

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 application. 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



SAINT PAUL
SAFETY & INSPECTIONS

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.

Received

License(s) being applied for:

JUN 16 2025

Health / Sports Club License

City of Saint Paul - DSI

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 ☐

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 on your request? _____

Do you intent to seek a parking agreement?

Yes ☐

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 the gross floor area for this business? 1,760 sqft
- B. What was the previous use of this space? Gym
- C. How many off-street parking spaces are provided for this business only? 32
- D. Is the parking leased or owned? Leased
- E. How many different uses are in the building? 3

i. What are these uses? What is the gross floor area for each?

a.	<u>Restaurant</u>	<u>Est. 3,000 sqft</u>
	<u>Use</u>	<u>Area</u>
b.	<u>Apartments</u>	<u>Est. 40,000 sqft</u>
	<u>Use</u>	<u>Area</u>
c.	<u>Laser Hair Removal</u>	<u>Est. 1,500 sqft</u>
	<u>Use</u>	<u>Area</u>

- i. Are there any bar/restaurants in the building operating after midnight? If yes, please list them: No

F. Do you own the property or are you leasing it? Leasing

G. Business Plan

Please provide details of your business plan for the business for which a license is being requested.

- a. Description of Business Personalized Strength Training
- b. Days and Hours Business will be Operating M-F 5:30am-8pm, Sat-Sun 7:30am-3:30pm
- c. All Business Services Provided Personal Training (1on1, Small Groups and Virtual)
- d. Outside usage
- Explain all use(s) of outside areas, including all potential activities and associated times
None
 - Provide description of planned activities to prevent/address safety and neighborhood livability issues, including a security plan

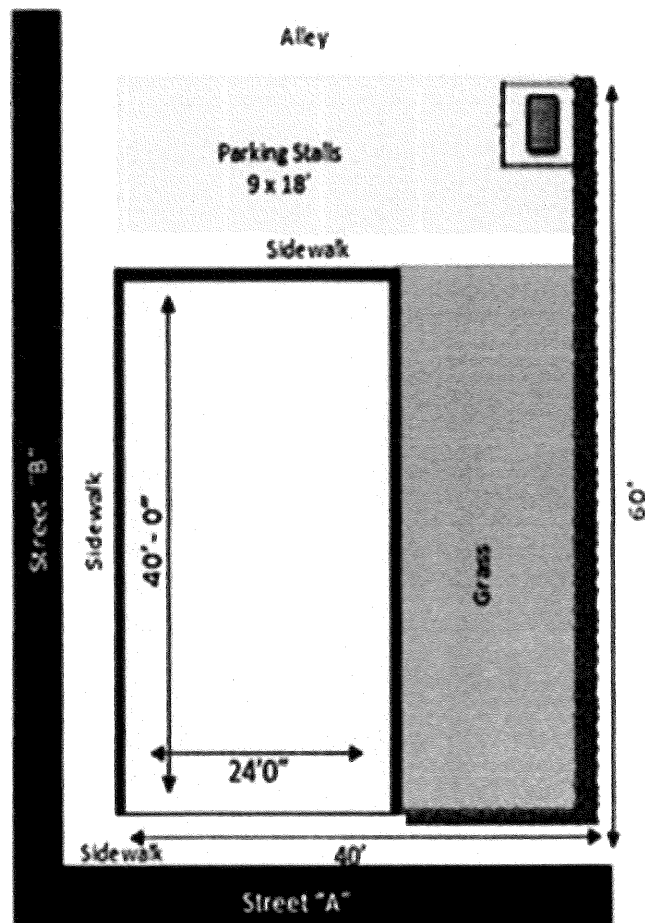
See Attachment A

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 ☐ 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 ☐
- H. Are trash receptacles provided for self-service bussing? Yes ☐ No ☐
- I. Will there be hard finished, stationary seating? Yes ☐ No ☐
- J. Are your main course food items Pre Packaged ☐ To Order ☐
- 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.

