



PL202400135  
PL2024-135

# Development Review Committee

## Approved Minutes

Development Application, #PL2024-135

Mtg Date: 08/27/2024

McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

### Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Jennifer Blumers (Assessing)	952-563-8706
Laura McCarthy (Fire Prev)	952-563-4813	Mike Thissen (Env. Health)	952-563-8981
Pete Miller (Fire Prev.)	952-563-8967	Glen Markegard (Planning)	952-563-8923
Kelly Beyer (Bldg & Insp)	952-563-4519	Dakota Crowell (Planning)	952-563-8926
Julie Long (Eng.)	952-563-4865	Michael Centinario (Planning)	952-563-8921
Tim Kampa (Utilities)	952-563-8776	Sarina Eschbach (Eng.)	952-563-4607
Nicole Kastern (Comm. Dev.)	952-563-8503	Jordan Vennes (Utilities)	952-563-4533
Kevin Toskey (Legal)	952-563-4889	Kim Berggren (Comm. Dev.)	952-563-8947
Nicholas Redmond (Legal)	952-563-8784	David Spaeth (Comm. Dev.)	952-563-8964
Desmond Daniels (Police)	952-563-8848	Jason Heitzinger (Comm. Dev.)	952-563-8964

### Project Information:

Project	Penn Lake CityHomes - 8525 8545 Penn Ave S - PLAT
Site Address	8525 & 8545 Penn Ave S, Bloomington, MN 55431
Plat Name	PENN LAKE CITYHOMES
Project Description	Type III Preliminary and Final Plat to subdivide two lots into 15 townhome lots and one common lot at 8525 and 8545 Penn Ave S
Application Type	Preliminary Plat - Type III Final Plat - Type III
Staff Contact	Dakota Crowell
Applicant Contact	Steve Furlong <a href="mailto:steve@smartfitdevelop.com">steve@smartfitdevelop.com</a>
PC (tentative)	September 19, 2024
CC (tentative)	September 30, 2024

**NOTE:** All documents and minutes related to this case can be viewed at [www.blm.mn/plcase](http://www.blm.mn/plcase), enter the permit number, "PL202400135" into the search box.

### Guests Present:

Name	Email
Steve Furlong	<a href="mailto:steve@smartfitdevelop.com">steve@smartfitdevelop.com</a>

**Introduction:**

Dakota Crowell (Planning) – The applicant received preliminary and final plat, rezoning and preliminary and final development plan approval on October 19, 2020 for 15 townhome units (Case #PL2020-133) with an approved Change in Condition on August 8, 2022 (Case #PL2021-50).

The applicant has since revised the building floor plan layouts for the townhomes (but has not changed the number of townhome units), which has required the locations of the townhome lots to move from the original plat approval. This application is for the new plat for 15 townhome lots and one common lot. The application also has an administrative minor revision to final development plan (Case #PL202400104) under review for the change in building floor plan layouts. This review is just for the Type III plat.

**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.

- **Rena Clark (Park and Recreation):**
  - Absent.
- **Jennifer Blumers (Assessing):**
  - A new park dedication fee was calculated since last review due to new rates. The fee is \$32,900 for this plat.
- **Mike Thissen (Environmental Health):**
  - No comments.
- **Kelly Beyer (Building and Inspection):**
  - No comments.
- **Laura McCarthy (Fire Prevention):**
  - No comments.
- **Desmond Daniels (Police):**
  - No comments.
- **Kevin Toskey (Legal):**
  - No comments.
- **Brian Hansen (Engineering):**
  - The previous plat application with the same name was extended until 2025. That application needs to be withdrawn or cancelled or this plat name needs to be changed.
- **Jordan Vennes (Utilities):**
  - No comments.
- **Tescia Bratcher (Public Health):**
  - Absent.
- **Dakota Crowell (Planning):**

- Zoning is now R-3. Please update.
- What is the proposed impervious surface?
  - Dakota Crowell stated he will go back to the final development plan revision for that information.

