

AGENDA

1. ROLL CALL: Harris, Allen, Montemayor, Carlson Weinberg, Ulbrich
2. CONSIDERATION OF MINUTES
 - A. Approve the meeting minutes from February 19, 2026
3. PUBLIC HEARINGS
 - A. Conditional Use Permit for Massage Therapy Use
4. OLD BUSINESS
 - A. Election for the chair and vice-chair on the Planning Commission
5. NEW BUSINESS
6. OTHER BUSINESS
7. INFORMATION ONLY
 - A. Staff Presentation on City Parking
8. ADJOURNMENT

MINUTES

ROLL CALL

Present: Chair Lucas, Carlson-Weinberg, Ulbrich
Absent: Allen, Montemayor
Staff: Will Bucheger, Assistant Planner; Jenna Wolf, Water Resource Specialist

CONSIDERATION OF MINUTES

- A. Approve the meeting minutes from January 15, 2026

Carlson-Weinberg MOVED, seconded by Ulbrich to approve the meeting minutes from January 15, 2026. The vote was unanimous and the motion carried.

PUBLIC HEARINGS

- A. Zoning Text Amendment to Code Section 820 Public and Right of Way Trees: Vegetation

Planner Bucheger gave a staff presentation on staff enforcement challenges regarding Section 820, particularly concerning overgrown pollinator lawns. Bucheger stated these areas are often intentionally planted, though many have become unmanaged and no longer meet the City Forester's standards for a valid pollinator habitat. He explained that the current code only explicitly references "weeds and grass," it lacks the specific language needed to address unmaintained gardens. The proposed updates close this regulatory gap, providing clear standards for both traditional lawns and pollinator-friendly landscapes. He said that staff would like to update this section of the code to reflect the city's current operations.

Water Resource Specialist Wolf spoke that the code language was initially left vague to allow residents more versatility for their gardens.

Carlson-Weinberg asked what the course of action is if pollinator gardens fall into sidewalks, alleys or if they reach excessive heights.

Bucheger said that current code enforcement rules and regulations can be utilized if any vegetation goes into the ROW and traffic ordinances prevent vegetation from blocking traffic visibility areas.

Commissioner Ulbrich what the average distance is for the streets right of way.

Wolf stated that the size of street right of way will depend on the streets themselves. Some streets have a larger width, which will change the size of the street right of way. She stated that the average size around the city is 30 feet.

Carlson-Weinberg MOVED, seconded by Commissioner Ulbrich, to open the public hearing at 7:24pm. The vote was unanimous and the motion carried. The public hearing is now open.

No one stepped forward.

Carlson-Weinberg MOVED, seconded by Commissioner Ulbrich, to close the public hearing at 7:24pm. The vote was unanimous and the motion carried. The public hearing is now closed.

Chair Lucas MOVED, seconded by Commissioner Carlson-Weinberg to recommend approval of the draft resolution. The vote was unanimous and the motion carried.

B. Zoning Text Amendment to Code Section 520.09 Neighborhood Grocery District

Planner Bucheger gave a staff presentation discussing the proposed removal of an irrelevant zoning district within the City Code. The zoning district in question is the Neighborhood Grocery district. He stated that the Neighborhood Grocery district was specifically intended for residential grocery access. Though the existing B1 Neighborhood Commercial District already permits grocery stores, the NG district is seen as redundant.

Commissioner Carlson-Weinberg asked if there are any properties currently zoned under this classification.

Bucheger stated there are none.

Commissioner Ulbrich MOVED, seconded by Commissioner Carlson-Weinberg to open the public hearing at 7:31pm. The vote was unanimous and the motion carried. The public hearing is now open.

No one stepped forward.

Chair Lucas MOVED, seconded by Commissioner Carlson-Weinberg to close the public hearing at 7:32pm. The vote was unanimous and the motion carried. The public hearing is now closed.

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Ulbrich, to recommend approval of the draft resolution. The vote was unanimous and the motion carried.

OLD BUSINESS

A. Election for the chair and vice-chair on the Planning Commission

Chair Lucas tabled this item until next meeting to acquire more commissioners for a vote.

NEW BUSINESS

OTHER BUSINESS

INFORMATION ONLY

ADJOURNMENT

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Ulbrich to adjourn the meeting at 7:39pm. The vote was unanimous and the motion carried.

