

O'Day, Elizabeth

From: Cort JMK Insurance [REDACTED]
Sent: Thursday, May 19, 2022 1:31 PM
To: Planning
Subject: In support of the sale of 200 W 98th St

I am writing you to voice my support and ask for yours in the sale of 200 W 98th St. for the following reasons.

1. The property in question meet's existing zoning requirements for the City of Bloomington
2. The Developer is in compliance with all City ordinances
3. Planning Division for the City of Bloomington Recommends the planned development
4. The planned development will create additional revenue for the City of Bloomington through increased property taxes
5. Create Jobs

I am asking that you approve this development.

Cort Lundeen
James M King & Assoc.
200 W. 98th St. Ste. 100
Bloomington, MN 55420
[REDACTED]
[REDACTED]

O'Day, Elizabeth

From: Jeff Choquette [REDACTED]
Sent: Thursday, May 19, 2022 1:28 PM
To: Planning
Subject: Full unanimous support for the sale of 200 W. 98th St.

Planning commission members,

We are in support of the sale of 200 W. 98th St. for a proposed car wash which is scheduled for approval at the May 23, 2022 Bloomington City Council meeting.

1. The property in question meets existing zoning requirements for the city of Bloomington.
2. The developer is in compliance with all city codes and ordinances.
3. The planning division for the City of Bloomington recommends the proposed development.
4. The planned development will create additional revenue for the City of Bloomington through increased property taxes.
5. It will create and sustain new jobs for our city!

We ask that you support the planned sale and development of this property!

Sincerely,

Jeff and Julie Choquette
10949 Abbott Ave. S.

Sent from my iPhone

O'Day, Elizabeth

From: Bart Pierce [REDACTED]
Sent: Wednesday, May 4, 2022 1:22 PM
To: Planning
Subject: Proposed car wash located at 200 W. 98th Street
Attachments: Parking Easement.docx

Dear City of Bloomington Planning Division,

I own and operate Pierce Skate & Ski located at 208 West 98th Street here in Bloomington.

In early December I received notice from the Christenson Companies of the pending sale of the property located directly east of our business at 200 W. 98th Street. I was provided sketches of the proposed car wash and in the process navigated through the property/parking easement between our two properties. I have attached my letter dated March 19th to Mr. Londell Pease with the Bloomington City Planning Commission indicating what the developer has agreed to do to address our easement / parking concerns.

I received notice of a City Planning Commission hearing / meeting that was to take place on Thursday evening April 21st. Since Christenson Companies amicably agreed to address our easement/parking concerns I did not attend the meeting.

I have now come to find out that despite the plan meeting existing zoning requirements and being in compliance with City codes & ordinances; the planned development has not received approval from the planning commission.

Obviously the property (200 W. 98th Street) has "neighbors" in all directions. Please know that their neighbor to the west is fine with the proposed development and the sooner they receive approval the better.

Sincerely,

Bart Pierce
Pierce Skate & Ski

Attachments area



PL2022-54
PL202200054

SINCE 1936

208 West 98th Street Bloomington, MN 55420 P-952.884.1990

www.pierceskateandski.com

7X Midwest Regional Shop of the Year 1990/2002/2004/2008/2009/2012 & 2014

Monday March 19, 2022

Dear Mr. Pease,

Per the request of Joe Christianson from the Christianson Companies I am writing to notify you that I am amenable to the changes to the parking easement between our property and the proposed property development (car wash) to the east of our building if the following modifications take place at zero cost to our business:

1. The large flowering crabapple tree on the southeast corner of our building gets removed and hauled away. Given the age & size it is safe to assume this tree cannot be transplanted.
2. Per city requirements this tree needs to be replaced by another acceptable tree placed in a different/acceptable location on our front boulevard.
3. With the tree removed, space is now available for the creation of 4 new parking spots between the southeast corner of our building and our front sign. This is a continuation of the current parking spots on the east side of our building.
4. The sidewalk/walkway is to be extended from the southeast corner of our building the commensurate distance to match up with the 4 new parking spots.
5. Instead of shrinking the island on the northeast corner of our building, the island between our two properties will be turned into 4 parking spots: 2 for Pierce Skate & Ski and 2 for the new car wash.

Please let me know if you have any questions, need further clarification or if there is something else that the City of Bloomington requires.

