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~~the Council had requested to consider the request of the Lyndale Terminal Company (Holiday Store) for a conditional use permit for a garden store, auto service center and parking lot in an I-3 zone at 8401-8515 Lyndale Avenue South. Approval was recommended by Planning Commission May 10, 1967 and was affirmed by Council on May 16, 1967, for the conditional use permit and for the above uses with conditions as listed in the Planning Commission minutes of May 16, 1967.~~

as she was very upset.

Hasselberg suggested that Mrs. Hegedus should listen to her Counsel.

Mrs. Hegedus stated that when she went down to the pond with her daughter, the little girl froze, and that maybe the second time this happened to a little child she would stay back from the water, but this was the first time, and that was why she had to stand in front of her child, and she was glad she did because where she was injured on her legs was close to where the child's eyes were. She stated she felt there was no comparison between this pond and the pond at Como where there is a 3½ foot fence containing the swans in the area. She stated that at Loring Park there is an island where the swans go much of the time. She objected to the concern of the proponents of the swans over which type of pond enclosure would be most attractive, rather than the safety to children. She said she had been reading articles about swans since this trouble, and she had not realized how much this has happened before, and how much injury swans can do. She had read letters which some of her neighbors had received from different colleges, about how dangerous swans can be. She stated she had these letters in her purse, and she was sure the Councilmen had all seen them. She stated "all kids are not perfect, and I realize some boys had been teasing the swans at some time, but are you going to tie boys up on a leash? Which comes first--the children or the swans?"

Mayor Hasselberg expressed the concern and sympathy of the Council over this occurrence and stated they regretted the incident.

Mrs. Hegedus continued to enumerate her concerns and tell of various incidents such as children and dogs being dragged into ponds by swans-- etc.

Charles Piehl, of World Wide, Inc., who was in the Council Chambers at the time, appeared before the Council to state that although he was not personally involved, he was somewhat familiar with the problem and would like to offer a solution that might help--which was to put a floating wooden platform in the middle of the pond, sturdy enough for the swans to climb on. They would very likely prefer this to the land, and this would thus eliminate much of the problem.

Rezoning & Conditional Use Permit
Viking Inn, Inc.
#5960A & B
7800 Normandale Blvd.

The Council was requested to consider a petition from Viking Inn, Inc., for (A) rezoning from B-2 to B-3 or FD-2 at about 7800 Normandale Boulevard and (B) a conditional use permit for a motel and convention center. On May 2, 1967 the Planning Commission had recommended rezoning to FD-2 and approval of conditional use permit.

Motion was made by Hasselberg, seconded by Nelson, with all voting yea, to approve the conditional use permit and to instruct the City Attorney to draft an amendment to the ordinance pertaining to rezoning from B-2 to FD-2

Conditional Use Permit
Holiday Store
8401-8515 Lyndale Ave.
Case 4213-67

The Council was requested to consider the request of the Lyndale Terminal Company (Holiday Store) for a conditional use permit for a garden store, auto service center and parking lot in an I-3 zone at 8401-8515 Lyndale Avenue South. Approval was recommended by Planning Commission May 10, 1967 and was affirmed by Council on May 16, 1967, for the conditional use permit and for the above uses with conditions as listed in the Planning Commission minutes of May 16, 1967.

Motion was made by Hasselberg, seconded by Nelson, with all voting yea, to uphold the findings of the Planning Commission, and to approve the conditional use permit for garden store, auto service center and parking lot, at 8401-8515 Lyndale Avenue South.

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Case 6099B	Vick Pattern & Die Co. 8925-8931 Pillsbury Ave.	Variance to build 6' from side lot line.
Case 5960C	Viking Inn, Inc. 7800 Normandale Blvd. & 5410-5520 W 78th St. or Highway #5	Variance to build 25' from front lot line on West 78th St. or State Highway #5.
Case 5960D	Viking Inn, Inc. 7800 Normandale Blvd.	Variance to build 0' from rear lot line
Case 5960E	Viking Inn, Inc. 7800 Normandale Blvd.	Variance to eliminate green strip on West 78th Street (State Highway #5)
Case 6310	Kenneth W. Macek 10133 Drew Avenue So.	Variance to build single family dwelling 30' from front lot line.
Case 6311B	Paul Bennin 10724 Queen Avenue So.	Variance to build a double garage with a 4' side yard setback.
Case 6086B-67	F. P. Berdas 220 W. 86th St.	Variance to eliminate part of required 20' greenstrip
6312	Elva W. Larson & Darvin W. Larson 9304 Lyndale Ave. So.	Variance to have 10' greenstrip instead of required 20' strip
6313	Gene T. Lundgren 10015 Maple Avenue	Variance to build an addition to a single family dwelling above existing attached garage 9' from side lot line in a Residential (R-2) Zone.
6315 A	W. R. Knight 8532 Stanley Avenue So.	Variance to build attached garage 71' from center line of Nine Mile Creek Parkway, on the side setback.
6315 B	W. R. Knight 8532 Stanley Avenue So.	Variance to build attached garage 30' from front lot line on Stanley Avenue.

Motion was made by Hasselberg, seconded by Viitala, with all present voting yea, to approve the actions of the Variance Board at their meeting of May 24, 1967, in the cases listed above.

1967 License Applications

The Council was requested to consider the approval of the following 1967 Bloomington license applications:

Freeway Mileage	3 retail gasoline nozzles	\$45.00
1525 East 78th Street	1 cigarette machine	12.00
	2 packaged food vending machines	10.00
J. & J. Gas Stations, Inc.	1 vending machine - others	15.00
7948 Cedar Avenue So.		
Superior Dairy Fresh Milk Co.	For: Bermo, Inc.	5.00
2112 N.E. Broadway	8550 Pillsbury Av.	
Minneapolis, Minn.	1 pkgd food vending machine	
Montgomery Wards	1 cigarette - retail	12.00
7831 Southtown Center		

required in Section 11.13A 5 of the ordinance be waived or that Nesbitt or 94th Street be designated as a through street.

