

2B. Public Hearing – Consideration of a request for a Conditional Use Permit for a proposed Entertainment/Recreation Indoor Commercial Facility in an I-2 (Heavy Industrial) District.

Prepared by: Grittmann Consulting, Stephen Grittmann, City Planner	Meeting Date: 03/04/2025	Council Date (pending Commission action): 03/24/2025
Additional Analysis by: Community Development Director, Community & Economic Development Coordinator, Chief Building Official		

ALTERNATIVE ACTIONS

Decision 1: Conditional Use Permit for a proposed Entertainment/Recreation, Indoor Commercial Facility in an I-2 (Heavy Industrial) District.

1. Motion to adopt Resolution No. PC-2025-10 recommending approval of request for a Conditional Use Permit for a proposed Entertainment/Recreation Indoor Commercial Facility in an I-2 (Heavy Industrial) District. Subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to deny the adoption of Resolution No. PC-2025-10 recommending approval of Consideration for a Conditional Use Permit for a proposed Entertainment/Recreation Indoor Commercial Facility in an I-2 (Heavy Industrial) District., based on findings to be made by the Planning Commission.
3. Motion to table action on Resolution No. PC-2025-10.

REFERENCE AND BACKGROUND

Property:	Legal Description: Lengthy-contact City Hall PID #: 155-018-002080
Planning Case Number:	2025.07
Request(s):	Conditional Use Permit for a proposed Entertainment/Recreation Indoor Commercial Facility in an I-2 (Heavy Industrial) District
Deadline for Decision:	April 4, 2025 (60-day deadline) June 3, 2025 (120-day deadline)
Land Use Designation:	General Industrial
Zoning Designation:	I-2 Heavy Industrial

Overlays/Environmental

Regulations Applicable: Special Use Overlay District

Current Site Uses: Industrial facility

Surrounding Land Uses:

North: I-2 Industrial
East: I-2 Industrial
South: I-2 Industrial
West: I-2 Industrial

Project Description:

The project consists of repurposing a portion of an industrial building, zoned I-2 (Heavy Industrial), currently used for building materials sales and warehousing. The proposed tenant use is an indoor commercial “entertainment” facility, in this case an indoor play facility. Such facilities are allowed in the Industrial Districts by Conditional Use Permit.

The applicant proposes to occupy approximately 13,000 square feet of the existing building for the commercial indoor recreation business, while the larger portion (approximately 40,000 square feet) would continue to be utilized by the building supply business.

ANALYSIS:

Use. The Zoning Ordinance incorporates “Entertainment/Recreation, Indoor Commercial” as an eligible use in industrial districts due to the unique building requirements of such uses. These often include sports training facilities or similar uses. The proposed use as an indoor play facility is consistent with this use classification. While the mix of these uses and industrial traffic and activities can raise concerns about incompatibility, the large building spaces necessary for recreation uses suggests an industrial location, often to accommodate reasonable re-use of the building which would otherwise not have a commercial application. In this case, a majority of the building’s use remains industrial.

The applicant proposes to use 13,000 square feet of the building for an indoor play space serving parent-supervised children ages 0-15. The facility would be divided into individual play spaces with a central playground. As the applicant works through building design for fire and building code compliance, the final configuration of the individual play spaces may change, although the total square footage of the tenant space overall will remain consistent.

Access to the building would be key-code controlled. The facility hours of operation are proposed as 8 AM-8 PM daily. As noted, the balance of the building is currently used as an industrial service use and office.

The zoning ordinance identifies the following elements as baseline considerations for these uses by Conditional Use Permit:

- (12) *Entertainment/recreation – indoor commercial.*
 - (a) No auctions shall take place on the premises.
 - (b) Outdoor storage shall be prohibited.
 - (c) Noise shall be controlled consistent with the standards of this chapter.
 - (d) When abutting a residential use, the property shall be screened with an aesthetic buffer (Table 4-2, Buffer Type “B”) in accordance with § [153.060\(G\)](#).

These conditions are limited in scope, and the unique aspects of individual site considerations require additional review beyond these factors.

Parking. The existing parking on site would be allocated to each business use within the building for purposes of parking of vehicles, and the site plan shows shared parking area access between the two driveway access points from Dundas Road.

For the subject site, the applicant suggests that daily traffic for those using the facility would be for approximately 100 children, aged 0 to 15, per day. Children would be attended by parents – the facility is not intended to serve as a daycare or similar facility where staff supervises programming. Instead, a staff of fewer than 5 individuals would be on site primarily for checking in patrons and overseeing operations, but specifically not child supervision.

The applicant suggests that evenings and weekends would be the peak use times of the facility, thus minimizing conflicts with other industrial park peak activity. The site plan shows a parking supply attributable to this portion of the building of more than 60 spaces, reserving approximately 40 parking spaces for the industrial user.

This parking supply would be sufficient to meet the zoning code demands of the industrial business, based on square footage requirements. For the entertainment use, parking demand is difficult to quantify. There is no zoning code standard specific to this type of play facility use. However, 60 (or more) parking spaces available for the traffic expected by the applicant would appear to be more than adequate.

As the applicant continues to work through building and fire code design, the actual maximum occupancy for the tenant space may increase. Given the peak demand is likely to be nights and weekends, the Conditional Use Permit accommodates the shared use of the 40 spaces used by

the industrial user during their off-peak times. The total of over 100 available spaces is sufficient to meet any increase in expected demand.

