City of Blaine
Planning Commission

December 12, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

The Planning Commission is an advisory board to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. For each agenda item the Commission will receive reports prepared by the City staff, open the public hearing, discuss and act on the application.

Public comments prior to the meeting must be received by 4:30 PM on the Monday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.1. 2023-624 Approval of the November 14, 2023 Planning Commission Minutes
Sponsors:

4. Public Hearing

4.1. 2023-586 Case File No. 23-0081 // Indoor Playground (MN Events LLC) // 1250 126th Avenue NE, #400
The applicant is requesting a conditional use permit to operate an approximately 3,000 square foot indoor playground in a Community Commercial (B-2) zoning district.
Sponsors: Shawn Kaye, Planner

5. Adjournment

City of Blaine
Planning Commission

November 14, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, November 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Halpern, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2023-570 Approval of the October 10, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Deonauth to approve the minutes of October 10, 2023, as presented. Motion seconded by Commissioner Olson. The motion passed 7-0.

4. Public Hearing

4.1. 2023-521 Case File No. 23-0075 // Anoka-Hennepin Early Childhood Center // 13001 Central Avenue NE
The applicant is requesting a conditional use permit to construct a 120 square foot storage building (shed) on the east side of the building in a B-3 (Regional Commercial) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0075 was opened at 7:03PM. As no one wished to appear, the public hearing was closed at 7:04PM.

Motion by Commissioner Homan to recommend approval of Planning Case 23-0075 based on the following conditions:

Case 23-0075:

1. **Building to be constructed of vinyl siding and match the general color of the building.**
2. **The applicant must obtain a building permit if the structure has a poured slab or footings.**
3. **The storage building is to be used for storage purposes only.**

Motion seconded by Commissioner Deonauth. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the December 4, 2023 city council meeting.

4.2. 2023-525 Case File No. 23-0078 // Lexington Waters Clubhouse // 13202 Jewell Street NE
The applicant is requesting a conditional use permit amendment to allow a clubhouse and outdoor pool in Lexington Waters in the DF (Development Flex) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0078 was opened at 7:06PM.

Tim Witten, architect for the applicant, introduced himself to the planning commission and thanked them for considering his request.

The public hearing was closed at 7:07PM.

Chair Goracke stated this would be a great addition to the Lexington Waters neighborhood. He asked if the two parking spaces would be adequate.

Planner Kaye reported the Wagamon Ranch clubhouse has zero parking spaces and this clubhouse would have two parking spaces. She indicated visitors could walk to the clubhouse or park on the street.

Motion by Commissioner Halpern to recommend approval of Planning Case 23-0078 based on the following conditions:

Case 23-0078:

1. **Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.**
2. **The clubhouse is to be constructed using LP siding and stone or similar materials.**
3. **The pool equipment building is to be constructed using LP siding or similar materials.**
4. **Two parking stalls to be constructed on site meeting zoning ordinance size requirements. Parking stalls to include curb and gutter.**
5. **A landscape plan must be provided for site plan approval that includes two trees with a minimum of 2.5 inch caliper.**
6. **Staff to approve the type of fencing to be placed around the pool during the site plan approval process.**
7. **The setbacks are:**
    - **Front yard (Jewell Street): 25 feet**
    - **Corner Side Yard (Isetta Circle): 20 feet**
    - **Side yard: 10 feet**

Motion seconded by Commissioner Swanson. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the December 4, 2023 city council meeting.

4.3. 2023-524 Case File No. 23-0077 // Infinite Campus // 4321 109th Avenue NE
The applicant is requesting the following:

1. Rezoning from POD (Planned Office District) to DF (Development Flex).
2. Conditional use permit for a 213,295 square foot two-story office building with a tower, auditorium, 8,700 square foot residence on the 5th floor, and a parking structure.

Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0077 was opened at 7:11PM.

Charlie Cratch, Founder and CEO of Infinite Campus, explained he planned on finishing floors two through five of the building. He stated when the building was originally constructed, floors two through five remained unfinished for future expansion. He reported 200 more employees would be hired over the next 18 months. He explained he had lived in Circle Pines, Lino Lakes and Ham Lake and he would now be living in Blaine on the fifth floor of his campus. He stated he loves having his business in Blaine.

The public hearing was closed at 7:13PM.

