

# August 31, 1987 City Council Minutes

~~Temporary Conditional Use  
Permit for Watch Repair  
Case 9466A-87  
Item 5.2~~

~~The Council was requested by Leo Kattolamp, 4708 West 84th Street, to consider approving a temporary conditional use permit for a watch repair business.~~

~~The Planning Commission, at its meeting of August 13, recommended approval of a two-year temporary conditional use permit for a watch repair business in a single-family residence, based on making the required City Code findings in Section 19.22(5)(A)(i)(ii) (iii) with the following conditions:~~

- ~~1. all parking and loading occur off of the public streets,~~
- ~~2. no signs for the business be permitted.~~

~~Herbst said the applicant was present but had expressed to him the desire to retain a small sign that identifies his business for the benefit of delivery personnel. Lindau asked if the Planning Commission had addressed the matter of a business sign, and the applicant indicated the Planning Commission had recommended against it. Blessum said because of his fear of having a proliferation of signs for businesses in homes, he would advise the applicant to place his name and address on his mail box in large letters as identification.~~

~~Following discussion, motion was made by Mahon, seconded by herbst, and all voting aye, to approve a two-year temporary conditional use permit for a watch repair business based on making the required City Code findings and on compliance with the conditions set forth by the Planning Commission.~~

Waiver of Platting  
Requirements - 404 and  
500 West 79th Street  
Case 4301A-87  
Item 4.6  
R-87-161

The Council was requested by Mike and Jerry Kennedy to consider approving a waiver of the platting requirements of Chapter 16 of the City Code to allow an existing lot at 404 and 500 West 79th Street, to be subdivided into two parcels for transfer of one of the parcels. The City Code requires platting of a parcel prior to its conveyance. However, because the applicants are experiencing difficulty with the acquisition of right-of-way from a railroad which is being vacated and combined with adjacent parcels, they have requested the waiver of the platting requirements with the understanding that the property will be platted when the right-of-way can be incorporated into the plat.

The Planning Commission, at its meeting of August 27, recommended approval of the waiver of the platting requirements based on making the required City Code findings in Section 16.04(A)(1) with the following conditions:

1. a bond be placed with the City to cover platting expenses,
2. property be platted within one year in accordance with Chapter 16 of the City Code,
3. documents be submitted to the City granting all necessary drainage and utility easements and pending a permanent street easement for West 79th Street to 60 feet from centerline.

Following discussion, motion was made by Spies, seconded by Herbst, and all voting aye, to adopt a resolution approving a waiver of the platting requirements of Chapter 16 of the City for properties located at 404 and 500 West 79th Street based on compliance with the conditions set forth by the Planning Commission.

~~Public Recess~~

~~A short recess was declared after which the meeting was reconvened by the Mayor at 8:15 p.m.~~

France Place Development  
Item 7.8

The Council was requested to consider a staff report on progress made on the France Place Development. At the August 24 meeting discussion was held on the lack of progress on completion of construction of the project as well as the neighborhood's concerns with erosion control, lack of landscaping and the unsightliness of the area because of the uncompleted construction. The Council had requested to be advised of receipt of the

September 9, 1987

Mike and Jerry Kennedy  
701 4th Avenue South  
Minneapolis, MN 55415

Case 4301A-87  
Waiver of Platting Requirements

Dear Messrs. Kennedy:

At its regular meeting of August 31, 1987 the City Council adopted a resolution granting a waiver of the platting requirements under Section 16 of the City Code for the property at 404 and 500 West 79th Street to allow transfer of property prior to platting subject to the following conditions:

- 1) a bond be placed with the City to cover platting expenses;
- 2) property be platted within one year in accordance with Chapter 16 of the City Code;
- 3) documents be submitted to the City granting all necessary drainage and utility easements and pending a permanent street easement for West 79th Street to 60 feet from centerline.

Sincerely,



Rick Geshwiler  
Director of Planning

jb

# August 31, 1987 City Council Minutes

PL201700286

PL2017-286

~~demolition of the Minneapolis Auditorium has had any effect on Bloomington's convention business, particularly with occupancies. Ms. Carlson said it is felt it has had a detrimental effect noting that the occupancy rate for Bloomington hotels in March was 59.7% while a year ago it was 61.5%. The March occupancy rate for St. Paul was 55% and for Minneapolis 53%.~~

~~Sherwin Friedman, President of the Bloomington Hospitality Association, said occupancy levels are down in Bloomington because of the overbuilt situation. Since the Minneapolis Auditorium has been demolished, he said the City of Minneapolis has made an aggressive effort to go after business that in the past it hadn't solicited, and which may have gone to Bloomington. Spies asked the number of hotel rooms in Bloomington to which Ms. Carlson said there are 6,187 hotel rooms in Bloomington; 4,400 in Minneapolis; and 3,000 in St. Paul. The Council expressed its appreciation for the status report.~~

Preliminary and Final Plat  
of Kennedy Addition  
Case 4301A-88  
Item 4.1  
R-88-84

The Council was requested by Harry S. Johnson Surveying to consider approving the preliminary and final plat of Kennedy Addition located at 500 West 79th Street. The plat was submitted to change two metes and bounds descriptions to lot and block.

The proposed plat was reviewed by the Administrative Subdivision Review Committee on May 24, and was recommended for approval with the following conditions:

1. normal drainage and utility easements be dedicated where possible,
2. 10-foot sidewalk/bikeway easement be dedicated on 79th street,
3. no park dedication required,
4. copy of signed encroachment easement agreement be submitted for Lot 2.

These conditions have been or are being met. The owner of the property had indicated dedication of the sidewalk/bikeway easement will create an encroachment in the area of the steps and entrance to the building on Lot 1. The easement description will exclude the area of the steps. Following discussion, motion was made by Blessum, seconded by Peterson, and all voting aye, to close the hearing, to approve the preliminary and final plat of Kennedy Addition, to approve the subdivision agreement, and to adopt a resolution granting final approval.

~~Preliminary and Final Plat  
of Bloomington 30th  
Addition  
Case 4606A-88  
Item 4.2  
R-88-85~~

~~The Council was requested by the Public Works Department to approve the preliminary and final plat of Bloomington 30th Addition located at 8549 Amsden Road and 9201 Town Line Avenue. The plat is being submitted to complete a land exchange between the City of Bloomington, Hennepin County and the property owner at 8549 Amsden Road, and to dedicate right-of-way as a result of that exchange.~~

~~The proposed plat was reviewed by the Administrative Subdivision Review Committee on May 24, and was recommended for approval with the following conditions:~~

- ~~1. non-access agreement be signed for the southwest line of Lot 1,~~
- ~~2. 10-foot and 5-foot drainage and utility easements be shown on the plat,~~
- ~~3. no park dedication required~~
- ~~4. existing property owner, Thomas Newell, be required to pay the existing assessments of record on Outlot A as per the agreement signed with Hennepin County and the City of Bloomington.~~

~~These conditions have been or are being met. Since this is a City plat, no subdivision agreement is required.~~

~~Heather Myers, 8541 Amsden Road, said she is a neighbor of the Newells and received a notice of this meeting. She asked for an explanation of what was being done. The Director of Public Works explained the exchange of land that is being effected between the Newells, Hennepin County and the City of Bloomington, which has resulted in this~~