Ashley Skarda

From:

Ashley Skarda

Sent:

Thursday, June 26, 2025 10:01 AM

To:

mhxiong88@gmail.com

Cc:

Jeffrey Fischbach

Subject:

Class "N" License District Council Form

Attachments:

Health Sport Club (Staffed) New App Requirements (Change Ownership-No

construction)_8-14-2024.pdf; 20250626100213548.pdf

Good morning Matthew,

The Department of Safety and Inspections received a paper copy of a Class "N" License District Council Form. Attached scan of your application for reference.

Please see the attached requirements for a Health Sports Club. You will see that emailing a copy of the Class "N" License District Council Form to your new district council is section A in the Health Sport Club New App Requirements. Please email your copy of the Class "N" License District Council Form to Kathy: kathy@highlanddistrictcouncil.org and copy me on your email.

Please submit everything from Section B with your license <u>application</u>. please mail, fax, or drop it off in person to:

Department of Safety and Inspections 375 Jackson St., Suite 200 St. Paul, MN

Please let me know if you have any other questions about the application requirements.

Well wishes, Ashley

Ashley Skarda

Pronouns: she/her/hers Department of Safety and Inspections

375 Jackson St. Suite #220 Saint Paul, MN 55102 P: 651-266-9013 ashley.skarda@ci.stpaul.mn.us

www.StPaul.gov

CLASS N NOTIFICATION.



375 Jackson Street, Suite 220 St. Paul, Minnesota 55101-1806 Phone: 651-266-8989 Fax: 651-266-8951 Visit our website at www.stpaul.gov/dsi

Class "N" License District Council Form

Please complete this form and submit it, via mail or in-person, to the appropriate District Council prior to submitting your application to the City. This notification will allow time for the community to talk with you and provide feedback to the city on your proposed business.

License(s) being applied for:	JUN 1 6 2025			
Health / Sports Club License	City of Saint Paul-DS			
BUSINESS INFORMATION				
Applicant Name: Mathew Xiong	Title: President			
Contact Person: Mathew Xiong	Phone/Email: 317-694-2125/mhxiong88@gmail.com			
Business Type: Gym	Date of Anticipated Opening: 10/15/2025			
Business Address: 747 Cleveland Ave S, St. Paul, MN 55116				
Company Name: Blue Moxy Wellness, LLC	Doing Business As: Discover Strength			
Will you operate the business personally?	Yes No No			
If no , who will operate it?				
ZONING VARIANCE INFORMATION				
Have you sought a Zoning variance? If so, for what: No				
When do you anticipate a decision by the City or	your request?			
Do you intent to seek a parking agreement?	Yes No No			
If yes , please provide more information:				
ZONING INFORMATION				

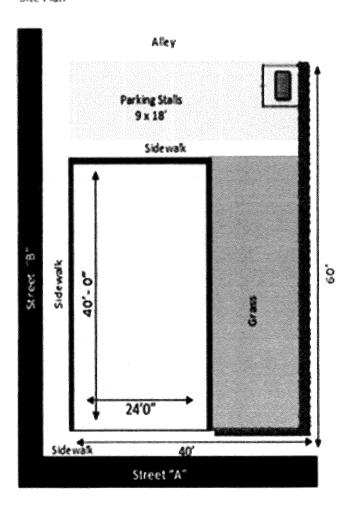
Please answer the following questions (if business is located in Saint Paul proper):

A. What is	s the gross	s floor	area for this busin	ess? 1,760	sqft	
B. What w	vas the pr	evious	use of this space?	Gym		
C. How m	າany off-st	reet p	arking spaces are p	provided fo	or this business only? 32	
D. Is the p	oarking lea	ased o	r owned? Leased			
E. How m	nany differ	ent us	ses are in the buildi	ing? 3		
	i. W	/hat ar	e these uses? Wha	t is the gro	ss floor area for each?	
		a	Restaurant		Est. 3,000 sqft	
			Use		Area	
		b. /	Apartments		Est. 40,000 sqft	
		_	Use		Area	
		c.	Laser Hair Removal		Est. 1,500 sqft	
		_	Use		Area	
G. Busine Please pro requested	ess Plan ovide deta d.	prope	erty or are you leasi your business plan Business Persona	for the bus	siness for which a license is	being
a.	Descripti	on ot i	Business Fersona	IIZEU Su eng	Jul Halling	
b.	Days and	Hour ל	s Business will be (Operating	M-F 5:30am-8pm, Sat-Sun 7:	30am-3:30pm
c.	All Busin	ess Se	ervices Provided	Personal T	Training (1on1, Small Groups	and Virtual)
d.	a	xplain		e areas, in	cluding all potential activitie	es and
			e description of plan orhood livability iss		ities to prevent/address safe ding a security plan	ety and
	Г		achment A			

