



Development Review Committee

Approved Minutes

Pre-Application, PL2019-193
 Meeting Date: October 15, 2019
 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
Renae Clark (Park & Rec) 952-563-8881	Dan Blonigen (Assessing) 952-563-4649
Duke Johnson (Bldg. & Insp) 952-563-8959	Megan Rogers (Legal) 952-563-4889
Jason Schmidt (Port Authority) 952-563-8922	Maureen O'Brien (Legal) 952-563-8781
Brian Hansen (Eng.) 952-563-4543	Eileen O'Connell (Public Health) 952-563-4964
Kris Kaiser, (Fire Prev) 952-563-8968	Liz O'Day (Planning) 952-563-8919
Tim Kampa (Utilities) 952-563-8776	Michael Centinano (Planning) 952-563-8921
Steve Segar (Utilities) 952-563-4533	Glen Markegard (Planning) 952-563-8923
Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Renae Clark (Park & Rec) 952-563-8881	Dan Blonigen (Assessing) 952-563-4649

Project Information:

Project	MOA 9th Addition - Pre-application - Preliminary and Final Plat
Site Address	8000 24TH AVE S, BLOOMINGTON, MN 55425
Plat Name	MALL OF AMERICA 6TH ADDITION;
Project Description	Preliminary and Final Plat for the Mall of America 9th Addition.
Application Type	Preliminary Plat - Type II Final Plat - Type II
Staff Contact	Bruce Bunker - bbunker@BloomingtonMN.gov (952) 563-4546
Applicant Contact	William Griffith - wgriffith@larkinhoffman.com
Post Application DRC	NO (as determined during meeting)

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL201900193" into the search box.

Guests Present:

Name	Email
William Griffith, Larkin Hoffman	wgriffith@larkinhoffman.com
Dave Loehr, DLR Group	dloehr@dlrgroup.com
Dave Gotham, Ryan Companies	dave.gotham@ryancompanies.com
Arlee Carlson, Sunde Land Surveying	arlee@sunde.com
Dan Fischer, Sunde Land Surveying	dan@sunde.com

INTRODUCTION – Bill Griffith:

The sixth addition of the Mall of America will be platted for development of the South Loop Waterpark. The applicant would like to plat the site for the future hotel, but if it triggers early park dedication fees, they will hold off and call it an Outlot. The park dedication fees could be deferred until building permit.

The representatives from Sunde Land Surveying said that they will be vacating the bridge deck over the elevation and then dedicate easements on both sides. This will be through a separate RLS process.

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.

- Ranae Clark (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - Park dedication fee is \$191,880. As the remaining areas get replatted, park dedication will be triggered at that time. The fee includes the bridge.
- Duke Johnson (Building and Inspection):
 - The Building Code does not allow building over lot lines. They must get proper legal language using Chapter Five in the Building Code to allow this.
- Laura McCarthy (Fire Prevention):
 - No comment.
- Brian Hansen (Engineering):
 - Continue to work with Bruce Bunker on the plat application.
- Tim Kampa (Utilities):
 - No comment.
- Eileen O'Connell (Public Health):
 - No comment.
- Maureen O'Brien (Legal):
 - No comment.
- Jason Schmidt (Port Authority):
 - No comment.
- Mike Centinario (Planning):
 - The plat has a separate entitlement process, next deadline is October 30th. Staff is requesting a simple plat graphic for the final development plan application.
 - G. Markegard stated staff will research platting variances issues.
 - B. Griffith stated they anticipate footings that will cross lot lines.



PL201900193

PL2019-193

Comment Summary

Application #: PL201900193

Address: 8000 24TH AVE S, BLOOMINGTON, MN 55425

Request: Preliminary and Final Plat for the Mall of America 9th Addition.

Meeting: Pre-Application DRC - October 15, 2019
Post Application DRC -
Planning Commission -
City Council -

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

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

- 1) Outlot is area of no development. This has utilities and the ped bridge. Needs to be a platted lot.
- 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) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Public drainage/utility and easements must be provided on the plat.
- 6) Private common utility easement/agreement must be provided.
- 7) Private common driveway/access easement/agreement must be provided.
- 8) 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.
- 9) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 10)

Assessing Review - Pre-App Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) Based on platting and given size of project (328,150 sq ft GBA), we have calculated park dedication at \$191,880. If and when any other development happens on the new outlot created, additional park dedication will be calculated.