TO: Planning Commission
PREPARED BY: Will Bucheger, Assistant Planner
DATE: March 25, 2026
RE: Conditional Use Permit for Massage Therapy Use at 4740 42nd Ave N

Background:

Stephanie Keeffe, with the consent of property owner Mike Mitchell, has submitted an application for a Conditional Use Permit (CUP) to authorize a massage therapy practice at the subject property of 4740 42nd Ave N. The location is situated within the B4 Community Business District, which allows massage services as a conditional use.

Analysis:

The property was acquired by Mike Mitchell last year from the previous occupant, Sawhorse. Since then, the owner has been converting existing office spaces into individual brick-and-mortar suites, currently housing 28 diverse business practices.

The applicant, Stephanie Keeffe, intends to operate Relaxologymn LLC within one of these suites. The business will be a sole proprietorship with no additional employees. The practice focuses on therapeutic bodywork; specifically Swedish massage techniques designed for relaxation and muscle strain recovery. No external structural changes have been made to the building, aside from a recent update to the exterior paint. The applicant has included a letter describing the layout of her business in Attachment C.

Property Location:

Detailing the location of this proposed project is included with the applicant's submittal. The proposed site is 0.4 acres and holds the following (PIDs):

- 0602924210041
- 0602924210042

Comprehensive Plan:

This property is guided by the City's Comprehensive Plan as a Mixed-Use Commercial future land use area, you can view this in Attachment B. A property designated for commercial mixed use will be expected to have some commercial or office uses as well as residential, even if residential becomes the primary use of the area or property.

The comprehensive plan did see this property as an area with infill redevelopment potential for high density residential. The comprehensive plan projected as many as 90-120 multiple family dwelling units could be made available in anticipation of the Blue Line Extension project. The Blue Line project has altered since the Comprehensive plan was created and shifted from being located on the BNSF track to being placed on County Road 81.

Transit Overlay District Standards:

This property is within the Transit Oriented Overlay (TOD) district. This use and building are subject to the standards of this district.

Parking

The site currently includes 34 parking spaces, as documented in the submitted site survey within Attachment D. Based on existing and proposed uses, including Relaxologymn LLC, the total parking requirement is 22 spaces. Therefore, the site exceeds requirements and has 12 surplus spaces, confirming that adequate parking is available.

Signage

No signage is proposed for this use. If the business in the future wishes to install signage, they would need to acquire a permit from the city for authorization.

Conditional Uses Finding of Facts:

The Planning Commission shall make findings of fact regarding any adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon, but not limited to, the following factors:

1. Consistency with the City Comprehensive Plan. ***The proposed massage therapy use supports the community business district use which is consistent with the Comprehensive Plan.***
2. The geographical area involved. ***Not applicable.***
3. Whether such use will cause deterioration of the area in which it is proposed. ***Staff do not see deterioration of the neighborhood because of this use.***
4. The character of the surrounding area. ***Staff do not see this use affecting the character of the surrounding area.***
5. The demonstrated need for such use. ***The applicant is requesting this use to be able to operate their business within the city which will offer massage therapy service options for residents in Robbinsdale.***
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise or vibration, or would impose hazards to life or property in the neighborhood. ***The proposed use will not create hazards or irritants to the surrounding areas.***
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood. ***The use will not lead to or encourage disturbing influences in the neighborhood.***
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences. ***Not applicable.***

Chief of Police:

The Chief of Police did review this application and found that he had no concerns regarding the operation of this use.

Public Hearing:

Notice of this public hearing was published in the city's official newspaper and posted on the city's bulletin board 10 days prior to this meeting. Mailed notices have also gone out to all properties 350 feet away from this address. City staff have received no inquiries from residents at the time of this report. The notice can be found in Attachment F.

Recommendation:

1. Hold the public hearing.
2. Motion to recommend that the City Council approve the draft resolution for the conditional use permit for 4740 42nd Ave N allowing the use of massage therapy.