Commissioner Halpern questioned how facility utilization has changed with more people working remotely.

Mr. Cratch stated there was a movement towards remote work during COVID, but he has a work in the office culture for collaboration purposes. He explained flexible working options were made available for employees, but the primary location for employees to work was onsite. He commented on how he has worked to hire employees that live within a 15 mile radius. He reported he has a free onsite restaurant for employees and guests and noted the majority of his employees appreciate getting out of the house and working onsite.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0077A a rezoning from POD (Planned Office District) to DF (Development Flex) with the following rationale:

Case 23-0077A:

1. **The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.**

Motion by Commissioner Olson to recommend approval of Planning Case 23-0077B a conditional use permit for a 213,295 square foot two-story office with a tower, auditorium, 8,700 square foot residence on the fifth floor, and a parking structure in a DF (Development Flex District) zoning district with the following conditions:

Case 23-0077B:

1. **The proof of parking stalls will need to be constructed if the City deems that the additional parking is required on the site in the future as the company grows. As previously approved this includes 89 stalls on the west side of the entrance and 12 stalls on the north side of the building.**
2. **Setbacks for buildings are as follows:**
    - **Front Yard—Forty (40) feet.**
    - **Side Yard—Fifteen (15) feet.**
    - **Rear Yard—Twenty (20) feet.**
    - **The minimum setback from a County Road or arterial roadway shall be fifty (50) feet.**
3. **Parking setbacks are as follows:**
    - **Front Yard—Twenty-five (25) feet.**
    - **Side Yard—Ten (10) feet.**
    - **Rear Yard—Fifteen (15) feet.**
    - **The minimum setback from a County Road or arterial roadway shall be fifty (50) feet.**
4. **Building exteriors: Major exterior surfaces of all walls shall be face brick, stone, glass, stucco, architecturally treated concrete cast in place or pre-cast panels,**

decorative block, wood, or architectural metal, or approved equivalent, as determined by the City. Wood and metal may be used, provided that they are appropriately integrated into the overall building design.

5. **Building height: There shall be no height limitations, provided all buildings are in compliance with Metropolitan Airport Commission regulations.**
6. **Landscaping shall meet the applicable landscape requirements of the zoning code.**
7. **Loading Spaces/Overhead Doors:**
    a. **Loading spaces and overhead doors should be designed to be compatible with the principal building. Architectural techniques should be employed to reduce visual impacts from adjacent properties and roadways.**
    b. **Loading spaces/overhead doors shall be located primarily in designated rear yards and secondarily in designated side yards.**
    c. **Overhead doors limited to not more than one (1) door per twenty thousand (20,000) square feet of building area with the exception that all buildings are allowed a minimum of three (3) overhead doors and all City approved multi-tenant spaces are allowed a minimum of two (2) overhead doors.**
    d. **Outside storage of trucks or semi trailers is limited to not more than the number of dock or overhead doors. All truck storage areas to be one hundred percent (100%) screened by a combination of earth berms, architectural elements such as fencing or building extensions and landscaping.**
8. **Refuse Enclosures. Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.**

Motion seconded by Commissioner Gorzycki. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the December 4, 2023 city council meeting.

4.4. 2023-523 Case File No. 23-0076 // City of Blaine
The City is proposing annual revisions to the Blaine Zoning and Parking Ordinances.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist and Shawn Kaye, Planner. The public hearing for Case File 23-0076 was opened at 7:26PM. As no one wished to appear, the public hearing was closed at 7:26PM.

Commissioner Olson asked if properties that were overparked would be required to remove

parking spaces.

Planner Kaye reported this would not be required.

Commissioner Swanson questioned if snow storage would become a concern if parking lots were now smaller.

Planner Kaye explained staff did not believe this would be a concern as the changes were for larger sites with buildings over 100,000 square feet.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0076 based on the following rationale:

Case 23-0076:

1. **Routine updates to the zoning code facilitate the code remaining current.**
2. **The changes being proposed will improve the clarity of the code and address legal requirements.**
3. **The changes to the parking requirements promote a balance between efficient use of land and provision of adequate parking.**
4. **The changes continue to promote the health, safety and welfare of the residents, property owners and businesses within the City of Blaine.**

Motion seconded by Commissioner Swanson. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the December 4, 2023 city council meeting.

