



Development Review Committee

Approved Minutes

Pre-Application, PL2016-212
Meeting Date: November 29, 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
Pete Miller (Fire Prev) 952-563-8967	Heidi Miller (Police) 952-563-4975
Randy Quale (Park & Rec) 952-563-8876	Michael Centinario (Planning) 952-563-8921
Sandy Harvey (Bldg & Insp) 952-563-8958	Jen Desrude (Eng.) 952-563-4862
Tim Skusa (Bldg & Insp) 952-563-8953	Mike Hiller (Planning) 952-563-4507

Project Information:

Project	Southtown Shopping Center – Pet Services as part of a retail facility
Site Address	7803 Penn Avenue South
Plat Name	Southtown Shopping Center 3 rd Addition
Project Description	Pet Services Facility (grooming, classes, pet vaccination and pet sales) as part of a retail shopping facility.
Application Type	Conditional Use Permit
Staff Contact	Mike Centinario, Planner mcentinario@bloomingtonmn.gov DD (952) 563-8921
Applicant Contact	Ken Vinje, CCIM, CRX, CSM Director of Properties and Redevelopment kvinje@karealty.com direct 952-948-9426 cell 612-810-2308
Post Application DRC	Most likely, no.

Guests Present:

Name	Email
Ken Vinje, Kraus-Anderson	kvinje@karealty.com
Jamie Coher, Upland R.E. Group	jamie@upland.com
Chad Sturm, Upland R.E. Group	chad@upland.com
Ryan Allison, Petco	rallison72@hotmail.com
Dan Mossey, Kraus-Anderson	dmossey@karealty.com
Mike Belz, Kraus-Anderson	mbelz@karealty.com

Discussion/Comments:

- Mike Centinario (Planning):
 - The applicant proposes a pet services facility as part of a full service pet retail establishment. The City Code defines Pet Services as “a business establishment that provides any of the following services or retail activity either individually or in combination, for pets and domestic animals as defined in Section 12.91: sales, animal sales, veterinary care, animal hospital, short-term daily care, training classes, boarding and grooming”. The proposed retail establishment would offer many of the services and therefore, a Conditional Use Permit is required. There would be minimal exterior changes as part of the request.
- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - No comment.
- Mike Thissen (Environmental Health):
 - See comment summary, not present.
- Sandy Harvey (Building and Inspection):
 - SAC determination is required, contact Met Council (651-602-1378).
 - Pay close attention to exiting and cash wraps for accessibility.
- Laura McCarthy (Fire Prevention):
 - Sprinkler plans must be included when submitting permits. Confirmed the applicants are not intending to have an outdoor pet exercise area.
- Heidi Miller (Police):
 - Provided a copy of the most recent crime report for the area to the applicant representative and stated if the representatives have any questions to call her.
- Jen Desrude (Engineering):
 - Disabled parking signage and pavement markings must meet ADA and MMUTCD standards.
 - Existing crosswalk pavement markings are not up to current Code. If making any changes, these need to meet current Code.
 - Please include locations of bicycle racks in the plan detail.
- Mike Centinario (Planning):
 - Currently, pet services facilities are not permitted in the C-3 district. Kraus-Anderson has submitted a privately-initiated Code amendment to allow pet services as a conditional use within the C-3 district.
 - Planning Commission will be hearing the Code Amendment on December 8 with an anticipated Council date of December 19. Staff is supportive of the Code amendment.
 - Asked for clarification regarding overnight boarding of pets at the site. Representative clarified usually cats, but not typically dogs.
 - Interior trash room is required and must be included in the submitted plans.
 - If application is made, this item will be reviewed by the Planning Commission and their decision is final subject to appeal (assuming the Pet Services Code Amendment is approved).
 - Clarified there will be some exterior façade changes which will be minor and reviewed administratively. The applicant indicated the exterior changes are currently under Planning Division review.
- Ken Vinje clarified the next Planning Commission submittal deadline is Dec 7, 2016.