Attachments:

1. Attachment A - Hennepin County Aerial
2. Attachment B - Comprehensive Plan Map
3. Attachment C - Letter of Intention
4. Attachment D - Survey
5. Attachment E - Draft Resolution
6. Attachment F - Public Hearing Notice



PARCEL ID: 0602924210042

OWNER NAME: 4740 Partners Llc

PARCEL ADDRESS: 4740 42nd Ave N, Robbinsdale MN 55422

PARCEL AREA: 0.17 acres, 7,528 sq ft

A-T-B: Torrens

SALE PRICE: \$486,550

SALE DATE: 06/2025

SALE CODE: Warranty

ASSESSED 2025, PAYABLE 2026

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$179,000

TAX TOTAL: \$6,202.26

ASSESSED 2026, PAYABLE 2027

PROPERTY TYPE: Commercial

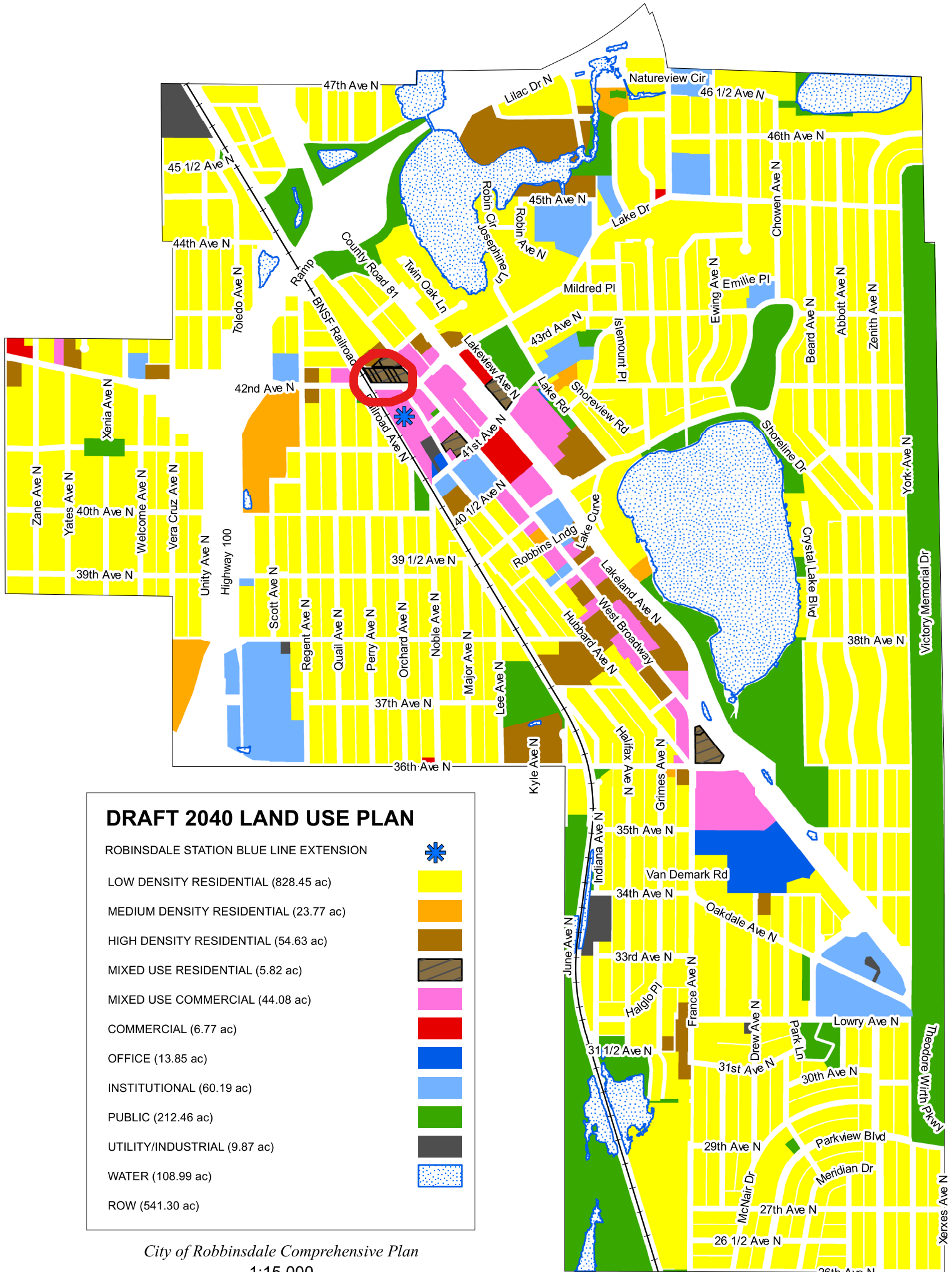
HOMESTEAD: Non-Homestead

MARKET VALUE: \$299,000

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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DRAFT 2040 LAND USE PLAN