H. Please attach a site plan of the licensed property **(See provided example)**See Attachment B

- I. Drawn to scale
- II. Showing dimensions
- III. Showing all property lines
- IV. Showing the parking lot
- V. Label all rooms/spaces

Site Plan



Please answer these questions if you are applying for a restaurant/bar/brewery license:					
C.	Do you intend to have a drive-thru window?	Yes 🔵	No 🔘		
D.	Will you have a permanent menu board?	Yes O	No 🔘		
E.	Do you intend to serve liquor?	Yes 🔵	No 🔘		
F.	Is this restaurant associated with a chain or franchised business?	Yes 🔘	No 🔘		
G.	Is a self-service condiment bar proposed?	Yes 🔵	No 🔘		
н.	Are trash receptacles provided for self-service bussing?	Yes 🔵	No 🔘		
١.	Will there be hard finished, stationary seating?	Yes 🔵	No 🔘		
J.	Are your main course food items	Pre Packaged	To Order (
K.	K. If you intend to have outdoor seating, please provide additional detail regarding the size of the space and location (sidewalk or patio), hours of operation (if they vary from business hours), how the space will be lit, if live entertainment will be offered, etc.				
*Please answer the following additional question if you intend to serve liquor					
L. Where do you intend to serve liquor (indoor, outdoor, main level, etc.)?					

DSI's Mission

To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.

Attachment A

Q: Provide description of planned activities to prevent/address safety and neighborhood livability issues, including a security plan

A: Our studio will operate by appointment only, with scheduled sessions from early morning through early evening. As such, there will be no loitering, late-night activity, or large crowds. We prioritize a quiet, clean, and respectful environment for both our clients and neighboring tenants.

Security Plan:

Controlled Access: Doors will remain locked outside of staffed hours. Only clients and staff will have access during operating times.

Staff Presence: A staff member will always be present when the facility is open.

Lighting: Well-lit entryways will enhance visibility and safety during early morning and evening sessions.

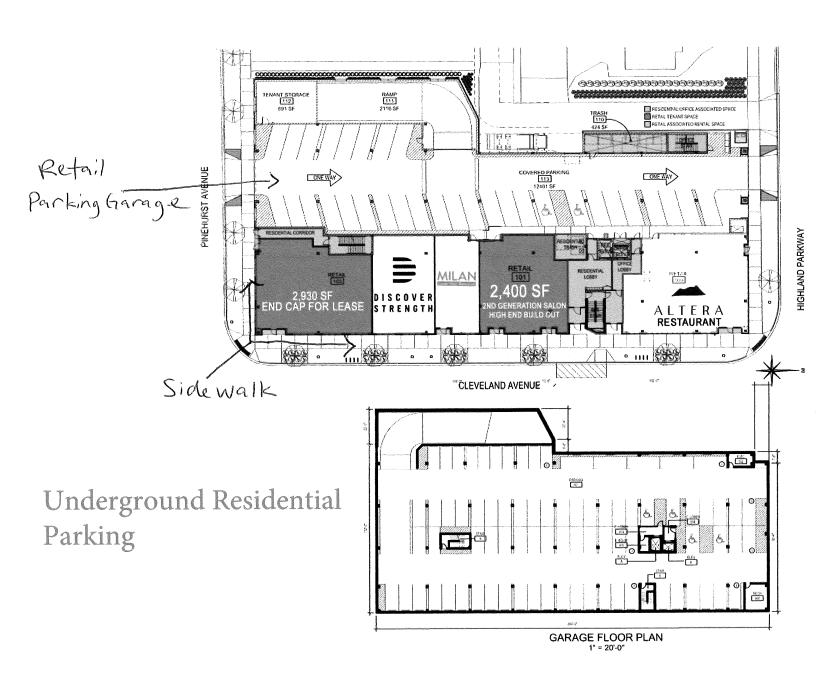
Client Conduct: All clients are expected to act respectfully. Loud music, aggressive behavior, or disruptive activity is not permitted.

Emergency Preparedness: Staff will be trained in basic emergency procedures, including how to respond to provide CPR, injuries, fire, or suspicious behavior.

We are committed to being a responsible and respectful member of the Highland Park community.