5. Adjournment

Motion by Commissioner Deonauth to adjourn the regular planning commission meeting. Motion seconded by Commissioner Homan. The motion passed 7-0.

Adjournment time was 7:30PM.

City of Blaine
Staff Report

File Number: 2023-586

Agenda Date	Status
December 12, 2023	
In Control	**File Type**
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.1

Case File No. 23-0081 // Indoor Playground (MN Events LLC) // 1250 126th Avenue NE, #400
The applicant is requesting a conditional use permit to operate an approximately 3,000 square foot indoor playground in a Community Commercial (B-2) zoning district.

Background

Zoning	B-2 (Community Commercial)
Land Use	CC (Community Commercial)
Area	2.43 Acres
Applicable Regulations	27.04, 30.14 (b) of the Blaine Zoning Code
Attachments	Zoning and Location Map Site Plan Floor Plan Photos (2) Narrative Parking Analysis
Schedule	Planning Commission: 12/12/23 City Council: 01/03/24

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The property is zoned B-2 (Community Commercial) and guided CC (Community Commercial).

Surrounding Zoning and Uses

The property to the east is occupied by The Roadside restaurant and is zoned B-2. The property to the west is zoned Single Family (R-1), and the properties to the north, which are separated from the subject property by 126th Avenue, are zoned R-1 and Development Flex (DF) and are occupied by single-family

homes.

Existing Conditions
The subject property is occupied by the Creekview Center retail building which includes a variety of retail, office, and restaurant uses.

History
The property was zoned B-2 in 1993 and the building was constructed in 2003. A conditional use permit was granted for a church to occupy suite 600 in 2007 (PC07-18). That permit expired when the space was no longer occupied by a church for a period of a year.

The applicant applied for a CUP for Blaine Event Venue with an occupancy limit of 120 attendees (PC22-0079). The CUP request was denied by the City Council on February 6, 2023. The applicant applied for a new CUP with a lower occupancy limit (58 attendees verses 120 attendees) and shifted from a general purpose event venue to a focus on micro events such as birthday parties, baby showers, sports banquets, and intimate weddings. The lower occupancy event center was approved on April 3, 2023, with conditions limiting the occupants to 58 and one staff person. The event venue did not open.

Evaluation of Request
Site Plan
The applicant is proposing to operate an indoor playground to offer families a year-round and affordable day of fun with an interactive space for both kids and adults to enjoy, focused on kids aged 1-10 years.

The hours of operation will vary based on time of year. Hours will most likely be from 9AM to 7PM during the week and on weekends 9AM to 9PM. The applicant stated they will likely be closed a day or two a week, most likely a Monday. One staff will be working at a time.

The indoor playground is for smaller children, offering creative play, a little climbing, and interactive play.

The existing building and parking lot meet all applicable setbacks.

Parking
One of the concerns with a multi-tenant building and recreational use, is the provision of adequate parking. The code requires a minimum of one stall per 300 square feet for recreation/fitness areas.

Parking was calculated for each of the tenants of the shopping center with the stalls required for each user shown on the table below. To meet the needs of the current tenants, 58 stalls are required under the requirements of the current code.

Tenant	**Ratio**	**Stalls**
State Farm	1/250	3.7
Restaurant	1/200 for kitchen - 1/100 for dining	12.1
Salon K	1/200	9.6
Umbria	1/200 for kitchen - 1/100 for dining	6.1

Creative Paws	1/200	1.7
Hovland Music	1/250	4.4
Barber	1/200	3.0
Big Dipper	1/200 for kitchen - 1/100 for dining	6.8
Indoor Playground	1/300	10.2
Total		**57.6**

The parking lot for the shopping center currently has 73 stalls, therefore, adequate parking is provided on site.

Shared Access
There is a CUP for shared access between The Roadside and The Creekview Center with Resolution 13-128.

Architecture
The building is constructed of textured block, brick, glass and EIFS. The building meets the architectural standards in the B-2 zoning district and the Highway 65 overlay district.

Landscaping
Conforming landscaping was installed when the building was constructed, and it continues to meet code requirements.

Grading/Storm Drainage
The proposed play center does not result in any changes to the existing grading or storm water drainage in the area.

Utilities
The proposed play center does not require any additional changes to the existing utility services.