Circulation. Of particular concern when introducing commercial uses into industrial areas is how to manage traffic conflicts between the routine industrial uses (such as heavy truck operations) and commercial passenger vehicle traffic. In this case, those conflicts could be of greater concern as the parking layouts for the site include commercial parking that is in direct proximity to an access/egress drive used by the industrial business on the west side of the site.

As designed, the site plan shows three rows of parking serving the recreation facility. The westerly row would back out into the truck/drive aisle. Parking shown on the site plan, as noted above, indicates more than 60 spaces available to the indoor recreation facility. While parking requirements for these uses are highly individualized, research appears to show requirements for indoor playgrounds at a rate of approximately one space per two persons of capacity. If the capacity of the facility is 100 children, 50 parking spaces should be sufficient.

As such, staff would recommend that the parking bays on the west side of the building be restructured as a single-access drive with parking on either side of the access drive, separated from the truck access lane by a widely spaced barrier, replacing what is currently the third row of parking. This barrier could be several large concrete planters, or other physical elements to separate the commercial use parking from the truck access drive. Without this separation, staff would be concerned that the mix of uses on this site would create conditions that are unsafe for children and their parent drivers.

Other Site Considerations. The applicants indicate that they will create signage for the facility that complies with the requirements of the City's sign ordinance. Currently, the site includes a small freestanding sign identifying the building materials business near the easterly driveway access. The applicant will need to develop a sign plan that is consistent with code and which makes clear distinctions between the industrial and commercial traffic on the site. It will be important to clarify access locations to minimize the mixing of incompatible traffic on the property.

STAFF RECOMMENDED ACTION

Staff recommend approval of the Conditional Use Permit for Entertainment/Recreation, Indoor Commercial as proposed, but only with the reconfiguration (and separation) of the commercial parking as noted in this report and in Exhibit Z for Conditions of Approval. While the mixing of Indoor Recreation uses and Industrial uses is contemplated by the code, traffic considerations can be an issue for the safety of both commercial and industrial vehicles on the site. With the conditions as noted in Exhibit Z, staff believe the issue can be mitigated.

SUPPORTING DATA

- A. Resolution PC-2025-10
- B. Aerial Site Image
- C. Applicant Narrative
- D. Site Plan w/Parking Plan
- E. Floor Plan
- F. Chief Building Official's Letter, dated February 26, 2025
- G. Citizen Comment Letters
- Z. Conditions of Approval

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2025-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTICELLO
RECOMMENDING APPROVAL OF AN AMENDMENT TO A
CONDITIONAL USE PERMIT FOR AN INDOOR ENTERTAINMENT/RECREATION FACILITY IN
AN I-2 (HEAVY INDUSTRIAL) DISTRICT**

WHEREAS, the applicant has submitted a request for a Conditional Use Permit to allow an indoor entertainment/recreation facility as part of a developed industrial parcel; and

WHEREAS, the proposed entertainment facility would alter the existing condition by redeveloping an empty portion of an existing building for indoor recreation uses; and

WHEREAS, the proposed use would introduce potential conflicts to the site through customer traffic at levels uncommon for industrial uses; and

WHEREAS, the site is zoned I-2, Heavy Industrial, which allows such use by Conditional Use Permit; and

WHEREAS, such uses are allowed in this district to accommodate building designs that are not common in other commercial districts; and

WHEREAS, the applicants have provided materials documenting that the proposed use can be compatible with industrial uses through offsetting peak hour use and other factors; and

WHEREAS, the applicants have provided materials documenting that the proposed use will comply with the terms and standards of the zoning ordinance with the recommendations approved by the Planning Commission; and

WHEREAS, the Planning Commission held a public hearing on March 4th, 2025 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

WHEREAS, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

WHEREAS, the Planning Commission of the City of Monticello makes the following Findings of Fact in relation to the recommendation of approval:

1. The applicant has provided plans demonstrating that the proposed facility will be in compliance with the standards for indoor entertainment/recreation uses found in the zoning ordinance.
2. The applicant has provided plans demonstrating that the use will improve long-term use of an otherwise partially vacant building.

**CITY OF MONTICELLO
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PLANNING COMMISSION
RESOLUTION NO. PC-2025-10**

3. The parcel is intended for industrial uses, but which also accommodate the proposed use in combination with the industrial nature of the site and neighborhood.
4. The applicant would, with the conditions of approval, accommodate safe traffic movements that protect the customers of the facility, and separate commercial and industrial traffic to the extent possible.
5. The operation of the business will not create noise, odors, visual impacts, or other noticeable impacts on the property or the neighborhood beyond those expected for allowed uses in the zoning district.
6. The use will maximize reuse of existing industrial buildings, consistent with the City's economic development objectives for industrial property.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission hereby recommends that the Monticello City Council approve the Conditional Use Permit for indoor entertainment/recreation facility, subject to the conditions identified in Exhibit Z of the Staff report, as listed below:

1. The applicant reconfigures the westerly of the three parking rows as noted in this report to create a physical barrier between the two remaining parking rows and the access drive serving the industrial user.
2. A sign plan is developed consistent with the sign ordinance requirements that clearly delineates access and use of the site and separates commercial and industrial traffic to the extent possible.
3. Parking, signage, and other site improvements, including restriping of the parking lots as needed, are completed prior to opening of the facility, in accordance with the updated site plan approvals.
4. Shared use of the total available parking is considered authorized by the Conditional Use Permit for the current and proposed building tenant. Future changes in use will require evaluation of parking demand per ordinance.
5. Compliance with the terms of the City Building Official's letter dated February 26, 2025.
6. Comments and recommendations of other Staff and Planning Commission.

