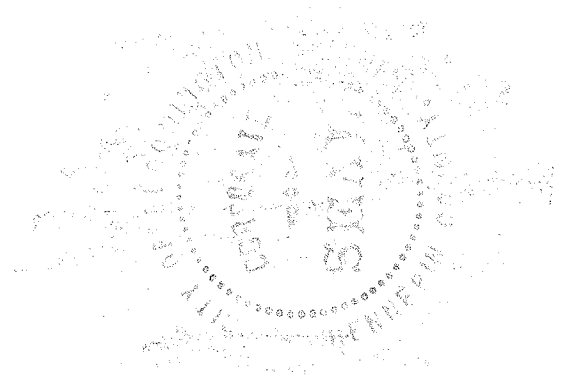


**STATE OF MINNESOTA**  
**COUNTY OF HENNEPIN**  
**CITY OF BLOOMINGTON**

The undersigned duly qualified and acting Deputy City Clerk of the City of Bloomington hereby certifies that attached hereto is a true and correct copy of the original Resolution No. 2024-02 Approving Conditional Use Permit for a Health Club Use at the Oxboro Service Center located at 9501 Lyndale Ave South in the City of Bloomington, MN. Resolution No. 2024-02 was duly passed by the Planning Commission of the City of Bloomington on May 9, 2024. This is on file in the Office of the City Clerk of the City of Bloomington, Minnesota.

  
\_\_\_\_\_  
Jany Hanson, Deputy City Clerk

Dated this 21<sup>st</sup> day of May, 2024.



**PLANNING COMMISSION RESOLUTION NO. 2024- 2**

**A RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR A HEALTH CLUB USE AT THE OXBORO SERVICE CENTER LOCATED AT 9501 LYNDALE AVE SOUTH IN THE CITY OF BLOOMINGTON, MINNESOTA**

WHEREAS, the Bloomington Planning Commission (“Planning Commission”) is empowered under State Law and the Bloomington City Code to act upon certain types of conditional use permits; and

WHEREAS, an application for a Conditional Use Permit for a health club use was submitted by Veronica Mendez and 9501 Lyndale Avenue South LLC (hereinafter the “Applicant”), health club operator and owner of the premises, respectively, located at 9501 Lyndale Ave (hereinafter the “Property”), and legally described as:

Lot 1, Block 1, OXBORO DEVELOPMENT 3RD ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota

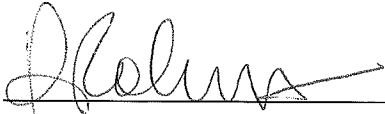
WHEREAS, the Planning Commission has reviewed said request at duly called public meeting on May 9th, 2024 and has considered the report of the City staff, all information provided in the agenda materials, any comments of persons speaking regarding the proposed Conditional Use Permit, and the requirements in Bloomington City Code.

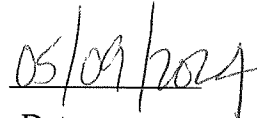
WHEREAS, City Code Section 21.201.04(e) – Conditional Use Permits may only be permitted when:

<b>Required Finding</b>	<b>Finding Outcome/Discussion</b>
(1) The proposed use is not in conflict with the Comprehensive Plan.	<b>Finding Made</b> - The property is guided Community Commercial in the Comprehensive Plan. The proposed use is a conditional limited use in the B-4 zoning district and would only be allowed to occupy a maximum of 25% of the building. Subject to compliance with the City Code, this use is not in conflict with the Comprehensive Plan.
(2) The proposed use is not in conflict with any adopted District Plan for the area.	<b>Finding Made</b> - The Lyndale Avenue Suburban Retrofit Plan identified that uses in the B-4 zoning district were more compatible with the future vision of the corridor. The Plan supports a variety of personal and other retail services for the corridor and surrounding neighborhood. The proposed use is not in conflict with the District Plan.

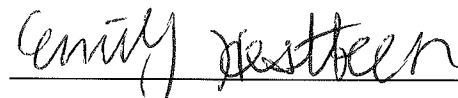
The three day period to appeal the Planning Commission's decision to the City Council expired on May 14, 2024.

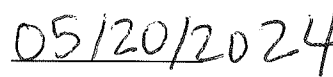
- ☐ An appeal was not received and the conditional use permit is now in effect.
- ☐ An appeal was received and the final decision on the conditional use permit will therefore be made by the Bloomington City Council.

  
\_\_\_\_\_  
Planning Commission Chair

  
\_\_\_\_\_  
Date

ATTEST:

  
\_\_\_\_\_  
Planning Commission Secretary

  
\_\_\_\_\_  
Date