Wetlands/Watershed
The proposed play center does not result in any changes to the existing wetlands in the area nor does it require any review from the watershed district.

Access/Street Design/Sidewalks/Trails
The proposed play center does not result in any changes to the existing access, street design, sidewalks or trails in the area.

Easements/Right-of-Way/Permits
The proposed play center does not result in any changes to the existing easements or the right-of-way in the area. The proposed event center will be required to obtain any necessary permits for completion.

Conditional Use Permit
A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:
The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
    - The small indoor playground does not create an excessive burden on the area. The uses on site require 58 parking stalls and the existing site has 73 parking stalls.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
    - No changes are proposed to the design of the buildings which is compatible with adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - The indoor use will not change the appearance of the existing conforming building.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The use of a small indoor playground is consistent with the intent of the Community Commercial zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.
    - The use is consistent with the Community Commercial land use designation which is intended to include retail and services serving neighborhood or regional needs.
7. The use will not cause traffic hazards or congestion.
    - The proposed play center will not result in any additional traffic hazards or additional congestion in the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
    - The proposed play center will have adequate utilities, access roads, drainage, or necessary facilities.

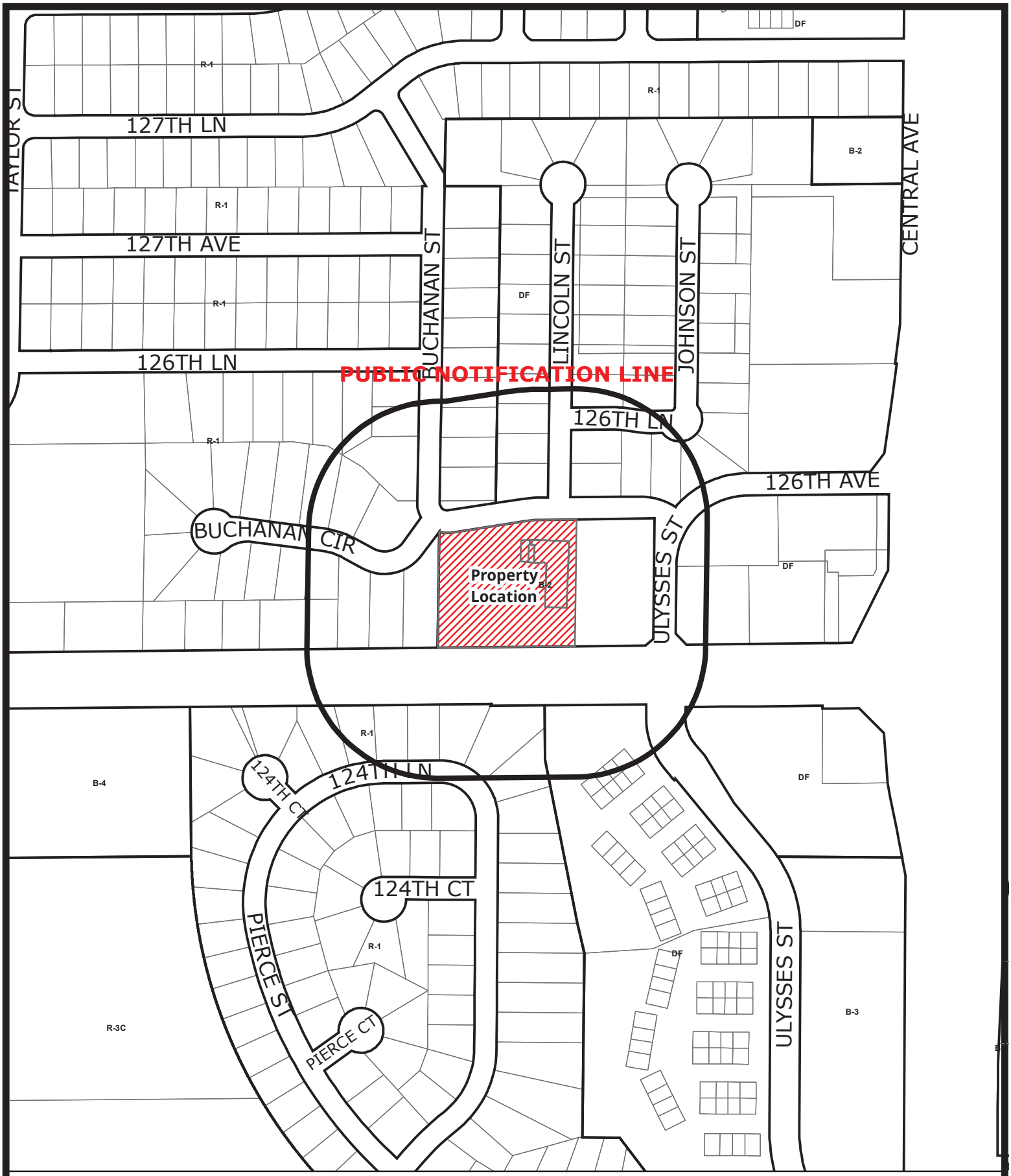
Recommendation

In Planning Case File No. 23-0081, it is recommended that the Planning Commission recommend approval of an approximately 3,000 square foot indoor playground in a Community Commercial (B-2) zoning district with the following conditions:

1. No activity is to be conducted outside the building.
2. No outside storage, of any kind, is allowed onsite.
3. The interior tenant finish work is to be completed with review and permit meeting all Building and Fire Code requirements.
4. A Certificate of Occupancy is required prior to occupying the space.
5. All signage requires a separate permit meeting the requirements of the zoning ordinance.

