



# Development Review Committee

## Approved Minutes

Pre-Application, PL201700215  
Meeting Date: October 10, 2017  
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   |
| Michelle Benson (Assessing) 952-563-4749       | Erik Solie (Env. Health) 952-563-8978 |
| Randy Quale (Park & Rec) 952-563-8876          | Londell Pease (Planning) 952-563-8926 |
| Nick Johnson (Planning) 952-563-8925           | Heidi Miller (Police) 952-563-4975    |
| Tim Skusa (Bldg & Insp) 952-563-8953           | Eric Wharton (Utilities) 952-563-4579 |
| Jen Desrude (Eng.) 952-563-4862                | Sue Hults Sellnow (Eng.) 952-563-4628 |

### Project Information:

Project: Subdivision at 11216 Bloomington Ferry Road (One lot to two lots)

Site Address: 11216 Bloomington Ferry Road

Plat Name: 06 115 21

Project Description: Subdivision to divide one lot into two for new single family dwellings

Application Type: Type III Preliminary and Final Plat

Staff Contact: Nick Johnson – [nmjohnson@bloomingtonmn.gov](mailto:nmjohnson@bloomingtonmn.gov) (952) 563-8925

Applicant(s): Pete Ice – Edina Realty, [Petelce@edinarealty.com](mailto:Petelce@edinarealty.com) (612) 865-8533  
Ryan Johnson (Owner), [rjohnson@core4technologies.com](mailto:rjohnson@core4technologies.com) (612) 801-6004

Post Application DRC: No

### Guests Present:

| Name                             | Email  |
|----------------------------------|--|
| Ryan Johnson, Owner/COB Resident | <a href="mailto:rjohnson@core4technologies.com">rjohnson@core4technologies.com</a> |
| Pete Ice, Owner                  | <a href="mailto:Petelce@edinarealty.com">Petelce@edinarealty.com</a>               |

### INTRODUCTION:

The applicant purchased the site in 2006 with the desire to develop the property at a later date. The proposed subdivision would split the lot into two lots with a common driveway access along the north property line. The second home would be approximately 170 feet from the street. The existing curb cut would be moved north to accommodate the new common driveway. The lots would be approximately 50,000 square feet and 38,000 square feet. Approximately 30,000 square feet is in the bluff protection district.

## Discussion/Comments:

- Randy Quale (Park and Recreation):
  - Suggestion made to market the trail system adjacent to the property. Finding the right homeowner who would appreciate the trail system and close proximity.
  
- Kent Smith (Assessing):
  - Since the lot will need to be platted, this is the trigger for assessing the Park Dedication fee.
    - Will be given credit for the house that is already on the lot, but one additional Park Dedication will need to be paid in the amount of about \$5,700. Nick will provide you with the intake form. Jen Bloomer's card – head of the residential section – provided.
    - Mr. Johnson: Asked for clarification on the \$5700 fee.
    - Smith: Park Dedication fee for adding another lot which places new burden on the park system.
    - Quale: Suggested the option of giving land in lieu of paying the fee. It wouldn't hurt to have a little additional land adjacent to the trail.
    - Pease: Impervious surface restrictions would shrink the size of the house that could be built, so can't really afford to lose any of land on these lots. Having an easement does not impact the lot buildability. But a land dedication *could* impact buildability, especially on the house on the western lot.
  
- Erik Solie (Environmental Health):
  - Questions asked about current house on the property and any existing well.
  - Mr. Johnson: Confirmed that the existing house will be demolished. Noted that there is a well, in addition to a septic system.
  - Solie: Both the well and septic will need to be abandoned prior to demolition of the house.
  
- Tim Skusa (Building and Inspection):
  - No comment
  
- Laura McCarthy (Fire Prevention):
  - 1 single family dwelling on each lot?
    - Mr. Johnson: Yes. Asked if there are other options for multi-family dwelling on this land.
    - Pease: It would require a plan development overlay rezoning to the council to get a two-family home.
    - McCarthy: If more than two single family units are pursued, it would require additional review from Fire because of the shared driveway to ensure appropriate fire department access.
  
- Heidi Miller (Police):
  - No comment
  
- Jen Desrude (Engineering):
  - Comments Summary should be provided to your surveyor to reference while working on the new plat.
  - There are required drainage and utility easements and the surveyor should reference city code for these.
    - Sidewalk/bikeway easements are part of the platting process for this project.