- ROBINSDALE STATION BLUE LINE EXTENSION
- LOW DENSITY RESIDENTIAL (828.45 ac)
- MEDIUM DENSITY RESIDENTIAL (23.77 ac)
- HIGH DENSITY RESIDENTIAL (54.63 ac)
- MIXED USE RESIDENTIAL (5.82 ac)
- MIXED USE COMMERCIAL (44.08 ac)
- COMMERCIAL (6.77 ac)
- OFFICE (13.85 ac)
- INSTITUTIONAL (60.19 ac)
- PUBLIC (212.46 ac)
- UTILITY/INDUSTRIAL (9.87 ac)
- WATER (108.99 ac)
- ROW (541.30 ac)

City of Robbinsdale Comprehensive Plan

1:15,000

Conditional Use Request

February 13, 2026
4740 42nd AVE N #111
Robbinsdale, MN 55422

Conditional use request for the practice of massage therapy at 4740 42nd ave north suite #111 under the business name Relaxologymn LLC.

RelaxologyMN hours of operation:

Monday: 10am - 4pm
Tuesday: 10am - 4pm
Wednesday: 10am - 4pm
Thursday: 10am - 4pm
Friday: 10am - 4pm
Saturday: Last weekend of every month 10am - 6pm
Sunday: Last weekend of every month 10am - 6pm

Employees:

Myself, Stephanie Keeffe

Scale:

0-6 Months Adding Additional Services

- Cold stone face massage with oil hair treatment
- Paraphin wax treatment
- Body wraps and scrubs
- Purchasing a hydraulic table for equitable access for all body types and improved body mechanics

6-12 Months Expanding Social Media Presence

- Posting every 4 days
- Brand deals
- Advertising opportunities
- 100k followers

1-2 Years Consulting

- Sharing knowledge with community
- Networking within my community to empower other massage therapists
- Educating clients on in home care- make massage more accessible

Business Plan

RelaxologyMN

Business Plan

Stephanie Keeffe, Owner
Created on January 1, 2026

Executive Summary

Product

RelaxologyMN provides massage therapy services to the town of Robbinsdale, MN and surrounding areas. Our services include providing therapeutic massage body work to the community in the form of Swedish Massage techniques focused on relaxing the body and reconnecting to yourself or targeted muscle therapy focusing on addressing muscle pain, strain or overstretch.

Customers

The target audience for RelaxologyMN is its neighbors with 1 employee, myself whose goal is to provide a safe space for healing to the community. Specifically, we specialize in decreasing tension and reducing overwhelm in the body by gentle movement and therapeutic touch.

Future of the Company

Massage is a growing industry driven by an increased awareness on how essential taking care of one's body and mind is.

Company Description

Mission Statement

To provide a safe space for clients to reconnect to the stillness within them.

Principal Members

Stephanie Keeffe — owner, Licensed Massage Therapist

Legal Structure

RelaxologyMN is an LLC, incorporated in Robbinsdale, Minnesota.

Market Research

Industry

RelaxologyMN will join the massage and bodywork industry. Generally, larger spas, such as New Oriental or The Doorway, work with massage therapists to bring care to the community while smaller owner operated spaces provide direct care to clientele. Massage practices with an office only structure are able to provide care to a far reaching community while being able to adapt and change quickly to market fluctuations. A recent study stated that massage therapy as an industry is projected to grow by 18% by 2033.

Detailed Description of Customers

The target customers for RelaxologyMN are neighbors. Specifically, we specialize in providing care to adults over the age of 18 and pregnant persons after 13 weeks of pregnancy. To capitalize on opportunities that are geographically close as we start and grow our business, RelaxologyMN will specifically target those seeking adjustment at nearby chiropractic offices, healthcare workers at North Memorial and restaurant and business employees of downtown Robbinsdale. This will allow us

to take advantage of the company's close proximity to hospitals (one of the largest employers in the region), those seeking care already that could aid in healing and a bustling business industry.