Attachment List

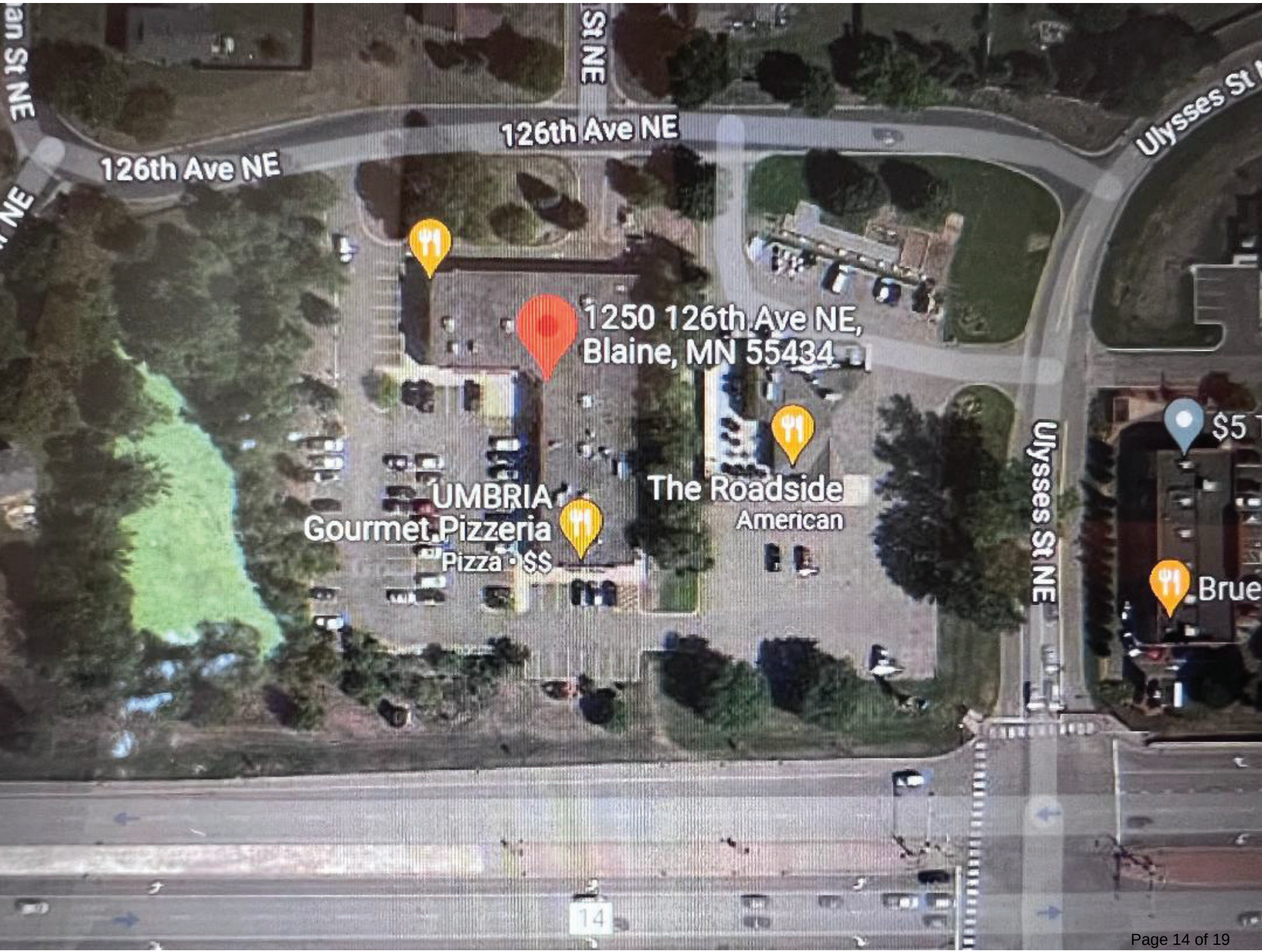
1. Attachments



Case File No. 23-0081
Indoor Playground

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180


126th Ave NE
126th Ave NE
St NE
Ulysses St
1250 126th Ave NE,
Blaine, MN 55434
UMBRIA
Gourmet Pizzeria
Pizza · $$
The Roadside
American
Ulysses St NE
$5
Brue
14

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: Living Presence Lutheran Church
B. PROJECT LOCATION: Creekview Building
Blaine, MN

APPLICABLE CODES:

A.	BLAINE ZONING ORDINANCE	Current Edition
B.	MINNESOTA STATE BUILDING CODE (MSBC)	2007 Edition
	- INCLUDING -	
C.	INTL BUILDING CODE (W/ AMENDMENTS)	2006 Edition
D.	INTL FIRE CODE	2006 Edition
E.	INTL MECHANICAL CODE (W/ AMENDMENTS)	2006 Edition
F.	MINNESOTA PLUMBING CODE	2006 Edition
G.	NATIONAL ELECTRICAL CODE (NEC)	2005 Edition
J.	MINNESOTA STATE ACCESSIBILITY CODE	2007 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
1. Church - Group A-3
- Type of Construction - II-B
- Area - 3,531 s.f.
- Accessory Uses (IBC 508.3.1) Include:
None
2. Incidental Uses (IBC 508.2)
- None -
3. Mixed Occupancy (IBC 508.3)
- Group A-3 is Intended To Be Non-Separated From Other Uses

B. FIRE-RESISTANCE-RATED CONSTRUCTION