Sincerely,

Bart Pierce
Pierce Skate & Ski

O'Day, Elizabeth

From: Sharon King [REDACTED]
Sent: Monday, May 2, 2022 2:54 PM
To: Busse, Tim
Cc: dlowman@bloomingtonmn.gov; Nelson, Shawn; Dallessandro, Lona; Martin, Patrick; Carter, Jenna; Coulter, Nathan; Planning
Subject: 5/23/22 Meeting

Dear city council member,

I'm in support of the Sale of the building located at 200 W 98th Street for a proposed car wash that is scheduled for approval on May 23, 2022 Bloomington City Council Meeting.

1. The development meet's existing Zoning requirements
2. Developer is in compliance with all City codes and ordinances
3. Planning Division for the City of Bloomington Recommends the planned development
4. Increase Revenue to the City with increased property taxes
5. Create Jobs

I ask you to support the planned development. A car wash sound good to me! Thanks for your time and consideration.

Sincerely,
Sharon King

Sent from my iPhone

O'Day, Elizabeth

From: Kolten Kranz [REDACTED]
Sent: Thursday, April 28, 2022 12:31 PM
To: Planning
Subject: Fwd: 200 West 98th St

----- Forwarded message -----

From: Kolten Kranz [REDACTED]
Date: Thu, Apr 28, 2022 at 9:07 AM
Subject: 200 West 98th St
To: <planning@bloomington.gov>

April 28, 2022

To the Bloomington Planning Commission,

Two weeks ago I watched the meeting for the sale and development of 200 W 98th st for a carwash. It was very clear in the meeting that the proposed development met all code and conditional use requirements. The City Planner even recommended the approval of the sale of this property.

As a 3rd generation resident it is very concerning to me that 4 people can arbitrarily use a "vision" of an unrelated area as the main reason for denial of commerce within the city.

Urban Sprawl from the Lyndale Ave Retro-Fit in all 4 directions is not conducive for the city of Bloomington. 98th st/ Old Shakopee is the main East/West artery connecting 4 highways from 169 to 494 with sidewalks along both sides the entire way.

There is a great need for a carwash in this area as Holiday gas station is usually backed up beyond reasonable wait times. It will be utilized by local traffic.

I expect the commission to overturn this decision as both seller and buyer have met all zoning and conditional use requirements to move forward.

Thank you,

Kolten Kranz

O'Day, Elizabeth

From: [REDACTED]
Sent: Thursday, April 28, 2022 8:44 AM
To: Planning
Subject: Re: Commercial Development 200 W 98th St. - Conditional Use Permit
Importance: High

April 28, 2022

To the Bloomington Planning Commission,

I have lived in Bloomington for over 40 years. It has come to my attention that you have denied a sale of a building at 200 W. 98th Street after the developers have met every zoning and conditional use requirement. The qualified City Planner recommended the commission approve this and I urge you to reconsider your original denial. It seems unethical that this development was denied for reasons that have no bearing and are not in close proximity to the development site. Old Shakopee is a main artery through Bloomington and that will not change. Your “dream” of urban sprawl from the Lyndale Avenue Retrofit is NOT conducive, nor is it even close to the proposed development. Your mention of it is far reaching and unreasonable.

It seems that you are not representing your community properly and respecting a longtime small business owner’s wish to sell the property for an agenda. The new owners have done what is asked of the city so help me understand why this project would be denied? In terms of access and traffic, you can look to the Holiday and Burger King access just down the road. This block is a commercial block and will remain so. Are you in the business of denying developers who follow the rules?

What you should be looking at, is the fact that this business will provide good jobs for the high schoolers down the road or anyone on the east side of Bloomington, for that matter. It is within walking distance of the school and the plans are more than reasonable and meet city criteria per the city planner.

I am a concerned citizen and watching the path of our city. I expect this commission to make decisions on the “rules and regulations” rather than personal hopes and dreams.

I have to believe you will prove me wrong by passing this project and get on with other opportunities that make sense for our city.

Sincerely,

Kathy Kranz

Kaufman & Kranz, LLC

Consulting – Tax, Accounting and Financial

cell: [REDACTED]

e-mail: [REDACTED]

O'Day, Elizabeth

From: Sharon King [REDACTED]
Sent: Tuesday, April 26, 2022 10:43 PM
To: Planning
Subject: Concerned

April 25, 2022

To whom it may concern,

I have lived in Bloomington for over 40 years. It has come to my attention that you have denied a proposed sale of a building at 200 W. 98th Street. The proposed development meets the zoning and conditional use requirements. It seems unethical that this was denied.