Company Advantages

Because RelaxologyMN provides services, as opposed to a product, our advantages are only as strong as our ownership. Aside from ensuring I am providing the utmost care to each client, I will take the following steps to support therapeutic services:

- Cleanliness of the office and proper sanitation of equipment of all times
- Clinicsense software for ease of bookings and communication with clients
- Continued education of therapeutic body work modalities
- Maintain a consistent brand for care and compassion as well as embody that brand both at work and in my community.
- Maintain good standing of the American Massage Therapy Association

Regulations

RelaxologyMN must meet all city regulations concerning Massage Therapy. Specifically, maintaining licensure with the city of Robbinsdale, Minnesota.

Service Line

Product/Service

Services Include:

- Complete Relaxation Massage
- Targeted Massage Service
 - Migraine Relief
 - Sciatica
 - Neck, Back, and Shoulder discomfort
 - Hips/low back/ Glute discomfort
- Prenatal Massage
- Reflexology

Pricing Structure

RelaxologyMN will offer its services at a tiered hourly rate discounting services for increasing length of service

- 30 Minutes, \$60
- 60 Minutes, \$100
- 90 Minutes, \$130
- 120 Minutes, \$180

Product Lifecycle

All services are ready to be offered to clients, pending conditional use permit and business application approval.

Research and Development

The company is planning to conduct the following research and development:

- Determine the need for additional therapies within our market for increased sales and promotion to potential customers
- Find trends in growing modalities to carefully carve its niche in the marketplace

Marketing & Sales

Growth Strategy

To grow the company, RelaxologyMN will do the following:

- Network at nearby Chiropractic offices, Hospitals and local businesses
- Establish a company website that contains engaging multimedia content about our services
- As the business grows, advertise in publications that reach our target clientele

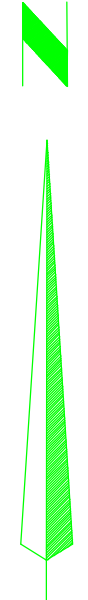
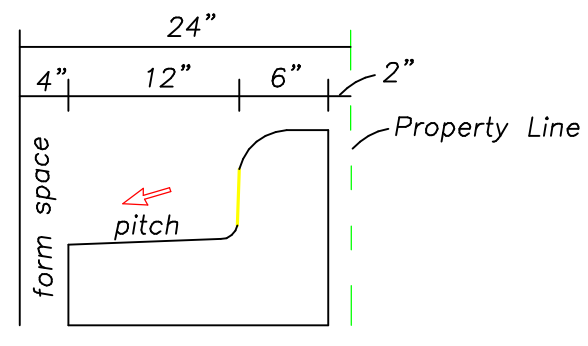
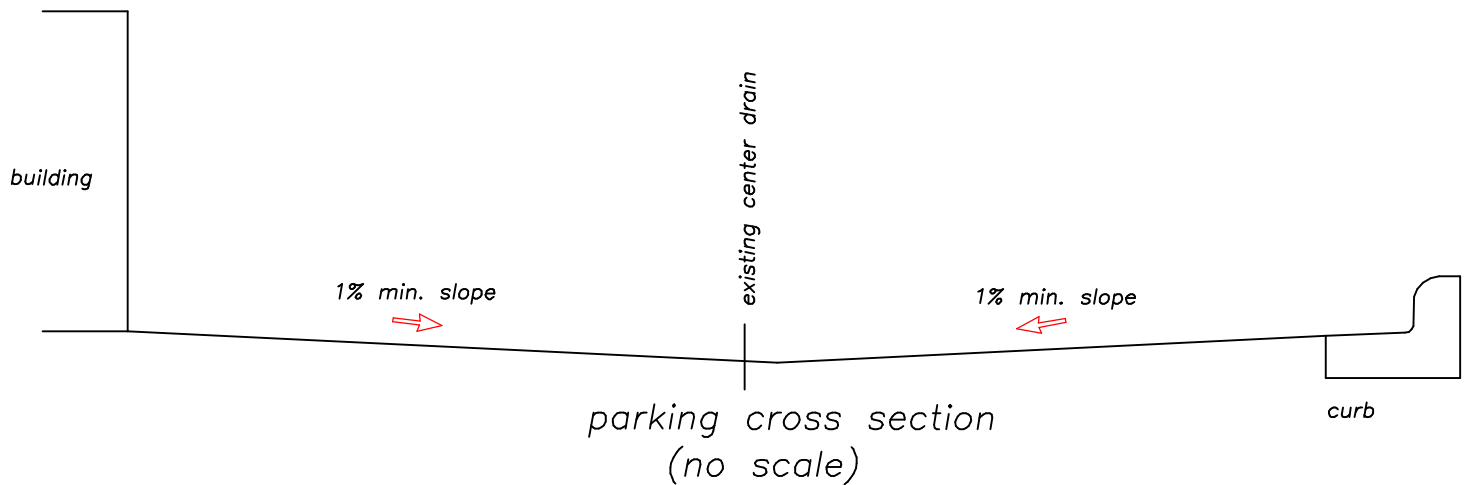
Communicate with the Customer