1. Fire Walls (IBC 705)
- Not Required -
2. Fire Barriers (IBC 706)
- Not Required -
3. Fire Partitions (IBC 708)
- Not Required -

C. INTERIOR FINISH REQUIREMENTS
1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.9)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B - Group B Class C - Group S-1
Exit Access Corridors/ Other Exit ways	Class C
Rooms and Enclosed Spaces	Class C

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN ENTIRE NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)

EXISTING

A. DESIGN OCCUPANT LOAD (IBC 1004)
1. Total Occupants = 150 Maximum (Based on Restroom Fixtures)

B. EXITS
1. Number Required (IBC 1015/ 1019) = 2
2. Number Accessible Required (IBC 1007) = 2
3. Arrangement (IBC 1015.2)
- Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
4. Travel Distance Maximums
- Exit Access (IBC 1016) = 250'
- Common Path of Egress (IBC 1014.3) = 75'
- Dirge Exit Buildings (IBC 1018.2) = 75'
5. Width (The Greater of Tea Conflicting Widths Shall Be Used)
- Design Exit Width (IBC 1005.1)
Stairways = N/A
Other Components = 22.5"
- Stairways (IBC 1009.1) = 44"
- Corridors (IBC 1017.2) = 44"
- Exit Passageways (IBC 1021.2) = 44"
- Exit Doors (IBC 1008.1.1) = 32" Min Clear
48" Max Nom