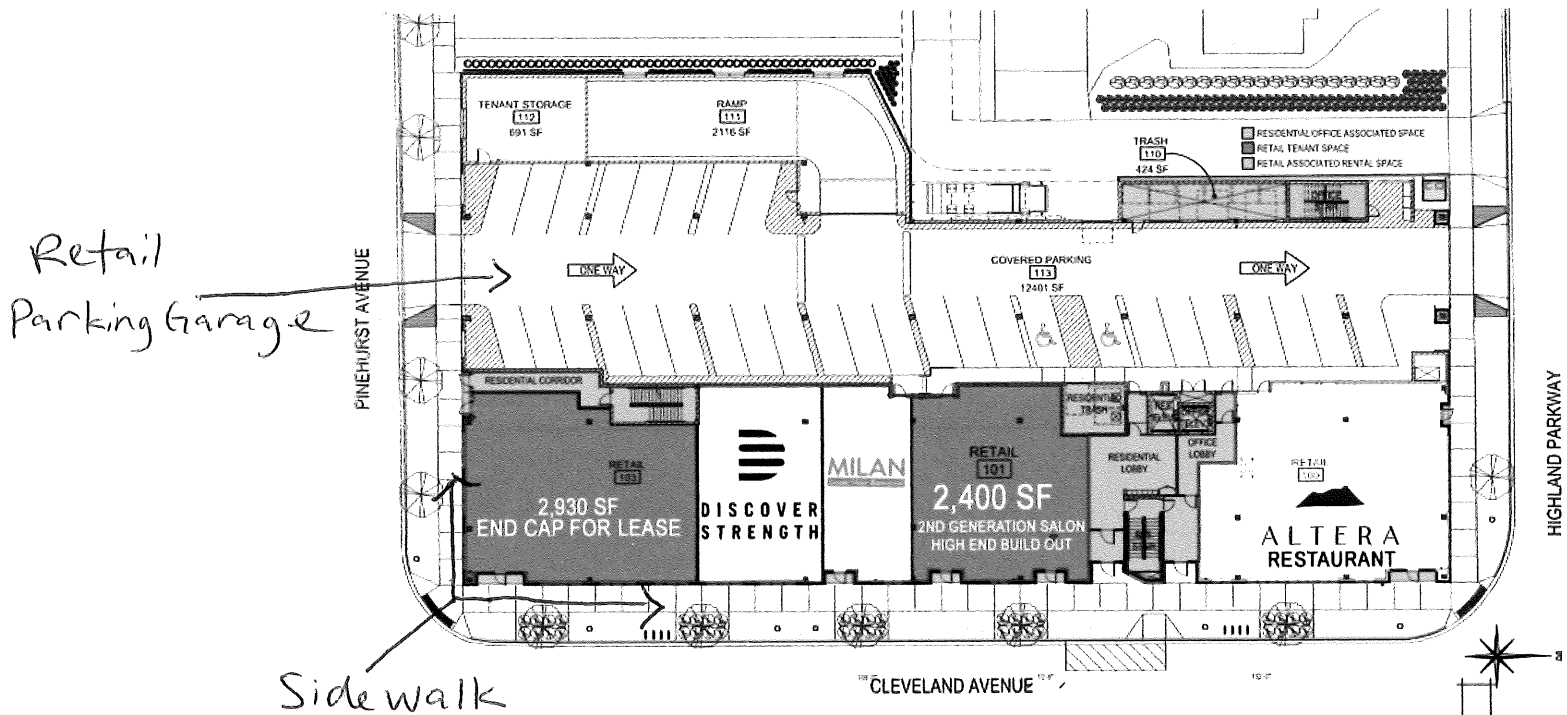
Client Conduct: All clients are expected to act respectfully. Loud music, aggressive behavior, or disruptive activity is not permitted.

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

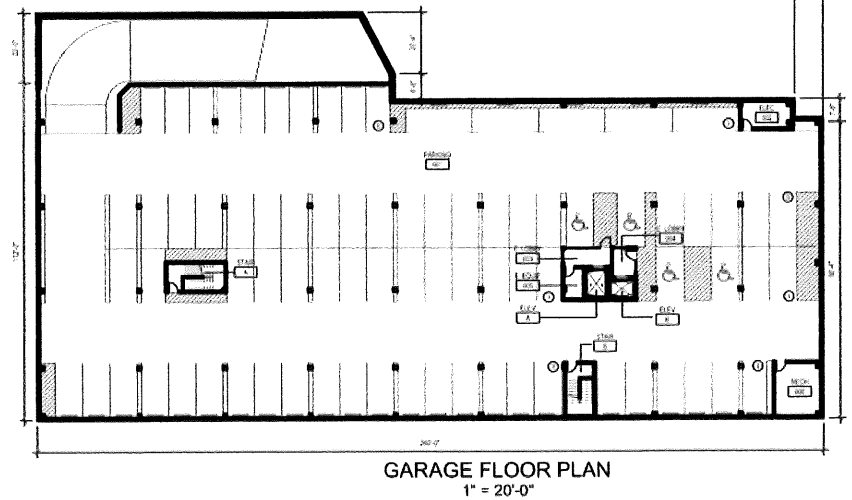
We are committed to being a responsible and respectful member of the Highland Park community.