RelaxologyMN will communicate with its customers by:

- Clinicsense software to send email or text reminders for services as well as promotions and availabilities
- Being present at every booked service
- Using social media such as YouTube, Facebook, Instagram and TikTok
- Providing contact information on the company website

How to Sell

Currently, the only person in charge of sales for RelaxologyMN is the owner, Stephanie Keeffe. As profits increase, RelaxologyMN will look to add an employee to assist with Video content and Website management. This individual will also provide company social media and online marketing support. The company will increase awareness to our targeted customers through online advertising, networking at community events, and attending farmers markets.

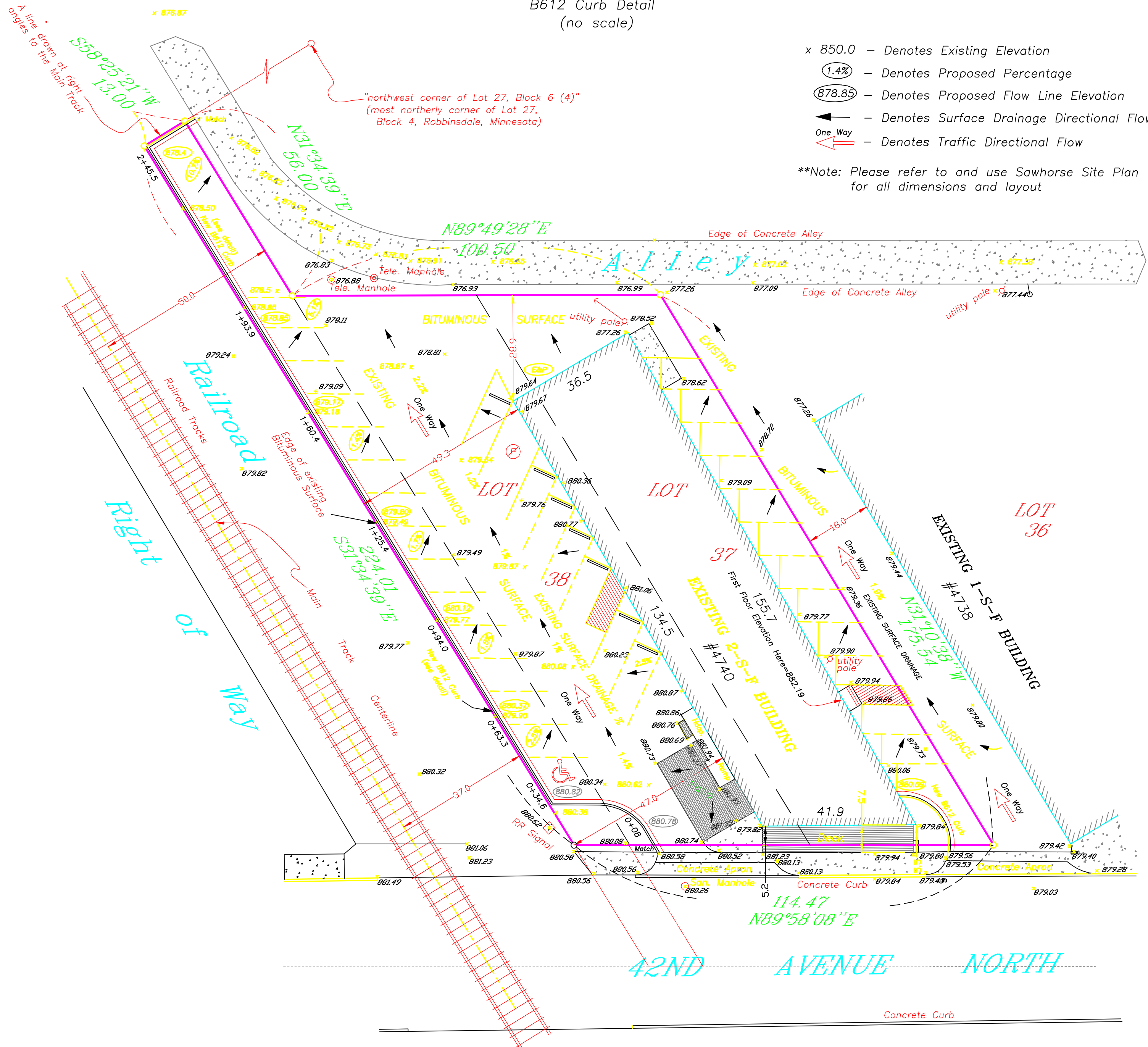


x 876.97

x 876.86

x 876.87

- x 850.0 - Denotes Existing Elevation
 - (1.4%) - Denotes Proposed Percentage
 - (878.85) - Denotes Proposed Flow Line Elevation
 - ← - Denotes Surface Drainage Directional Flow
 - One Way ← - Denotes Traffic Directional Flow
- **Note: Please refer to and use Sawhorse Site Plan for all dimensions and layout



c:\ep\draw\12104A.dwg

DEMARS-GABRIEL
LAND SURVEYORS, INC.
 3030 Harbor Lane No.
 Plymouth, MN 55447
 Phone: (763) 559-0908
 Fax: (763) 559-0479

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.

David E. Crook
 David E. Crook
 Date: 6/10/2003 Minn. Reg. No. 22414

File No.
 12104 C
 Book-Page
 414-29
 Scale
 1"=20'

Drainage and Curb Plan

PREPARED FOR:
SAWHORSE
 4740 42ND AVE. NO.
 ROBBINSDALE, MN 55422

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this XX day of month 2026.

RESOLUTION NO.

**A RESOLUTION TO ALLOW THE USE OF A MASSAGE SERVICE AT 4740 42ND AVE
N
(Relaxologymn LLC)**

WHEREAS, the structure at 4740 42nd Ave N was built in 1917 and has been previously for a home remodeling business since 1982 and has been purchased in 2025 and is now being utilized for a multi business center; and

WHEREAS, the applicant with the permission of the property owner of 4740 42nd Ave N wants to allow a massage service on the property that requires a Conditional Use Permit; and

