



City of Blaine  
Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

Legislation Text

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File #: RES 14-027, Version: 2

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**ITEM: 11.1 DEVELOPMENT BUSINESS - *Planning and Community***  
*Development Director*

**GRANTING A CONDITIONAL USE PERMIT TO OPERATE A MASSAGE BUSINESS  
IN AN I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT at 1617 93<sup>rd</sup> LANE NE. YONG  
PING JIANG. (CASE FILE NO. 14-0001/SLK)**

Planning Commission (Public Hearing) 01/14/14  
City Council (Conditional Use Permit) 02/06/14  
Action Deadline 02/15/14

**Planning Commission**

The Planning Commission voted unanimously to recommend approval of the Conditional Use Permit. There were no comments at the public hearing.

The applicant is applying for a Conditional Use Permit to operate a therapeutic massage clinic at 1617 93<sup>rd</sup> Lane NE. The business will occupy approximately 1,076 square feet of space in a multi-tenant building. The zoning of the property on which the building is located is I-1 (Light Industrial).

A massage clinic is an example of a health care commercial service, which is listed as a conditional use within the I-1 Zoning District. The clinic would be open seven days a week, from 10am to 9pm. The tenant space includes three massage rooms that would serve as waiting areas when not in use. The applicant states there will be one to two employees working at a time and expects approximately four to six client visits daily, including walk-ins.

There are currently 34 stalls provided on site, more than the 28 parking stalls required by the Zoning Ordinance for the building as an industrial use. In addition, staff anticipates the parking needs for the massage clinic to be very low. With these considerations, Staff does not anticipate parking becoming an issue on site.

By motion, approve the Resolution.

**Attachments**

Zoning and Location Map

Parking Summary/Site Plan  
Floor Plan (Tenant Space)  
Floor Plan (Entire Building)  
Narrative  
Public Comment

**WHEREAS**, an application has been filed by Yong Ping Jiang as Conditional Use Permit Case File No. 14-0001; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on January 14, 2014; and

**WHEREAS**, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

**WHEREAS**, the Blaine City Council has reviewed said case on February 6, 2014.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.04(o) of the Zoning Ordinance to operate a massage business in an I-1 (Light Industrial) zoning district at 1617 93<sup>rd</sup> Lane NE based on the following conditions:

1. The business to operate in terms of hours and building size as described in the attached narrative and site plan.
2. Parking is limited generally to 3-6 vehicles. The applicant and property owner will need to manage the parking demand of the building so as to not create parking issues for other building tenants.
3. The interior tenant finish work 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 business signage by separate review and permit.

**PASSED** by the City Council of the City of Blaine this 6<sup>th</sup> day of February 2014.