



Development Review Committee

Approved Minutes

Pre-Application, PL2024-146
Meeting Date: August 13, 2024
McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Mike Thissen (Env. Health)	952-563-8981
Laura McCarthy (Fire Prev)	952-563-8965	Dakota Crowell (Planning)	952-563-8926
Kelly Beyer (Bldg & Insp)	952-563-4519	Kareem Sherard (Planning)	952-563-4739
Jordan Venness (Utilities)	952-563-4533	Elliott Brooks (Planning)	952-563-8917
Kevin Toskey (Legal)	952-563-4889	Nicole Kastern (Bldg & Insp)	952-563-8503
Jason Heitzinger (Assessing)	952-563-4512		

Project Information:

Project	Bloomington Public Works lot combination Type I Plat - 1750 and 1800 W 96th St - Pre-app
Site Address	1750 and 1800 W 96th St, Bloomington, MN 55431
Plat Name	LEE STAMPING 1ST ADDITION
Project Description	Pre-application for a lot combination (Type I Plat) at 1750 and 1800 W 96th St. The proposal would combine two industrial lots into one industrial lot for a future fleet garage and salt storage facility.
Application Type	Preliminary Plat - Type I Final Plat - Type I
Staff Contact	Dakota Crowell - dcrowell@BloomingtonMN.gov (952) 563-8926
Applicant Contact	Deb Williams - (952) 563-4535 dwilliams@bloomingtonmn.gov
Post Application DRC	NO

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter “PL202400146” into the search box.

Guests Present:

Name	Email
Deb Williams	dwilliams@bloomingtonmn.gov

INTRODUCTION –

Dakota Crowell (Planning) - The proposal would combine two industrial lots into one industrial lot for a future fleet maintenance garage. At this time, only the plat to combine the parcels is being pursued. A separate application for the new building will come to DRC at a later date.

Discussion/Comments:

PLEASE NOTE: Below **is not** a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Jason Heitzinger (Assessing):
 - Park dedication will be based on the size and type of the development proposed, with credits for the development that is removed. Final calculation will be done when concept plan and park dedication intake form has been received.
- Mike Thissen (Environmental Health):
 - No comment.
- Kelly Beyer (Building and Inspection):
 - No comment.
- Laura McCarthy (Fire Prevention):
 - No comment.
- Kevin Toskey/Nicholas Redmond (Legal):
 - No comment.
- Brian Hanson (Engineering):
 - Standard platting comments shown in comment summary.
- Jordan Vennes (Utilities):
 - No comment.
- Tescia Bratcher Public Health):
 - No comment.
- Dakota Crowell (Planning):
 - Type I Plat would be on consent agenda for City Council for approval.
 - Crowell asked for update on the timeline for site plan approval.
 - Deb Williams said they have an August 26 meeting with the City Council. The plan is to demo the ASAP building next to the salt shed and they are working on design and construction documents for construction in Spring 2025.



Comment Summary

Application #: PL2024-146

Address: 1750 & 1800 W 96th St, Bloomington, MN 55431 [Click here to enter text.](#)

Request: Pre-application for a lot combination (Type I Plat) at 1750 and 1800 W 96th St. The proposal would combine two industrial lots into one industrial lot for a future fleet maintenance garage.

Meeting: Pre-Application DRC - August 13, 2024

NOTE: All comments are not listed below.
Please review all plans for additional or repeated comments.

Planning Review - Pre-App Contact: Dakota Crowell at dcrowell@BloomingtonMN.gov, (952) 563-8926

- 1) See applicable zoning codes for the future building on the plan set. Type I Plat would go to City Council for approval. Future site plan would require Planning Commission approval.
- 2) What is projected timeline to submit for site plan approval and start construction on the new facility? Do you intend to wait to record the plat until after demolition of existing buildings? Final plat approval would expire after two years of approval (with opportunity for additional year extension). This may impact when you want to submit the application and record the plat.

PW Admin Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Existing 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.
- 2) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 3) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Public drainage and utility and easements must be provided on the plat as approved by City Engineer.
- 6) \$15 fee for a certified copy of the final plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 7) 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.
- 8) 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.

Assessing Review - Pre-App Contact: Jason Heitzinger at jheitzinger@BloomingtonMN.gov, (952) 563-4512

- 1) Park dedication will be based on the size and type of development proposed. There will be credits for development removed. Prior to recording of the plat, submit a concept plan along with the park dedication intake form to allow a final calculation to be made.