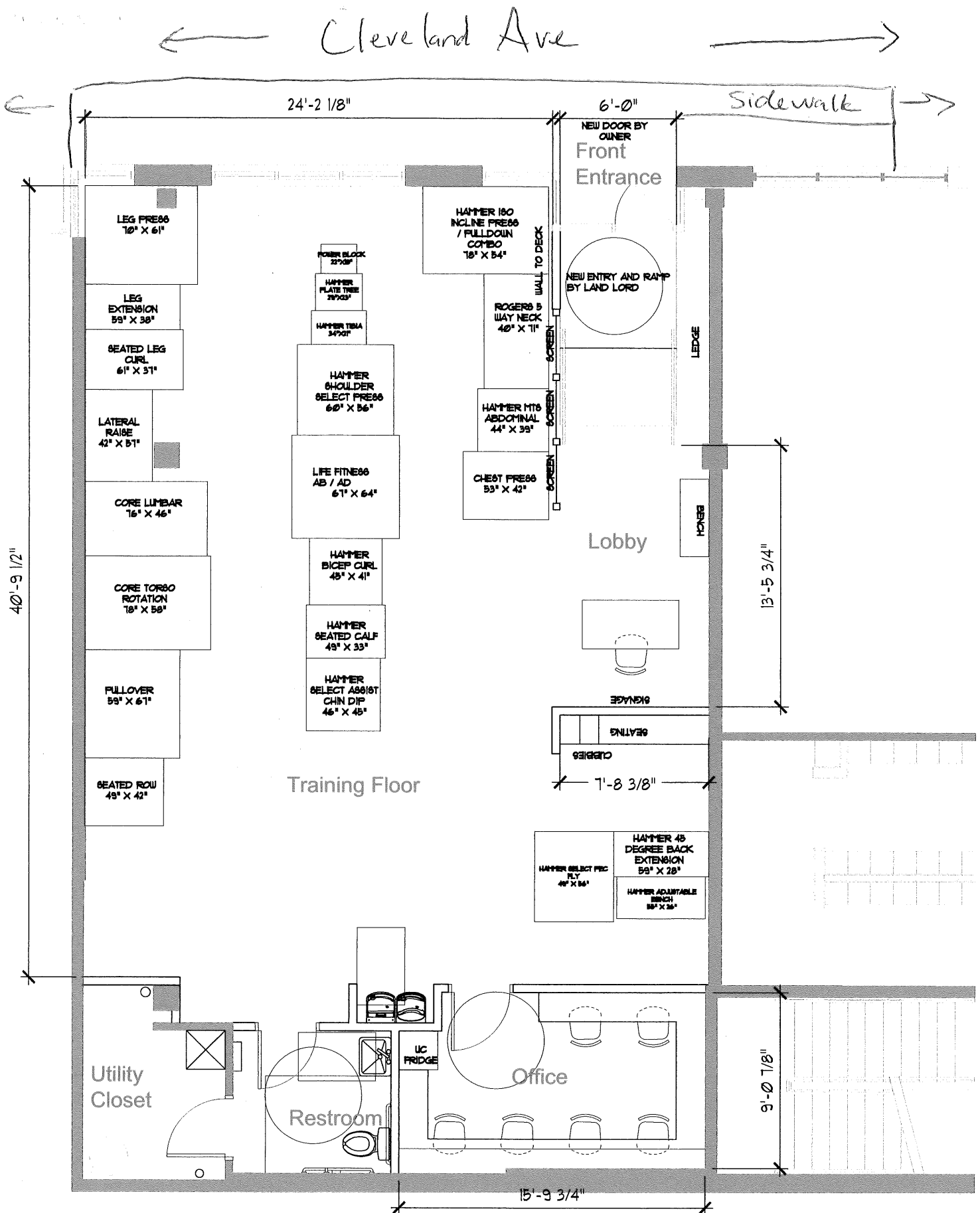
SITE PLAN

Attachment B



Underground Residential Parking





DISCOVER STRENGTH

747 CLEVELAND S, ST PAUL

tanek

118 E. 26th Street Suite 300 Minneapolis, MN 55404
P:612-879-8225 F:612-879-8152

www.tanek.com

4.3.2025

Ashley Skarda

From: Kathy Carruth <Kathy@highlanddistrictcouncil.org>
Sent: Monday, June 30, 2025 11:35 AM
To: Matt Xiong
Cc: 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 <mxiong88@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 1on1 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 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