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2025-10**

ADOPTED this 4th day of March, 2025 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____
Andrew Tapper, Chair

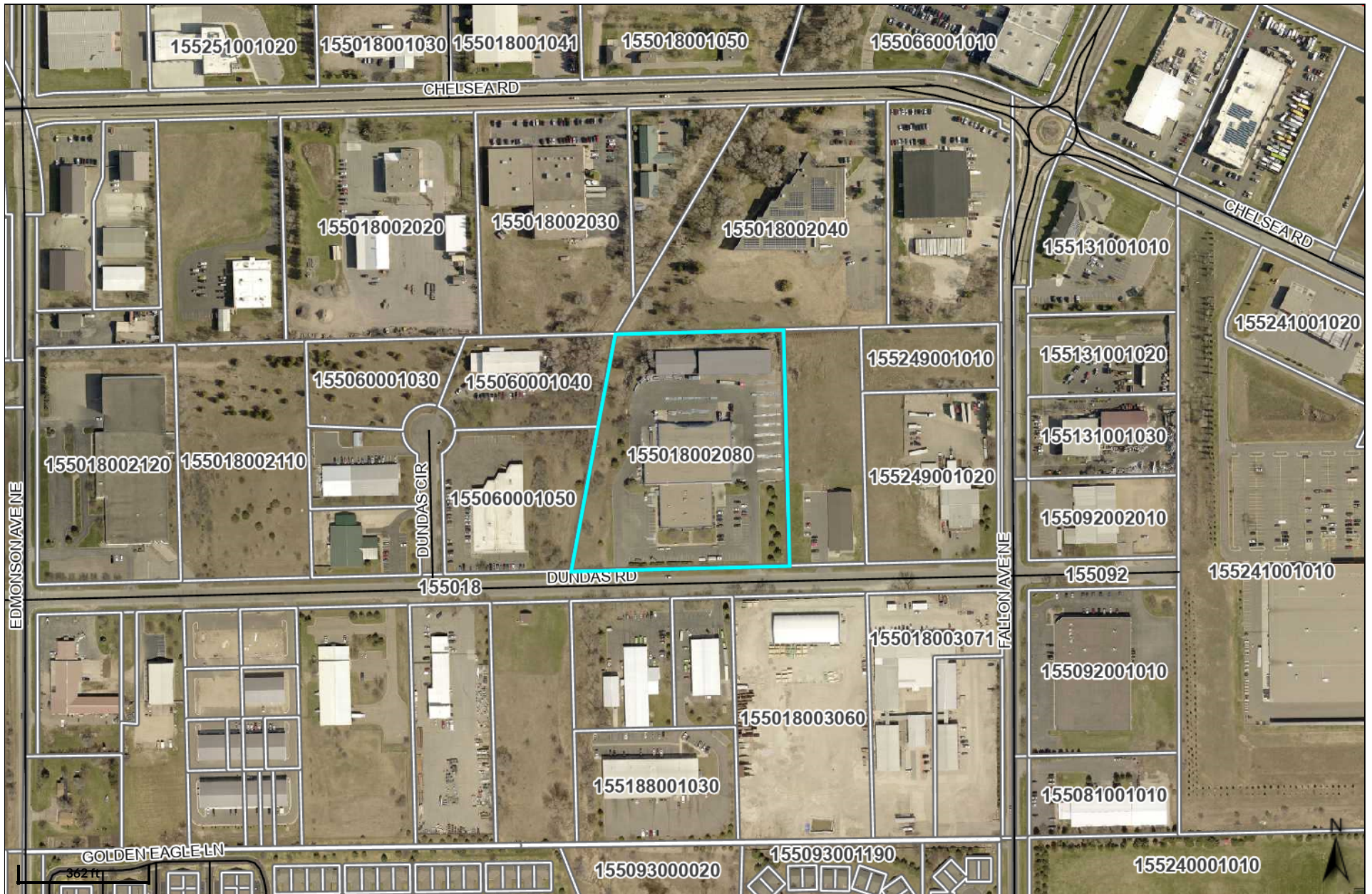
ATTEST:

Angela Schumann, Community Development Director

Consideration CUP proposed Entertainment/Recreation Indoor Commercial Facility in I-2 District

PID: 155-018-002080 Adress: 207 Dundas Rd Legal: Lengthy

Created by: City of Monticello



Location:
207 Dundas Road
Monticello, MN 55362



Conditional Use Permit

Active Adventures LLC

I (Elizabeth Barthel) a local community mom would love to bring an indoor play space to Monticello for all the children to enjoy! The goal is to keep our children active and have a place to go that all children will enjoy and want to come back to all year around especially with our Minnesota weather. Active Adventures would like to open an indoor play space for Monticello and surrounding residents to come enjoy. The best space available would be an open large warehouse space. The location available that I would like to use for this business is at 207 Dundas Road, Monticello, MN 55362

MISSION STATEMENT

Our mission is to provide a safe, fun, and stimulating environment for children to play, learn, and grow. While fostering creativity, imagination, and social interaction through innovative play structures and activities, Active Adventures creates a memorable experience for families that promotes healthy lifestyles for children of all ages.