WHEREAS, the Planning Commission conducted a public hearing on March 25, 2026 and adopted a motion recommending approval of the Conditional Use Permit request based upon the following findings of fact:

- a. The proposed massage service supports the residential-business use which is consistent with the Comprehensive Plan.
- b. The proposed use will not create any deterioration of the neighborhood.
- c. This use will not cause negative affects to the character of the surrounding area.
- d. The applicant has demonstrated a need for such a use within the city.
- e. This use will not cause odors, dust, flies, vermin, smoke, gas, noise or vibration, or would impose hazards to life or property in the neighborhood.
- f. That such use will not inherently lead to or encourage disturbing influences in the neighborhood.

WHEREAS, the City Council concurs with these findings of fact.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Robbinsdale, Minnesota, that the Conditional Use Permit request C26-1 to allow the use of a massage service at 4740 42nd Ave N pursuant to Section 520.07, Subd. 4 (c) is hereby approved on the land described as Lots 37 and 38 Block 4, Robbinsdale Park, the same being 4740 42nd Ave N.

The question was on the adoption of the resolution and upon a vote being taken thereon, and the following voted in favor thereof:

And the following voted against the same:

WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED THIS XX DAY OF MONTH 2026.

Bradley Sutton, Mayor

Attest:

Chase Peterson-Etem, City Clerk

City of Robbinsdale

Public Hearing Notice

NOTICE IS HEREBY GIVEN that there will be a meeting of the Planning Commission of the City of Robbinsdale, Minnesota on **Wednesday, March 25th, 2026, at 7:00 p.m.** for consideration of a Conditional Use Permit for the property of 4740 42nd Ave N for the proposed use of a massage therapy business. The meeting will be held in the City Council Chambers at Robbinsdale City Hall, 4100 Lakeview Ave. N, Robbinsdale MN 55422.

Any and all persons desiring to be heard shall be given an opportunity at the above stated time. Residents seeking further information on the public hearing should contact Assistant Planner Will Bucheger at 763-531-1269 or wbucheger@robbinsdalemn.gov.

By: Will Bucheger, Assistant Planner

Posted: March 5, 2026