



Development Review Committee

Approved Minutes

Pre-Application, PL202100121
Meeting Date: June 8, 2021
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543	Kent Smith (Assessing) 952-563-8707
Jason Heitzinger (Assessing) 952-563-4512	Mike Thissen (Env. Health) 952-563-8981
Laura McCarthy (Fire Prev) 952-563-8965	Nick Johnson (Planning) 952-563-8925
Duke Johnson (Bldg & Insp) 952-563-8959	Michael Centinario (Planning) 952-563-8921
Maureen O'Brien (Legal) 952-563-8781	Glen Markegard (Planning) 952-563-8923
Renae Clark (Park & Rec) (952) 563-8890	Mike Hiller (Planning) 952-563-4507
Julie Long (Engineering) 952-563-4865	Kelly Beyer (Bldg & Insp) 952-563-4519
Jason Schmidt (Port Authority) 952-563-8922	Mark Stangenes (Env. Health) 952-563-8980
Katherine Ebert (Public Health) 952-563-8911	

Project Information:

Project	3601 American Blvd. E. - IUP - Remote Airport Parking
Site Address	3601 AMERICAN BLVD E, BLOOMINGTON, MN 55425
Plat Name	APPLETREE SQUARE 2ND ADDITION;
Project Description	Interim Use Permit for remote airport parking within the parking structure at 3601 American Blvd. E.
Application Type	Interim Use Permit
Staff Contact	Mike Centinario Click here to enter text. Click here to enter text.
Applicant Contact	Debbie Kleist - Click here to enter text. dkleist@fredlaw.com
	Brian McCool - Click here to enter text. bmccool@fredlaw.com

Post Application YES
DRC

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202100121" into the search box.

Guests Present:

	Email
Brian McCool	bmccool@fredlaw.com
Lawrence Maiello	
Tyler Minto	

INTRODUCTION –:

The applicant is seeking comments on a proposed interim use permit to establish a remote airport parking facility within an existing parking structure at 3601 American Blvd. E.

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.

- Renae Clark (Park and Recreation):
 - No comments
- Jason Heitzinger (Assessing):
 - No comments
- Mike Theissen (Environmental Health):
 - No comments
- Duke Johnson (Building and Inspection):
 - Still have an open permit on the parking ramp.
 - Does not recommend going forward with this application until this permit is closed out and work completed.
 - Issuing orders as there has not been any inspections or communication on the ramp repairs.
- Laura McCarthy (Fire Prevention):
 - Ensure stand pipes are fully functional and life safety equipment is in working order.
 - Emergency vehicle access shall be maintained in and out of the parking ramp and around the property.
- Erica Brown (Police):
 - No Comments
- Brain Hanson (Engineering):
 - No Comments
- Steve Segar or Tim Kampa (Utilities):
 - No Comments
- Kate Ebert (Public Health):
 - No Comments
- Mike Centinario (Planning):
 - See comment summary – Not supportive of the IUP for remote airport parking within the parking structure.
 - Finding 6 requires to open enforcement orders on a property, which is in conflict with the information provided by Duke Johnson.
- Maureen Obrien –
 - No comments
- Lawrence Maiello (applicant):
 - Is there flexibility for this sort of use if they can show that for the 5 year period, the garage provides significant space for its use? Mike Centinario explained some of the parking requirements for the project, and after some further discussion Brian Hansen explained that this could be discussed further offline, and adjourned the meeting.



Comment Summary

Application #: PL2021-121

Address: 3601 AMERICAN BLVD E, BLOOMINGTON, MN 55425

Request: Interim Use Permit for remote airport parking within the parking structure at 3601 American Blvd. E.

Meeting: Pre-Application DRC - June 08, 2021

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

Building Department Review - Pre-App Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.

Fire Department Review - Pre-App Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) Ensure all life safety systems and related equipment meet applicable building and fire codes.
- 2) Access to all standpipes, hose valves and all ramp levels shall be maintained.

Planning Review - Pre-App Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) Based on the current City Code requirements, the two office buildings combined require 1,356 parking stalls. The hotel, in its current form, requires an additional 754 parking stalls. The amount of parking on site is much less than the Code requirements. Parking reductions were previously approved with the original planned development to what is provided today. Staff does not see a public benefit in further parking reductions to support remote airport parking and would not support an application for interim remote airport parking.
- 2) There have been several zoning entitlements granted by the City Council in the Appletree Square area, including a conversion of a significant portion of the Crowne Plaza hotel into apartments. The parking structure serves several users within the planned development. From a Planning and Zoning perspective, the two primary areas of review related to providing adequate parking supply for the planned development and meeting the findings of fact required to approve interim use permits. Parking requirements are located in Section 21.301.06 of the City Code. Interim use permit standards are located in Section 21.501.05 of the City Code.
- 3) The City's record of the number of parking spaces within the parking structure is different than what was included in the project description. As part of a formal application, an accurate scaled drawing would be needed depicting the number of stalls in the parking structure.

- 4) Interim use permits must meet findings in Section 21.501.05 of the City Code. City staff does not believe a new remote airport parking lot could meet the IUP findings. In particular, there have been recent enforcement orders related to maintenance and building hazards. Finding #6 requires that there are no open enforcement orders on the property - have all enforcement orders been closed? Further, taking parking capacity away from the planned development for remote airport parking may delay permanent development.
- 5) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 3 foot-candles is required on the parking surface.