Overview and Function on the Property: We are proposing the establishment of an indoor playground located at 207 Dundas Rd. Monticello MN 55362. This facility aims to provide a safe and engaging environment for children to play, learn, and socialize, while also serving as a community hub for families.

Proven Business Model: I have done extensive research and benchmarking related to the optimum play center business model. As such, I have determined that a parent-supervised facility – is the best strategy for long-term viability and profitability. This approach requires that parents or guardians always supervise their children while in the playground; this ensures that children are being watched and that potential safety issues can be addressed immediately and with minimized liability risk.

Market Timing, Technology: The quickly-evolving technology in the industry allows the business to become capitalized with the very latest equipment – both play and facilities equipment – thus providing an immediate advantage over competitors. For instance, the Company will be able to tout the latest equipment designs and concepts (which the kids like) while also leveraging a “higher level of safety” market message (which the parents like). Also, as an example of facilities-based technology, Active Adventures will be using key code entry equipment, allowing automatic vetting of paid status and an extra level of security.

The importance of building a culture of respect with the parents in terms of understanding both parties’ roles in making the environment safe and fun for the kids cannot be overstated. The following items are high-priority initiatives to foster long-term success.

- **Legal Waivers, Rules, Guidelines:** Extremely clear rules and guidelines for parents and children will be a consistent theme throughout every aspect of the facility. Starting with clear and understandable legal terms during membership or drop-in sign-up, there will also be rules regarding appropriate behavior, age restrictions for certain areas, safety guidelines, and liability reminders. Signs containing rule reminders will be posted throughout all areas of the interior of the building.
- **Regular Maintenance:** There will be regular inspection and maintenance of all play equipment and structures will ensure they are in good condition and free from hazards.
- **Safety Features:** Safety features such as soft padding, safety nets, and non-slip surfaces will be installed to prevent injuries.
- **Security Cameras:** Indoor security cameras will be installed to monitor the playground and ensure that everyone is following the rules and guidelines.
- **Emergency Procedures:** Emergency procedures will be in place in case of an accident or injury. This will include having a first aid kit on hand and posting emergency contact information. Also, signage containing on-the-spot guidelines (CPR/First-aid) for any incidents will be present throughout the facility.
- **Parent Supervision:** Parents or guardians must supervise their children at all times while they are in the facility.
- **Crime Prevention:** Outdoor security cameras and adequate outdoor lighting will be installed. A security alarm system will be put in place. There will be regular building inspections. Also, emergency contact info will be posted, and a public phone will be available inside the building.

In order to make this happen a large warehouse style location is needed. I understand utilizing this space would not maximize the Employment Opportunity in the community which is not ideal however being such a growing community, families really would love to have a facility like this. I believe that while we do not have much for employment opportunities available at this time, I believe that our new business will positively impact the local economy by attracting customers and

increasing foot traffic to nearby businesses. Active Adventures would have 1-3 employees. Control access to the business would be utilized. There would be services for employment example cleaning, events, and maintenance.

Residents currently travel upwards near 30 miles to be able to go to places like this it is believed that this would bring more business to surrounding establishments. With Minnesota having such questionable weather this would be a place that could be used all year round

Purpose of the conditional Use: The indoor playground will operate as a recreational facility designed primarily for children ages 0-15. There will be structures for all different ages. The plan is to have a safe toddler zone, a physical playground structure, plenty of climbing and large motor items, and for those youth that think there is nothing for them, the goal would be to add a special space for them as the business grows and for now...a timed racetrack!

Hours of Operation: We expect to have anywhere from 60 to 100 children visit daily with hours being available from about 8:00 AM until 8:00 PM daily. We expect that our peak time will be on weekends and weekday evenings.

Community Benefits and Employment concerns: Attracting Families and Supporting Local Businesses: The Role of an Indoor Playground to Monticello

Families are willing to travel up to 30 miles to visit our city's indoor playground, which can have a profound impact on local businesses. Here's how this phenomenon supports our community with the concern of low employment opportunity.

1. **Family-Friendly Destination:** The indoor playground serves as a significant attraction for families seeking engaging activities for their children. By becoming a go-to destination, it draws visitors who may not have otherwise come to our city.
2. **Increased Foot Traffic:** When families travel to enjoy the indoor playground, they often explore the surrounding area, leading to increased foot traffic for local businesses. As parents look for dining options, shopping, and other entertainment, nearby restaurants, cafes, and shops can experience a noticeable uptick in customers.
3. **Cross-Promotion Opportunities:** Local businesses can benefit from partnerships with the indoor playground. For example, restaurants might offer discounts to families visiting the playground, while the playground could promote local businesses within its facility. This creates a mutually beneficial relationship that drives more visitors to both the playground and local establishments.
4. **Extended Duration of Visits:** Families typically spend several hours at an indoor playground, which encourages them to make a day of their trip. This extended duration increases the likelihood that they will patronize local businesses, from lunch spots to specialty shops, thereby enhancing the overall economic activity in the area.
5. **Community Engagement:** The indoor playground can host events or activities that attract families from outside the city, fostering community connections and encouraging visitors to explore what our city has to offer. This engagement can lead to repeat visits and a growing reputation as a family-friendly destination.

In conclusion, while the indoor playground itself may not directly add to employment, its presence can significantly benefit local businesses by attracting families, increasing foot traffic, and creating opportunities for collaboration. This influx can stimulate economic growth and enhance the vibrancy of our community.