- The shared driveway will require a private easement between the two properties. Will need to meet the requirements of the city.
    - Typically with replatting, we vacate all current easements and then rededicate them to keep the title clean.
      - There is a vacation process which Bruce Bunker can help with and his contact information is provided on the Comments Summary.
      - Fee for the application - \$300 this year; if next year, could be slightly different.
  - Adjacent to the bluff and some steep slopes on the property, the **Lower MN River Watershed District** is proposing some new rules you will want to keep up with how these might impact the project. Not approved yet, if they do become approved they will impact the project.
  - Several more comments are included on the Comments Summary, along with contact information for Jen.
    - Bruce Bunker is the best contact on Plats for the surveyors. His contact information is on comment number 10. He is the contact for both vacation of easements and detailed platting questions.
- Eric Wharton (Utilities):
  - Surveyor needs to show any existing water & sewer stubs on the property.
  - Will there be share water service between the two properties?
    - Mr. Johnson: Don't know yet
    - Wharton: This is something that needs to be discussed.
    - Wharton: Depending on where the exact location of the new homes, they may be beyond the range of the hydrant in that area (beyond the 350 feet maximum allowed distance). Some other alternative fire protection system should be considered.
      - Mr. Johnson: Like a residential sprinkler system?
      - McCarthy: After getting accurate measurements on the current distance from the existing hydrant, if needed a residential sprinkler system could be considered.
      - Wharton: If pursued, this would affect the size of the water stub that comes on to the property.
  - Will need a common utility easement across the one property so both properties can be served.
  - Mr. Johnson: Is **Sunde** most common surveyor in Bloomington?
    - Desrude: This is one we see a lot of, but there are others as well.
  - Sewer Availability Charge (SAC) from Met Council will be incurred for one additional unit and will need to be paid at the time the building permits are issued for the houses.
- Londell Pease (Planning):
  - Will need to calculate the steep slope ordinance; our rough calculations are 16-18%.
  - In addition, a minimum lot width calculation is needed. Our quick calculations are 154.4 and current plans meet this requirement. But need the surveyor to verify the calculations.



## Comment Summary

**Application #:** PL201700215

**Address:** 11216 BLOOMINGTON FERRY RD, BLOOMINGTON, MN 55438

**Request:** Subdivision - divide one lot into two for two new single family dwellings

**Meeting:** Pre-Application DRC - October 10, 2017

---

**PW Admin Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) 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.
- 2) 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.
- 3) Consent to plat form is needed from any mortgage companies with property interest.
- 4) Public drainage/utility and easements must be provided on the plat.
- 5) Private common utility easement/agreement must be provided for any services crossing adjacent properties.
- 6) Private common driveway/access easement/agreement must be provided.
- 7) Scenic easement must be provided as approved by Planning Manager.
- 8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 9) 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.
- 10) Existing retaining wall easement may be vacated, Document No. A10038010. Contact Bruce Bunker at 952-563-4546 or [bbunker@BloomingtonMN.gov](mailto: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.
- 11) Retaining wall easement shall be provided. Developer/owner shall provide the legal description and Engineering staff will prepare the document for signatures.

**Utility Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Identify existing and proposed water and sewer services for both lots.
- 2) Public drainage/utility and easements must be provided on the plat.
- 3) Private common utility easement/agreement must be provided.
- 4) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 7) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at [www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 8) Show and label all property lines and easements on all plan sheets.
- 9) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 10) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination. Adding as second residence at this site will result in one additional SAC.
- 11) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 12) Install hydrants to provide fire protection for entire building. Each hydrant covers 300-foot radius in residential areas. The current existing house location is up to 355 feet from the existing hydrant. Some additional fire protection should be considered for this site.
- 13) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 14) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 15) Use standard short cone manholes without steps.
- 16) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 17) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 18) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.

**Water Resources Contact:** Steve Segar at [ssegar@BloomingtonMN.gov](mailto:ssegar@BloomingtonMN.gov), (952) 563-4533

- 1) No increase in runoff over the bluff, Sect. 19.38.12(f)
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) An erosion control bond is required.
- 4) Show erosion control BMP locations on the plan
- 5) List erosion control maintenance notes on the plan.
- 6) Lower Minnesota River Watershed District has proposed changes that may affect this property. See LMRWD website for details.

**Parks and Recreation Contact:** Randy Quale at [rquale@BloomingtonMN.gov](mailto:rquale@BloomingtonMN.gov), (952) 563-8876

- 1) Future homeowners should be informed as to the use of the adjacent Bloomington Ferry Trailhead, Hyland Trail and planned MN Valley State Trail. These are well-used recreational amenities.

**Assessing Review Contact:** Jen Blumers at [lblumers@bloomingtonmn.gov](mailto:lblumers@bloomingtonmn.gov) (952) 563-8707

- 1) The re-plat for the new subdivision on Bloomington Ferry will require a park dedication fee. There will be a credit given for the existing single family home. Amount has not yet been determined.

**Planning Review Contact:** Nick Johnson at [nmjohnson@BloomingtonMN.gov](mailto:nmjohnson@BloomingtonMN.gov), (952) 563-8925

- 1) Steep slope regulations will apply. Staff estimates slopes at 16-18%, which reduced allowed impervious surface coverage to less than 30%. (See City Code Section 19.57.01)
- 2) Corner lots must have at least 120 feet of public street frontage along each street.
- 3) Staff completed a quick analysis of median lot width as required in Section 21.301.01(c)(1)(B). The result was a lot width of 154.4 feet is required. This must be verified by the surveyor.
- 4) The western lots north line is a rear yard. The four season living area must be setback 30 feet and a garage 5 feet from the north property line.