

April 28, 2026

City of Bloomington Planning Division
1800 West Old Shakopee Road
Bloomington, MN 55431

Attn: Dylan Palmer, Planner

RE: Conditional Use Permit Application – Type 2 Home Business (Dance Instruction)

Property: 8924 Mount Curve Road, Bloomington, MN 55438

Dear Mr. Palmer and Members of the Planning Commission,

We are writing to request a Conditional Use Permit (CUP) to operate a Type 2 Home Business at our residence located at 8924 Mount Curve Road, Bloomington, MN 55438. The proposed use is a small-scale ballet and dance instruction studio to be located in our existing detached two-car garage. This letter provides a detailed description of the proposed business, its operations, and the planned improvements to the space.

1. Applicant Background

Michelle Vagi is a professional ballet dancer and experienced dance instructor. She performed professionally with Ballet Arizona for over a decade and has taught dance extensively throughout the country. Michelle seeks to offer private and small-group ballet instruction from a dedicated studio space on our residential property, operating as an independent contractor. There is no business name; this is simply a place for Michelle to teach and for students to learn.

2. Description of Proposed Use

The proposed home business involves ballet and dance instruction for children (ages 5–18) and a small number of adults, offered in separate classes. Classes will be low-key and instructional in nature. No recitals, performances, or special events will be held on the property; any such events would take place at off-site venues. There will be no signage on the property.

3. Hours and Frequency of Operation

The studio will operate Monday through Saturday, with classes held between approximately 8:00 AM and 5:00 PM. On a typical day, Michelle will teach one daytime class and one late-afternoon class, approximately three to four days per week. The studio will observe periodic breaks throughout the year, though a specific break schedule has not yet been finalized. No evening or late-night activity is anticipated.

4. Class Size and Client Visits

The maximum number of students per class will be eight (8), with a typical class size of four to six students. With one to two classes per day on operating days, the total daily client visits will generally not exceed twelve to sixteen individuals. Given the staggered class times, no more than approximately six would be present on the property at any one time.

5. Employees

Michelle will be the sole instructor. No additional employees or non-resident workers will be on the premises, which is well within the city's allowance of up to two non-resident employees for a Type 2 Home Business.

6. Location of Business Activity

All dance instruction will take place within the existing detached two-car garage, which is an accessory structure on the property. Per the as-built architectural plans (prepared by Windmiller Design Studio, dated October 14, 2021), the garage measures approximately 23'-4" x 21'-6", totaling 532 square feet of unfinished space. The ceiling height is 8'-3" to the bottom of the ceiling truss. The garage currently has a 16' x 17' overhead door on one side and a 2'-8" pedestrian entry door. The overhead garage door will remain in place. The remainder of the residence at 8924 Mount Curve Road will continue to be used exclusively for residential purposes. Students may access the residential bathroom facilities in the main house as needed.

7. Planned Renovation of Garage

Contingent upon CUP approval, we plan to renovate the interior of the garage to make it suitable and safe for dance instruction. Planned improvements include:

- Insulation and drywall to create a finished, climate-controlled interior
- Wall mounted heating and cooling system for year-round comfort
- Sprung dance flooring (a specialized floating floor system designed for dance to reduce impact on joints)
- Wall-mounted mirrors and ballet barres
- Adequate lighting for instruction

We understand that the garage renovation will require separate building permits, and we will apply for those upon CUP approval. The exterior appearance of the garage will not change. We have also submitted a proposed future garage to comply with the requirement that there be at least one space where a garage could possibly be for homes built before 2015.

8. Parking and Access

The property at 8924 Mount Curve Road is situated on a corner lot at the intersection of Mount Curve Road and Lake View Road, with a total lot area of 11,831 square feet. The existing driveway can accommodate approximately six (6) vehicles. Given that the average class size is four to six students, the available parking will be sufficient. Many younger students will be dropped off and picked up by parents, further reducing parking demand. The garage has both a front entrance (from the driveway side) and a rear entrance with a discrete, designated path. Students will use the rear entrance via this designated path, minimizing any visual or traffic impact on the neighborhood. We will add lighting to ensure the path is well lit at all times of day.

9. Neighborhood Compatibility

We believe this proposed use is fully compatible with the residential character of the neighborhood. The business will generate minimal traffic (no more than a few vehicles per class session), produce no noise audible beyond the property (the garage will be insulated and drywalled), involve no signage, require no exterior modifications to the home or garage, and operate only during reasonable daytime hours. The use is essentially equivalent to a household hosting a small gathering of guests; it will not adversely affect the health, safety, or welfare of neighboring residents.

10. Space Requirements

The existing residence at 8924 Mount Curve Road contains approximately 2,070 square feet of total gross floor area across three levels: 849 square feet on the lower level, 782 square feet on the main level, and 439 square feet on the upper level, per the as-built plans prepared by Windmill Design Studio (dated October 14, 2021). The detached garage totals 532 square feet. While the City's Type 2 Home Business standards limit business use to no more than 25 percent of the total gross floor area of the principal dwelling unit, this requirement applies to businesses operating within the dwelling itself. In this case, the proposed business would operate entirely within the detached garage, an accessory structure, which the City Code specifically allows for Type 2 Home Businesses when approved by the Planning Commission through a Conditional Use Permit. Nevertheless, for reference, the garage's 532 square feet represents approximately 25.7 percent of the dwelling's total floor area (essentially at the threshold) and the business activity will have no impact on the use or livability of the residence.

11. Summary

We respectfully request that the Planning Commission approve this Conditional Use Permit to allow Michelle to operate a small-scale dance instruction studio in our detached garage at 8924 Mount Curve Road. The proposed use aligns with the City of Bloomington's provisions for Type 2 Home Businesses, including dance schools, within residential zoning districts. We are committed to being good neighbors and will comply with all conditions the Commission may impose.

Enclosed with this application:

- Completed Development Application form
- Site plan showing property layout, parking areas, and business entrance
- Garage floor plan showing proposed studio layout
- Architect's as-built plans (Windmill Design Studio, 10/14/2021)

Thank you for your consideration. Please do not hesitate to contact us with any questions.

Sincerely,

Michelle and Robert Vagi