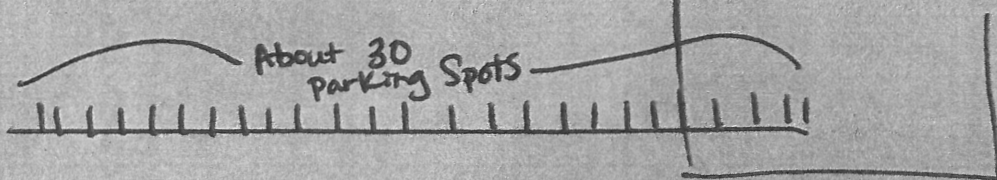
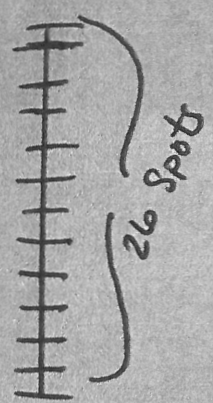
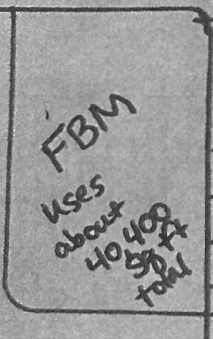
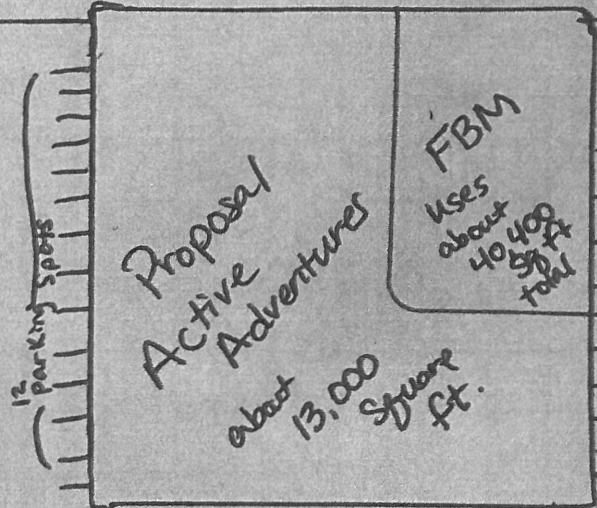
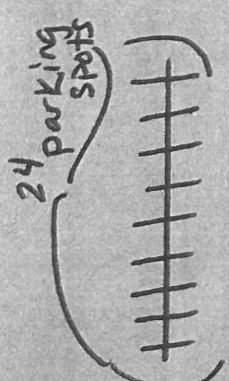
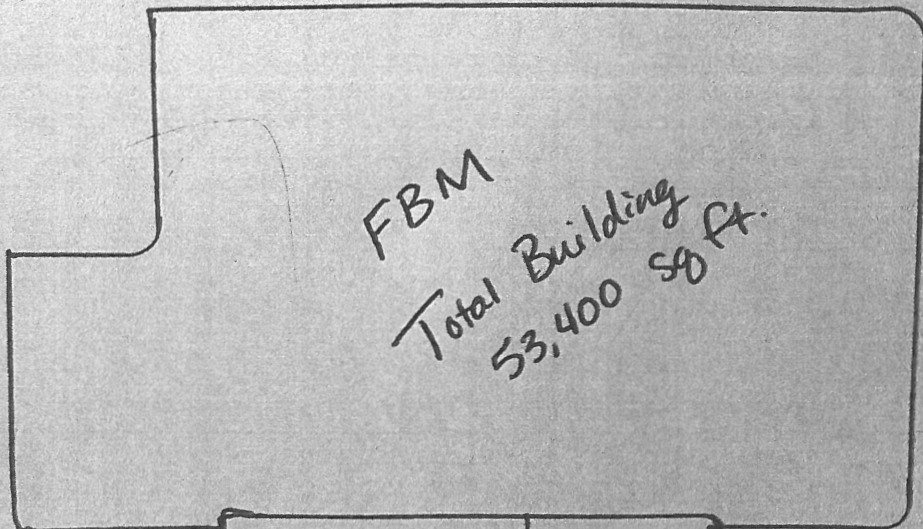
Signage: Purpose of signage is to effectively promote our facility, guide visitors and enhance the overall experience for families in our community. The signage will help increase visibility for our indoor playground, making it easier for families traveling to our location to find us. This is particularly important for attracting visitors from neighboring communities.

We are committed to adhering to all local regulations regarding signage, including size restrictions, placement guidelines, and aesthetic considerations. We will work closely with the relevant city departments to ensure that our signage meets all necessary requirements. Currently the signage is not completed.

The signage for our indoor playground is a crucial component of our business strategy aimed at enhancing visibility, guiding visitors and creating a welcoming environment for families. We believe that signage will not only benefit our business but also contribute positively to the community by attracting families and promoting local engagement.

Parking Considerations: We understand that adequate parking is a vital aspect of any new business, particularly one that will attract families from both within and outside the city.