B. Doors
- Swing (IBC 1008.1.2)
Side Hinged Swinging Out At Occupant Load Greater Than 49
- Landings (IBC 1008.1.5)
Width Not Less Than Width of Door
Length in Direction of Travel Not Less Than 44"
- Thresholds (IBC 1008.1.6)
Max Height = 1/2" - 1:2 Beveled Edge If 1/4"-1/2"
- Door Arrangement (IBC 1008.1.7) 48" + Door Width Apart
- Lock or Latch (IBC 1008.1.8)
Operable From Inside Without Use of Knowledge or Keys.
Manually Operated Flush Bolts or Surface Bolts Are Prohibited.
- Panic/ Fire Exit Hardware (IBC 1008.1.9)
Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
1. Based On 150 Occupants - Church Occupancy
- 75 Female Occupants
- 75 Male Occupants

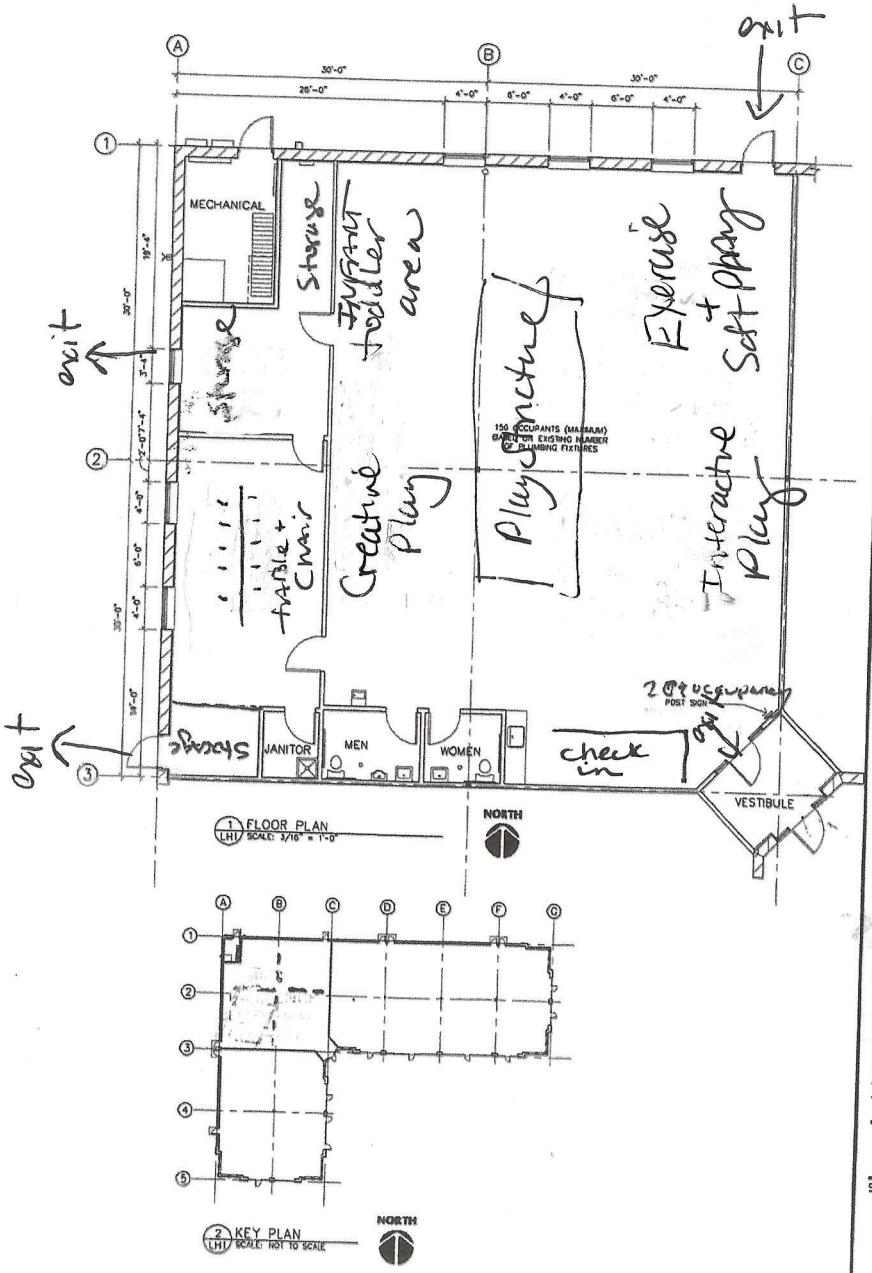
Fixture	Required		Provided		
	Men	Women	Men	Women	Unisex
Water Closets	1	1	1	1	-
Urinals	-	-	1	-	-
Lavatories	1	1	1	1	-
Bathtubs/ Showers	-	-	-	-	-
Drinking Fountains	2		1		
Service Sink			1		