SITE PLAN

Attachment B



Cleveland Ave Sidewalk 24'-2 1/8" 6'-0" NEW DOOR BY OWNER Front Entrance HAMMER 180 NCLINE PRESS / PULLDOWN COMBO 18" X 54" LEG PRE86 10 DECK NEW ENTRY AND RAN BY LAND LORD 3 LEG EXTENSION 59" X 38" ROGERS 5 WAY NECK 40" X 11" HATTER TEMA 347GF HEDGE! SEATED LEG CURL 61" X 31" HAMMER 6HOULDER 5ELECT PRESS 60" X 56" HAMMER MT8 ABDOMINAL 44" X 39" LATERAL RAISE 42" X 51" LIFE FITNES6 AB / AD 61" X 64" CHEST PRESS 53" × 42" Lobby HAMMER BICEP CURL 45" X 41" 40'-9 1/2" CORE TORSO ROTATION 18" X 58" HAMMER SEATED CALF 49" X 33" HAMMER BELECT ABBIST CHIN DIP 46" X 45" PULLOVER 59" × 61" BICHAGE **SEATING** COLEGE IES SEATED ROW 49" × 42" Training Floor 7'-8 3/8" HAMMER 48 DEGREE BACK EXTENSION ER GELECT PEC FLY 46' X 56' HATTER ADARTABLE BINCH 187 × 26" Utility Office 9-10 Closet Restroom 0 15'-9 3/4"

DISCOVER STRENGTH



4.3.2025

Ashley Skarda

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Kathy Carruth < Kathy@highlanddistrictcouncil.org>

Sent:

Monday, June 30, 2025 11:35 AM

To: Cc: Matt Xiong Ashley Skarda

Subject:

RE: Pre License Connection - Blue Moxy Wellness

Think Before You Click: This email originated outside our organization.

Matt,

Thank you for sending the Class N application. The Highland District Council understands this is a use similar to what existed at 747 South Cleveland. There are no concerns, but I will let you know that a couple of the residents that live above it, will be grateful if the early morning classes are not super loud. I can connect you if you have not talked with them already.

Thanks again,

Kathy

Kathy Carruth
Executive Director
Highland District Council
651.695.4005
kathy@highlanddistrictcouncil.org

From: Matt Xiong <mhxiong88@gmail.com> Sent: Thursday, June 26, 2025 1:45 PM

To: Kathy Carruth < Kathy@highlanddistrictcouncil.org>

Cc: ashley.skarda@ci.stpaul.mn.us

Subject: Pre License Connection - Blue Moxy Wellness

Hi Kathy,

My name is Matt Xiong and I am interested in opening up a business in the Highland Park area. I understand part of the process is to reach out to a member of the Highland District Council as a part of the approval process. Enclosed you will find our application for the Class "N" License District Council Form. Please let me know if there's anything else you may need from me.

Looking forward to hearing from you.

Thanks,

Matt X

Ashley Skarda

From:

Kathy Carruth < Kathy@highlanddistrictcouncil.org>

Sent:

Monday, July 14, 2025 9:02 AM

To:

Ashley Skarda

Subject:

FW: Pre License Connection - Blue Moxy Wellness

Think Before You Click: This email originated outside our organization.

Ashley,

Sorr for the delay -let me know if you need anything else from the HDC.

Thank you,

Kathy

Kathy Carruth
Executive Director
Highland District Council
651.695.4005
kathy@highlanddistrictcouncil.org

From: Matt Xiong <mhxiong88@gmail.com>

Sent: Thursday, July 3, 2025 2:24 PM

To: Kathy Carruth < Kathy@highlanddistrictcouncil.org> **Subject:** Re: Pre License Connection - Blue Moxy Wellness

Hi Kathy!

So great to hear from you. Apologies for the delay as we're returning back from travel. Thank you for your confirmation. We're excited at the opportunity to be in Highland Park and can absolutely appreciate the concern with the upstairs neighbors. The benefit of our studios is that we'll be equipped with sound proofing cloud panels on the ceiling and will have sound dampening material throughout the ceiling to ensure no noise or vibrations cause a nuisance for the tenants in the building. Another benefit is that we don't use cardio equipment, medicine balls, olympic lift stations or squat racks which are generally the main culprits of noise for a gym. We're a strength training facility that focuses on 10n1 and small group training by appointment only with no amplified mics or loud group classes.

I plan on submitting our application to the department of safety and inspections later this week, so if you'd like to connect, please don't hesitate to reach out with any other questions.

Regards,

Matt X

the approval process. Enclosed you will find our application for the Class "N" License District Counc Form. Please let me know if there's anything else you may need from me.	cil
Looking forward to hearing from you.	
Thanks,	
Matt X	