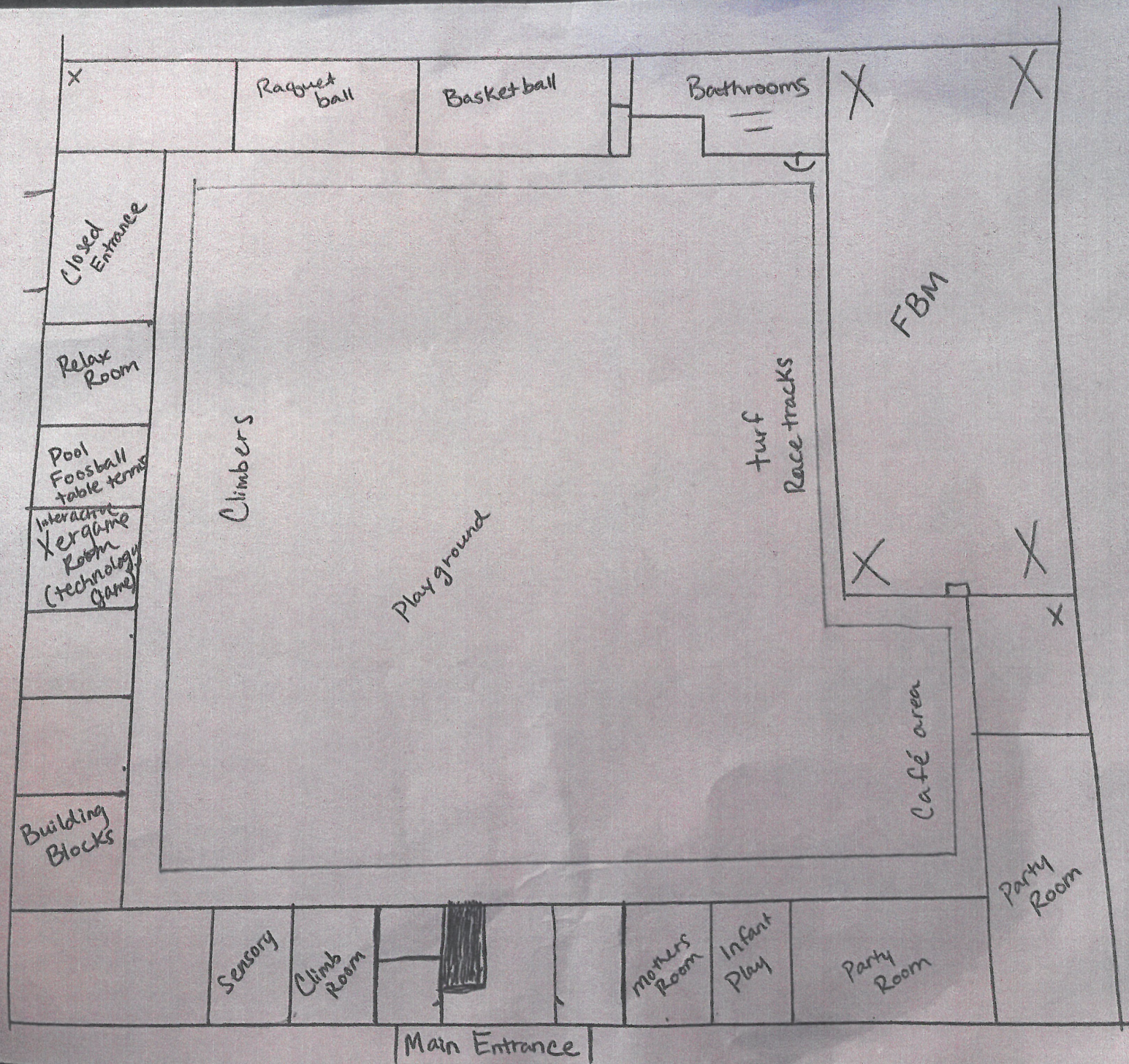
Designated parking spaces: there are over 30 spaces for sure along the front and side of the building to utilize. We anticipate needing 20 to 30 parking spaces for the expected volume of visitors based on our calculations on an average day and would use collaboration with neighboring businesses to utilize shared parking spaces during peak hours we believe this partnership can enhance parking availability. Peak hours for the playground will be after hours and weekends when neighboring business will not be using parking lots.



Skyview of Building and Parking Spots

FBM Parking Spots







PHONE: 763-295-2711 FAX: 763-295-4404

505 Walnut Street | Suite 1 | Monticello, MN 55362

February 26, 2025

Re: Active Adventures

General Comments

The City is not responsible for errors and omissions on the submitted plans. The Owner/ Developer, and Engineer of record are fully responsible for changes or modifications required during construction to meet the City Standards and the applicable Minnesota codes.

1. The Building Official requires the owner to engage and designate a licensed design professional who shall act as the licensed design professional in responsible charge.
2. Where an alteration affects the accessibility to or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities, parking facilities, and drinking fountains serving the area of primary function.
3. The City requires you install a fire key box on the outside of your building. Please contact the Department of Building Safety/Fire Inspector for these requirements.
4. The City requires address posted on your main entrance (207 Dundas Road Suite 100).
5. Active Adventures to comply with all/any Monticello codes for Ordinance (Blight) & International Property Maintenance Code Ordinance.

These items are subject to approval of the Monticello Department of Building Safety. This is a preliminary list of items that need to be addressed.

Sincerely,

Bob Ferguson

Chief Building Official/Zoning Administrator

From: [REDACTED]
Sent: Wednesday, February 26, 2025 10:02 PM
To: Development Services
Subject: Future Indoor Playground

Hello!

I feel it would be a great idea to have an indoor playground area for our kids in Monticello. I've brought my son to other Indoor playgrounds and he loves them! It would so nice to have one local, ran by a local mom, who cares and is dedicated to ehat the community wants.