Note: Up To 2/3 Of Required Water Closets May Be Substituted As Urinals

B. LOCATION OF FIXTURES (IBC 2902.4)
- Not More Than 1 Story Above Or Below Regular Working Area
- Travel Distance Less Than 500 ft

OTHER

A. ACCESSIBILITY (IBC Chpt 11 With MSBC Chpt 1341 Amendments)
1. Building Is Accessible
B. GUARDS (IBC 1013)
1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.
C. SAFETY GLAZING (IBC 2406)
1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.3



1 FLOOR PLAN
LH1 SCALE: 3/16" = 1'-0"

2 KEY PLAN
LH1 SCALE: NOT TO SCALE

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:651.755.1211 Fax:651.731.2848
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
9/29/10
DATE

Creekview Retail Center- Blaine, Minnesota

Copyright 2010
Leonard Lampert Architects, P.A.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions
9/29/10 PERMIT PLAN

FLOOR PLAN
CODE REVIEW

Sheet Number
LH1

Project No. 100922-2

Filename: CREEKVIEW\LEASEHOLDS\LIVING PRESENCE CHURCH\LIVING PRESENCE CHURCH-LH1

WELCOME TO THE FARM

November 13, 2023

Hi Shawn

The hours of operation will vary based on time of year. We will run less hours in the summer. and more hours in the winter. Ranging from a 9am-6 or 7pm during the week to weekends no earlier than 9am and no later than 9pm. I anticipate this looking more like

We will have one employee working at a time.

This isnt an entertainment place like say fun lab. This is for smaller children offering creative play a little climbing, interactive play. No intended for lasar tag, virtual reality and, bowling alleys and the fun stuff for kids a little older like fun lab.

This is for smaller children to run around burn off energy and get out of the long Minnesota winters, or super-hot Minnesota summers.

We will likely determine a day or two a week to be closed. Monday seems to be a slower day for these types of business's but for now so for now you can use the hours i mentioned above and certainly say the business will fluctuate with the demands but anticipates being open more in the winter months as opposed to the summer months given Minnesotans tend to like to be outside for our shirt summers.

Let me know if this helps.
MIchelle

		1/200	1/100	Excluded	Excluded	1/200	1/250	1/250	1/300	**Totals**						
Business	**Total Sq Ft**	**Kitchen**	**Dining**	**Utility room**	**Bathrooms**	**Retail Floor**	**Office**	**Storage**	**Playarea**	**Kitchen**	**Dining**	**Retail**	**Office**	**Storage**	**Playarea**	**Total Sapces**
State Farm	1088	0	0	30	126	0	549	383	0	0	0	0	2.196	1.532	0	3.728
Pho Viet	1801	696	826	55	124	0	0	100	0	3.48	8.26	0	0	0.4	0	12.14
Salon K	2301	0	0	100	94	1130	0	977	0	0	0	5.65	0	3.908	0	9.558
Umbria	1239	763	231	190	55	0	0	0	0	3.815	2.31	0	0	0	0	6.125
Creative Paws	404	0	0	0	52	252	0	100	0	0	0	1.26	0	0.4	0	1.66
Hovland Music	1242	0	0	0	136	0	896	210	0	0	0	0	3.584	0.84	0	4.424
Barber	757	0	0	55	62	484	0	156	0	0	0	2.42	0	0.624	0	3.044
Big Dipper	1266	350	385	110	126	0	0	295	0	1.75	3.85	0	0	1.18	0	6.78
Play Haven	3147	0	0	87	118	0	358	244	2340	0	0	0	1.432	0.976	7.8	10.208
Total		1809	1442	627	893	1866	1803	2465	2340	**9.045**	**14.42**	**9.33**	**7.212**	**9.86**	**7.8**	**57.667**

Notes

The Creekside has 73 stalls available

Criteria		
Kitchen	200	1 space
Dining	100	1 space
Retail	200	1 space
Office	250	1 space
Storage	250	1 space