  
Commissioner

**Gem Lake Planning Commission Meeting  
September 1, 2015**

**Sign In Sheet:**

Amber Hom, Heather Hom Lombardo and Elizabeth Kain – Sanibel Dance Co. LLC.