I know Liz has been working for hard on this idea and absolutely love it! The kids need a place locally that us parents can bring them to in the colder months and still get their energy out and play with other kids.

Thank you,
Heather Schaap

Sent from my T-Mobile 5G Device

From: [REDACTED]
Sent: Wednesday, February 26, 2025 8:50 AM
To: Development Services
Subject: Indoor Playground Support

Hello,

My name is Felicia Villafan and we have been Monticello community members for the last six years. Myself and my three young children travel to other communities almost weekly to visit indoor play spaces and playgrounds. It was shared that Liz Barthel is proposing an indoor playground in the community.

I wanted to write in to tell you how amazing this would be! When we visit other communities, we typically have lunch, do some of our shopping there, and then come home. To have this in Monticello would mean that we could do everything here in our own community. It would be an amazing outlet for our kids, especially during the winter months when it is often very cold outside for toddler play. It would bring opportunities for families to host birthday parties, parent meet ups, and so much fun for the children of our community! I hope that you will consider approving her project as we would love to bring our children to an indoor playground locally!

-Felicia Villafan

From: [REDACTED]
Sent: Wednesday, February 26, 2025 7:43 AM
To: Development Services
Subject: Indoor playground

Hello,

I am writing this email in full support of an indoor playground in our community. With the cold MN winters our community needs another place to bring our children. We want our kids to be active to remain healthy. Being able to take them to an indoors playground allows them to get out their energy.

Dr. Miranda Lepinski O.D.,FCOVD
Uptown Eye Care
763-271-2020

Sent:

Wednesday, February 26, 2025 10:31 AM

To:

Development Services

Subject:

Indoor Playground--Advocacy

Dear community members,

I am writing to express my growing concern about the lack of family-friendly and child-oriented activities available in our community. While our community center is a valuable asset, it currently falls short in providing a sufficient range of options for families with children.

Our community is home to a significant number of families who pay taxes and actively contribute to the overall well-being of our town. As residents, we have a right to a voice in how our community resources are allocated and used. I firmly believe that by advocating for an increase in family-friendly activities, we can foster a more vibrant and inclusive environment that benefits everyone.

I strongly encourage you to pass approval for projects that will bring benefits to our Monticello community and the families who pay taxes. Please approve such endeavors such as Indoor Playgrounds and environments to promote enrichment for our children.

Thank you for your time and consideration.

Sincerely,

Jesse

Jesse Johnson

LICENSED MARRIAGE AND FAMILY THERAPIST,
MN-BMFT SUPERVISOR AND CONSULTANT

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Looking for your client portal?

<https://jesse-johnson.clientsecure.me/sign-in>

From: [REDACTED]
Sent: Wednesday, February 26, 2025 9:53 AM
To: Development Services
Subject: Support for Active Adventures in our Community

Hello,

My name is Rebecca. I have one child, and another on the way. I am also a nanny in the community. I can't express enough how much Active Adventures would benefit our wonderful Monticello.

It is so hard to find activities that are suitable for both babies and older kids. I often find either the older kids I watch get bored, the babies get overstimulated or not able to safely play independently. Active Adventures would be perfect for kids of all ages. You would see families come from surrounding cities, just to be somewhere where kids of all ages are welcome and have activities specific for their age. I would be able to keep an eye on all of my children, while knowing they are in a safe and fun environment that they will enjoy with their friends.

This not only will greatly help families with kids of all ages, but this will also help businesses in our town. Families will stay in Monticello for meals or shopping, if they are in the area already. We want more families in our community. It will help make Monticello a safe family friendly city, which is extremely important to me.

Active Adventures is what Monticello needs. It is what families want. Please listen to the families who desperately need this in our community. I know for a fact this will take off with success. It is a place where parents and kids of all ages can come together, and make Monticello an even better community.

If you'd like to discuss further, please feel free to reach out.

Thank you,
Rebecca Gindele

[REDACTED]

From: [REDACTED]
Sent: Wednesday, February 26, 2025 11:44 AM
To: Development Services
Subject: Support for indoor playground

To whom it may concern,

I am writing to express my support for the approval of an indoor playground in our community. I strongly believe that such a space would provide numerous benefits for families, offering a safe and engaging environment for children to play, socialize, and stay active year-round.

An indoor playground would be a valuable addition to our area, giving parents and caregivers a much-needed recreational option, especially during extreme weather conditions. It would also foster a greater sense of community by creating a welcoming space for families to connect.

I hope you will consider approving this project, as it would have a positive impact on the well-being of children and families in our area. Please let me know if there are any further steps I can take to support this initiative.

Best regards,

Tina Towle

[REDACTED]

Sent from my Iphone

From: [REDACTED]
Sent: Wednesday, February 26, 2025 8:29 AM
To: Development Services
Subject: Support for Monticello indoor playground

I fully support Elizabeth Barthel's efforts to provide Monticello with an indoor playground. This playground would be a great option for kids to have an area to be active no matter the weather, which, as we know in Minnesota can be deterring in the winter. It would also be a great place for mothers of young children to socialize and not feel so alone in their journey. I hope you consider her proposal for an indoor playground in Monticello!