**Brian Hansen opened the meeting to questions/comments.**

- **Applicant, Steve Furlong, asked, “Can we cancel the prior plat at the same time the new one is approved? My only concern is losing that approval status that we have and the current expiration.”**
  - Glen Markegaard asked Kevin Toskey, “If they provided a letter stating that the previous plat is withdrawn upon approval of the new plat, would that be sufficient?”
    - Kevin Toskey replied, “Yeah, I don’t think there’s a big issue because they’re going to have a new approval for a new plat. The old one hasn’t been recorded yet but yeah, I think something in writing would suffice.”
    - Steve Furlong stated, “Ok yeah my only concern is if we withdraw the old one and this one, for whatever reason, is not approved. That would put us in a position.”
- **Steve Furlong asked,**
  - “You may not have an answer to this right now but it’s something we’ve been thinking about and it’s due to the horizontal infrastructure bids we’ve received and the cost. My Utility Engineer has asked me to review this and it was something we discussed with the prior Community Development manager.

But it’s regarding doing the existing wet tap abandonment and even the connection to Penn Avenue on our looped water system. Is there an opportunity to maybe delay those until Hennepin County does pavement management on Penn? It’s about a \$5,000 per unit cost so \$75,000 to first do the permit work we have to do on Penn Avenue, close a lane, traffic direction, then resurfacing of Penn once we go and abandon all of those wet taps. Is that something we could potentially track down with Hennepin County to determine the timing of pavement management on Penn Avenue? I’ve tried calling but haven’t received a response. Maybe a city would have better luck. And then making that final connection to Penn as well.

My Utility Engineer said it’s common around the Twin Cities in situations like this to terminate at one end, put a valve in and they can come back and do the connection later when the roadwork is underway so they can do two things at one time. Is that something we could take a look at and see if it is possible or not?”

- Jordan Vennes stated, “I did not provide the first round of review, that would have been my predecessor. But looking closer at the project, I am unsure if it was known at the time of review or not but the watermain in Penn Avenue is a pre-cast concrete pipe, which are relatively critical and sensitive to tapping and things like that. We really try to avoid impact to them so we’ve kind of talked about maybe doing away with any of the service removals along that because we kind of want to stay away from it as best as we can.

Another option, if I was able to connect with your Civil Engineer, that we'd like to explore would be looping back into 86<sup>th</sup> St as opposed to into Penn Avenue. There would be some benefit there for us and likely some in terms of cost for the project as well."

- Steve Furlong responded, "Ok great, I will make that connection when we get to that."
  - Laura McCarthy stated, "One of the things to take into consideration with that looped system is the fact that some of those units, if they continue to be multi-family, our hydraulics for any of the sprinkler systems and the hydrant are going to rely on that system to be looped at the time the project is being built. In respect to that, we will need to look at looping it some way, somehow and we'll defer to Engineering and Utilities on the best way to do that. But definitely our hydraulics are going to be effected by it."
    - Steve Furlong said, "Great, we will figure that out."

**Meeting Adjourned**



# Comment Summary

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**Application #:** PL2024-135

**Address:** 8525 & 8545 Penn Ave S, Bloomington, MN 55431

**Request:** **Type III Preliminary and Final Plat to subdivide two lots into 15 townhome lots and one common lot at 8525 and 8545 Penn Ave S**

**Meeting:** Post Application DRC - August 27, 2024  
Planning Commission - September 19, 2024  
City Council - September 30, 2024

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

**Planning Review Contact:** Dakota Crowell at [dcrowell@BloomingtonMN.gov](mailto:dcrowell@BloomingtonMN.gov), (952) 563-8926

- 1) Zoning is now R-3. Please update.
- 2) What is the proposed impervious surface?

**PW Admin Review Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) Public drainage and utility easements must be provided on the plat as approved by City Engineer.
- 2) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 3) 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.
- 4) \$15 fee for a certified copy of the final plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 5) 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.
- 6) Private common driveway/access easement/agreement must be provided.
- 7) Private common utility easement/agreement must be provided.
- 8) A 10-foot sidewalk and bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 9) Consent to plat form is needed from any mortgage companies with property interest.
- 10) Right-of-way dedication is required on the final plat.
- 11) The previous plat application with the same name was extended until 2025. That application needs to be withdrawn or cancelled or this plat name needs to be changed.

**Assessing Review Contact:** Jen Blumers at [jblumers@BloomingtonMN.gov](mailto:jblumers@BloomingtonMN.gov), (952) 563-8706

- 1) A new park dedication fee was calculated since last review due to new rates. The fee is \$32,900 for this plat.