



Development Review Committee

Approved Minutes

Development Application, #PL2018-9

Mtg Date: January 30, 2018

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Randy Quale (Park & Rec) 952-563-8876
Erik Solie (Env. Health) 952-563-8978
Kent Smith (Assessing) 952-563-8707

Steve Jorschumb (Engineering) 952-563-4864
Glen Markegard (Planning) 952-563-8923
Jason Schmidt (Port Authority) 952-563-8922
Nick Johnson (Planning) 952-563-8925
Liz O'Day (Planning) 952-563-8919

Project Information:

Project	Fire Station #3 Plat
Site Address	2305, 2313 and 2325 East 86 th Street, Bloomington, MN 55425 2555, 2263m 2271 and 2275 East Old Shakopee Road, Bloomington, MN 55425
Plat Name	LYLE GERHARDT ADDITION; LYLE GERHARDT ADDITION; LYLE GERHARDT ADDITION; AUDITORS SUBDIVISION NO 205; AUDITORS SUBDIVISION NO 205; AUDITORS SUBDIVISION NO 205; AUDITORS SUBDIVISION NO 205;
Project Description	Type III Preliminary and Final Plat to combine seven parcels into one lot for the future site of Fire Station #3.
Application Type	Preliminary and Final Plat – Type III
Staff Contact	Nick Johnson; nmjohnson@BloomingtonMN.gov; 952-563-8925
Applicant Contact	CITY OF BLOOMINGTON
PC (tentative)	02/22/2018
CC (tentative)	03/05/2018

Introduction:

- Nick Johnson (Planning):
 - Type III Preliminary and Final Plat to combine seven parcels into one for the future site of Fire Station #3, serving the South Loop District. Right-of-way dedication along 86th Street and Old Shakopee Road is included in the plat.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):

- The City is not immune from park dedication. Three of existing lots are platted and would get credit for park dedication. Those credits would be enough for the proposed building size, therefore, park dedication is not required with the plat application.
- Erik Solie (Environmental Health):
 - All wells must be abandoned to State Statute standards prior to development.
- Laura McCarthy (Fire Prevention):
 - No comment.
- Steve Jorschumb (Engineering):
 - Sanitary sewer in question on Old Shakopee Rd south of 86th St will be investigated.
- Jason Schmidt (Port Authority):
 - No comment.
- Nick Johnson (Planning):
 - A final site and building plan application is required.
 - He noted the non-residential structure setback standards in a residential zoning district to inform future design.
 - Hennepin County commented on the potential need for additional right-of-way, and Johnson encouraged Engineering to work with Hennepin County.
 - Glen Markegard asked about the name for the plat. McCarthy stated Fire Station 3 should be included. Markegard suggested not including the number in case it changes. It was recommended South Loop Fire Station would be the name.



Comment Summary

Application #: PL201800009

Address: 2305, 2313 and 2325 East 86th Street, Bloomington, MN 55425
2255, 2263, 2271 and 2275 East Old Shakopee Road, Bloomington, MN 55425

Request: **Type III Preliminary and Final Plat to combine seven parcels into one lot for the future site of Fire Station #3.**

Meeting: Post Application DRC – January 30, 2018
Planning Commission - February 22, 2018
City Council - March 05, 2018

Planning Review Contact: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) The structure setbacks for non-residential structures in residential zoning districts can be found in Section 21.301.02(d)(2) of the City Code.

PW Admin Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 2) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 3) \$15 fee for a certified copy of the final plat. Engineering staff will obtain a certified copy of the final plat from Hennepin County.
- 4) Right-of-way dedication is required on the final plat.
- 5) Public drainage and utility and easements must be provided on the plat.
- 7) Existing drainage and utility easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 8) See Document Markups

Utility Review Contact: Jen Desrude at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.

Environmental Health Review: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) All wells located at the subject properties must be abandoned according to State Statute prior to development.

Assessing Review Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) Platting is trigger for Park Dedication. Three of the seven lots were platted, so there will be credit for three lots. The credit is more than the calculated park dedication, so there will be no fee imposed.