Thank you!
Jen zmuda

Sent from my iPhone

From: [REDACTED]
Sent: Wednesday, February 26, 2025 7:50 PM
To: Development Services
Subject: Support for Proposed Indoor Playground Business Active Adventures

Michelle Macagnone

[REDACTED]
[REDACTED]
[REDACTED]
February 26, 2025

City of Monticello

City Council

505 Walnut Street, Suite 1

Monticello, MN 55362

Subject: Support for Proposed Indoor Playground Business Active Adventures

Dear City of Monticello Officials,

I am writing to express my enthusiastic support for the proposed indoor playground business in Monticello, Active Adventures. As a mother of young children, I know firsthand how valuable such a facility would be for our community.

Monticello is a wonderful place to raise a family, but there is a noticeable lack of safe, climate-controlled spaces where young children can engage in active play year-round. An indoor playground would provide an essential resource for families, offering a place for

children to develop motor skills, socialize, and stay active, regardless of the weather. Additionally, it would serve as a welcoming hub for parents to connect with one another, strengthening our sense of community.

Beyond the benefits to families, this business would contribute to the local economy by attracting visitors, and supporting other local and small businesses. Many families currently travel to surrounding cities for similar play spaces, and having one right here in Monticello would keep those resources within our community.

I strongly encourage the city to support this initiative and recognize the positive impact Active Adventures would have on local families and businesses alike. Thank you for your time and consideration. I look forward to seeing Monticello continue to grow as a family-friendly community.

Sincerely,

Michelle Macagnone

Mother of 4, lifelong Monticello resident and Educator

From: [REDACTED]
Sent: Wednesday, February 26, 2025 10:24 AM
To: Development Services
Subject: Elizabeth Barthel -- Active Adventures

[REDACTED]
[REDACTED]

Dear Members of the Monticello City Council;

My name is Margaret Weiman. I have lived in Monticello since 1981. It is my pleasure to write to you in support of Elizabeth Barthel and Active Adventures.

I have known Elizabeth Barthel for more than 25 years. Elizabeth is a very dedicated and hardworking person. In addition to being a parent, Elizabeth has had several demanding jobs that she has learned from and has been very successful at, such as doing Adult Foster Care and working as an independent sales consultant, to name a couple. Elizabeth also makes time to volunteer at her children's schools.

I was a Licensed Daycare Provider in Monticello for over 35 years, and Elizabeth was a great help to me by being one of my back-up providers. The kids LOVED when Elizabeth came over. She's like a "kid magnet" — kids are just drawn to her, and her to them. She played and entertained them, and most of all, I knew they were being well taken care of in my absence. Elizabeth has a great insight into what kids like, and also, since she's a parent, what parents look for in safe, yet stimulating entertainment for their kids.

As a parent, and previous Licensed Daycare Provider, I would have loved to have had an option, such as Active Adventures, in Monticello to take my Daycare to on days when the weather was not great, or as a special adventure day. For those times, we would travel to the cities to an indoor playground, which was not ideal or convenient. Now, as a grandmother to eight, I would love the option of a local indoor playground, such as Active Adventures, to take my grandkids to!

I believe that Active Adventures would be a great asset to the Monticello community, by providing a safe and fun place for families in Monticello, and the surrounding area, to come together, not only for the kids to play, but also for the parents to interact and the families to get to know each other. I think all would benefit from some — Active Adventures !

Sincerely,

Margaret Weiman

From: [REDACTED]
Sent: Wednesday, February 26, 2025 9:49 AM
To: Development Services
Subject: Active Adventures

To whom it may concern,

I'm writing to you as a new mom of a 1 year old and a new born. When I first heard about active adventures I was so excited! Both of my girls were born in winter as my oldest is not 1 and on the move there isn't many activities in Monticello that I'm able to do with her. The playgrounds are all wet and as great as the community center is there is only one slide she's big enough to do but everything else in the play area doesn't work for her so we are trapped inside which is hard with her and a newborn. Having a indoor play structure that she is able to go on it so important to my family as a parent in Monticello and I know would mean the world to my girl especially as they get older and even more active!

Best,
Autumn Dodd

From: [REDACTED]
Sent: Wednesday, February 26, 2025 11:28 AM
To: Development Services
Subject: Active Adventures

Hello, I am writing to encourage you to support Active Adventures. Our community greatly needs an indoor space for kids to play, especially with how long our winters tend to be! It would also function as a place to help keep the middle schoolers busy so they can stop wrecking havoc on our local businesses.

Many of the surrounding communities have been putting in efforts to improve the amenities available to children and families and I think this would be a wonderful step for Monticello.

Mercedes Browe

Sent from my T-Mobile 5G Device

EXHIBIT Z
Conditions of Approval
Conditional Use Permit for Entertainment/Recreation, Indoor Commercial
PID: 155018002080

1. The applicant reconfigures the westerly of the three parking rows as noted in this report to create a physical barrier between the two remaining parking rows and the access drive serving the industrial user.
2. A sign plan is developed consistent with the sign ordinance requirements that clearly delineates access and use of the site and separates commercial and industrial traffic to the extent possible.
3. Parking, signage, and other site improvements, including restriping of the parking lots as needed, are completed prior to opening of the facility, in accordance with the updated site plan approvals.
4. Shared use of the total available parking is considered authorized by the Conditional Use Permit for the current and proposed building tenant. Future changes in use will require evaluation of parking demand per ordinance.
5. Compliance with the terms of the City Building Official's letter dated February 26, 2025.
6. Comments and recommendations of other Staff and Planning Commission.