Please reconsider, as the new business will provide jobs, especially for our high schoolers. They could walk there right after school. I know that my kids would love to be able to work so close to school.

Thanks for taking the time to read this email.

Please, make the right decision to pass the vote as everything is on the "up and up" in case.

Sincerely,
Sharon King

Sent from my iPhone

O'Day, Elizabeth

From: Sergio Santos [REDACTED]
Sent: Tuesday, April 26, 2022 10:38 PM
To: Planning
Subject: Concerned

It has come to my attention that you have denied a proposed sale of a building at 200 W. 98th Street. The property is zoned correctly and the new owners have agreed to do what the City of Bloomington has asked of them, I don't understand why the proposed sale and development was denied. I feel that if all requirements have been met it should be passed.

Thanks for your consideration on this matter.

Sergio Santos

O'Day, Elizabeth

From: Marlene Lundeen [REDACTED]
Sent: Tuesday, April 26, 2022 2:43 PM
To: Planning
Subject: please reconsider building sale

Planning Commission Members,

I understand that you have denied the sale of a building at 200 W. 98th Street. As the new owner of the proposed development will meet the zoning requirements and the conditional use requirements, why was the sale denied? Please reconsider your denial in favor of a fair and just decision.
Thank you for your consideration.

A Concerned Citizen

O'Day, Elizabeth

From: PAULETTE MATTSON [REDACTED]
Sent: Tuesday, May 3, 2022 10:52 AM
To: Busse, Tim; dlowman@bloomingtonmn.gov; Nelson, Shawn; Dallessandro, Lona; Martin, Patrick; Carter, Jenna; Coulter, Nathan; Planning
Cc: PAULETTE MATTSON
Subject: Support for the Sale of 200 W. 98th Street

To Whom it May Concern,

I would like to say I am in support of the sale of 200 W. 98th Street for a proposed car wash, which is scheduled for approval at the upcoming 23May2022 Bloomington City Council Meeting, with the reasons below:

- The property in question meets the existing zoning requirements for the City of Bloomington
- The Developer is in compliance with all City codes and ordinances
- The Planning Division for the City of Bloomington recommends the proposed development
- The planned development will create additional revenue for the City of Bloomington through increased property taxes
- It will create jobs

I am asking that you support this planned development.

Thank you for your consideration,
Paulette Mattson

Sent from Outlook

O'Day, Elizabeth

From: Jim Hirsch [REDACTED]
Sent: Wednesday, April 27, 2022 3:39 PM
To: Planning
Subject: Denial

I have lived and worked in Bloomington for a very long time,
It has come to my attention that you have denied a sale of a building at 200 W 98th when the proposed development meets zoning requirements,
and the conditional use requirements placed upon by the city have been met.
So, why has it been denied? Please reconsider your denial as there is no reason for denial.
As the City of Bloomington planning commission it is duty and responsibility to make fair and just decisions, this denial does not seem fair and just.
Thanks You.
A concerned citizen.

O'Day, Elizabeth

From: Sharon King [REDACTED]
Sent: Tuesday, April 26, 2022 10:43 PM
To: Planning
Subject: Concerned

April 25, 2022

To whom it may concern,

I have lived in Bloomington for over 40 years. It has come to my attention that you have denied a proposed sale of a building at 200 W. 98th Street. The proposed development meets the zoning and conditional use requirements. It seems unethical that this was denied.

Please reconsider, as the new business will provide jobs, especially for our high schoolers. They could walk there right after school. I know that my kids would love to be able to work so close to school.

Thanks for taking the time to read this email.

Please, make the right decision to pass the vote as everything is on the "up and up" in case.

Sincerely,
Sharon King

Sent from my iPhone

O'Day, Elizabeth

From: Cort Lundeen [REDACTED]
Sent: Tuesday, April 26, 2022 12:06 PM
To: Planning
Subject: Concerned Citizen

I have lived and worked in the city of Bloomington for a very long time. It has come to my attention that you have denied a sale of a building at 200 w 98th St. The proposed development meets zoning requirements and the conditional use requirements placed upon the new owner by the city have been met. So why has it been denied? Please reconsider your denial as there is no reason for the denial. As the City of Bloomington's planning commission it is your duty and responsibility to make fair and just decisions, this denial does not seem fair and just.

Thank You.

A concerned citizen.