



Development Review Committee

Approved Minutes

Pre-Application, PL2016-42
Meeting Date: March 22, 2016
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Jen Desrude (Eng.) 952-563-4862	Erik Solie (Env. Health) 952-563-8978
Duke Johnson (Bldg & Insp) 952-563-8959	Michael Centinario (Planning) 952-563-8921
Kent Smith (Assessing) 952-563-8707	

Project Information:

Project	The Father's House Place of Assembly at Kennedy High School
Site Address	9701 NICOLLET AVE S, BLOOMINGTON, MN 55420
Plat Name	KENNEDY ACTIVITY CENTER;
Project Description	Place of Assembly located within Kennedy High School
Application Type	Conditional Use Permit
Staff Contact	Mike Centinario mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Anitta Perkins (651) 458-9308 anitta@thefathershouse.church
Developer	NA
Post Application DRC	NO (as determined during meeting)

Guests Present:

Name	Email
Anitta Perkins	anitta@thefathershouse.church
Jerry Story	storybrook@msn.com

Discussion/Comments:

- Mike Centinario (Planning):
 - The applicant is proposing to temporarily use the Kennedy High School auditorium for church services and the lunchlab for children's activities.
 - The applicant's current facility is undergoing renovations.
- Kent Smith (Assessing):
 - The use is a non-profit so it would be tax exempt.
- Erik Solie (Environmental Health):

- Any activity or meals is exempt from the food code.
- He asked if there would be any fundraising? The applicant stated they would offer coffee and donuts. E Solie stated if they have a special event, it may trigger a food license. M Centinario asked the applicant if they made the donuts. The applicant said no.
- Duke Johnson (Building and Inspection):
 - Proper exiting must be maintained and required to maintain two exits. The Fire Marshal will be inspecting that. The applicant said the school supervisors would let them know. They are proposing access from the front door of the school and the west parking lot door for loading and unloading. D Johnson said that the school district may restrict access to other parts of the school. The applicant stated they are not intending to use other parts of the school.
- Jen Desrude (Engineering):
 - No comment.
- Mike Centinario/Nick Johnson/Londell Pease (Planning):
 - A place of assembly triggers a conditional use permit. Several other schools in Bloomington have conditional use permits for a place of assembly within a school. Kennedy High School does not have an active conditional use permit for a place of assembly.
 - The school district indicated they do not have any concerns. The summer activities would not conflict with church services.
 - The applicant is anticipating 200 attendees on any given Sunday. The applicant said they would be closing the pods and would utilize the front portion of the auditorium. The main exiting would be maintained.
 - The auditorium holds 478 seats. The Code requires 1/3 occupancy which is 159 parking stalls. There is over 500 parking stalls on site. Parking would not be an issue. Though, the applicant should include the lunchlab room size and number of children using the area so an accurate parking analysis may be completed.
 - The applicant asked if the conditional use permit can be used for other types of activities beyond the upcoming summer. M Centinario said it depends on the use but recommended the applicant include proposed activities in their project description. The conditional use permit is a permanent entitlement though staff wants to ensure the request is related to the place of assembly use.
 - Planning Commission date is May 5th if they meet the March 30th deadline. The tentative City Council date is May 16th.
 - The applicant asked about the approval process. M Centinario explained the conditional use permit process. He noted the property owner signature is required on the application.
 - The applicant asked if there is any reason the application would not be approved. M Centinario said there are no clear red flags at this point in the review.
 - J Desrude asked if there are huge activities that may occur at the same time of church services. The applicant is not anticipated any major events and are not using the site during the school year.