



Development Review Committee

Approved Minutes

PL2016-57
PL201600057

Pre-Application, PL2016-57

Meeting Date: April 19, 2016

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Mike Hiller (Planning) 952-563-4507	Mike Thissen (Env. Health) 952-563-8981
Duke Johnson (Bldg & Insp) 952-563-8959	Heidi Miller (Police) 952-563-4975
Jen Desrude (Eng.) 952-563-4862	Londell Pease (Planning) 952-563-8926
Eileen O'Connell (Pub Health) 952-563-4964	

Project Information:

Project	AT&T Plat for S&T purchase
Site Address	510 HALSEY LN, BLOOMINGTON, MN 55420
Plat Name	A T AND T ADDITION;
Project Description	Preliminary and Final Plat to divide one lot into two lots. One lot would be a vacant parcel and an existing warehouse and the other retained for the switching station and increased parking.
Application Type	Preliminary Plat - Type II Final Plat - Type II Final Site and Building Plan
Staff Contact	Londell Pease, lpease@BloomingtonMN.gov (952) 563-8926
Applicant Contact	Bill Robinson, (952) 465-3340 bill.robinson@cushwakenm.com
Post Application DRC	No

Guests Present:

Name	Email
Chad Goedderz, S&T Landscape	chad@stlandscape.com
Todd Goedderz, S&T Landscape	todd@stlandscape.com
Bill Robinson, Cushman & Wakefield NorthMarq	bill.robinson@cushwakenm.com
Gary Bohler, AT & T Corporate Real Estate	gary.bohler@att.com

Discussion/Comments:

- Londell Pease (Planning) provided a history of the site. This site was originally three lots. The warehouse to the east, the existing AT&T building and a single family dwelling between the two. In 1974, the warehouse structure use as retail sales and service of motorcycles and snowmobiles facility was approved. The applicant was prohibited any outdoor storage and was to provide curbs. At some time later, that use was converted to a warehouse with outdoor storage. In 2000, AT&T purchased the two adjoining lots and combined three lots into one lot for significant expansion, which never occurred.

Around that time, S&T Landscaping used the warehouse building and the dwelling for their business use. The dwelling was eventually removed and the property was used in violation for a number of years. The use of the lot which contained a dwelling is not currently used, although there had been significant filling and grading conducted without a permit. It is the goal of this application to subdivide the site to allow for future AT&T expansion, sell the remaining portion to S&T Landscaping who would take the required steps to comply with the City Code and remove all violations. The applicant states the warehouse use has not been vacated since 1999 and continues to operate.

- Kent Smith (Assessing):
 - Platting triggers park dedication. Verified the future AT&T expansion is being proposed as a single level addition which is similar to what was proposed a long time ago when park dedication was collected. There is a chance some park dedication may be due.
- Mike Thissen (Environmental Health):
 - Enforcement violations, site needs to be brought up to current code.
- Duke Johnson (Building and Inspection):
 - No comment.
- Laura McCarthy (Fire Prevention):
 - Any improvements will require continued maintain fire department access.
- Heidi Miller (Police):
 - No comment.
- Jen Desrude (Engineering):
 - Handed out comment summary to applicant representative present. Verified the newly created lots will not have a shared access.
 - Encroachment agreement for raingarden with AT&T is necessary if the raingarden is in the right of way as shown on plan.
 - Grading permit is required for any grading over 50 cubic yards (berm) as well as a Nine Mile Creek WD permit.
- Eileen O'Connell (Public Health):
 - No comment.
- Londell Pease (Planning):
 - Noted there are 11 comments provided for their information.
 - The warehouse site must meet the Code when the use was established, that will include curbs, parking layout and design and screening.
 - There is a current shared driveway with the property to the west. Either a shared access agreement is needed, or the sites need 5-feet of separation on either side of the property line.