Motion was made by Viitala, seconded by Belanger, with all voting yea, to uphold and adopt the Planning Commission recommendation, subject to compliance with the conditions noted above.

Conditional Use Permit
Holy Emmanuel Lutheran
Church
5 & 101 East 104th St.
& 10435 Nicollet Ave.
Case 6739A-68

The Council was requested to consider a request for conditional use permit for a church in an R-2 zoning district at 5 and 101 East 104th Street and 10435 Nicollet Avenue, Case 6739A-68. On May 23, 1968, the action of the Planning Commission had been to recommend approval with the following conditions: 1) finish grades and drainage plans for each lot as well as entire subdivision to be approved by City Engineer prior to submission of final plat for Council approval, 2) park dedication be approved by the Director of Parks and Recreation, 3) that the petitioner prepare a plat which is to be approved by the Planning Commission prior to any approval of final site and building plans.

Motion was made by Viitala, seconded by Belanger, with all voting yea, to uphold the adopt the recommendation of the Planning Commission, and approve the conditional use permit for the church building, subject to the conditions listed above.

Final Site and Building
Plans - FD-2
Viking Inn, Inc.
7800 Normandale Blvd.
Case 5960 B-66

The Council was requested to consider approval of final site and building plans for the Radisson South Development at 7800 Normandale Boulevard in the FD-2 zoning district.

On June 6, 1968, the recommendation of the Planning Commission had been to recommend approval of the final site and building plans for this development with the following conditions:

1) the following details be worked out with the Staff prior to the issuance of a building permit, a) sewer and water -- complete plans must be worked out with the Utility Service Consultant. Plans should indicate materials proposed, b) Utilities to serve projected use--the water main going to the hydrant on the north should be extended east to form a complete loop with a valve on the City system between the two connection points. A hydrant should also be added to the easterly side of the building. Provide posts or curb around hydrants to protect them. Grease traps will be required. A 15' easement to City is required along fire line and hydrants to provide access for City maintenance. c) Street and traffic -- 1. insufficient storm sewer--on south side or on east side. Presume Edina will check north of City limits,--underground system to Nine Mile Creek on east. Details of outlet into Nine Mile Creek to be worked out with Watershed District; 2. Old Highway #5 will be constructed with curb and gutter, 44' width and grade changed somewhat. Storm sewer can be extended further west in street; 3. sheet flow not desirable in parking area. Run water against curb or in swales and provide catch basins for adequate system for this type of construction. Prevents ice build-up and other nuisance. d) Traffic layout, parking and interior circulation -- general plan OK with the following exceptions and recommendations from a traffic consideration: 1. not possible to have access to interchange area at 78th Street, and a high congestion accident trap should be unquestionably avoided in the design of all adjacent property. Re-orient that immediate design toward the 77th Street interchange to be built very soon. 2. reconsider parking, access, landscape orientation on southerly edge of property along West 78th Street; 3. would like to discuss these matters with the owner, architect and engineer. Permits required for all curb work. NO on-street parking. Be sure to consider site space needs; 4. co-ordinate with M.H.D. for access

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and right-of-way. Close 78th Street access and build 77th Street interchange. e) Platting -- the property is to be platted in accordance with Section 20 of the City Code. 2) A complete detailed landscape plan should be approved by the Staff prior to the issuing of a building permit.

Motion was made by Viitala, seconded by Belanger, with all voting yea, to uphold and adopt the Planning Commission recommendation and approve the final site and building plans subject to compliance with conditions as noted above.

~~Final Plat Approval
Registered Land Survey
SW quadrant of W. 94th
Street and Interstate
Highway 35W
James Michael
Case 5182 B-68~~

~~The Council was requested to consider final approval of the plat of a Registered Land Survey in the Southwest quadrant of West 94th Street and Interstate Highway 35W.~~

~~The final plat conforms to approvals granted by Planning Commission and City Council and necessary deeds for street right-of-way have been submitted. Since this is an industrial plat, requirements for off-site improvement escrow, park deposit and subdivision agreements have been waived.~~

~~Final approval was recommended by the Public Works Department subject to a favorable title opinion by the City Attorney.~~

~~Motion was made by Viitala, seconded by Belanger, with all voting yea, to uphold the recommendation of the Public Works Department and adopt a resolution approving the final plat of the Registered Land Survey subject to a favorable title opinion by the City Attorney.~~

Conditional use Permit
for "Sidewalk Sale"
7831 Southtown Center
Montgomery Ward Co.
Case 5722 C-68

The Council was requested to consider approval of a conditional use permit for an outside sidewalk sale to be held at 7831 Southtown Center for Montgomery Ward Company on June 19, 20, 21 and 22, 1968.

The Council was also requested to waive hearing by the Planning Commission. Approval was recommended by the License and Inspection Department.

Motion was made by Viitala, seconded by Belanger, with all voting yea, to uphold the recommendation of the License and Inspection Department, and approve the conditional use permit, waiving hearing by the Planning Commission.

Conditional Use Permit
Retail Sale of Auto
Tires - H.M. Hatch
541 West 90th I-3
Case 6757A-68

The Council was requested to consider approval of a conditional use permit for retail sale of auto tires in an Industrial (I-3) zone at 541 West 90th Street in an industrial building.

The action of the Planning Commission on June 6, 1968, was to recommend approval of the conditional use permit for retail sales with the following conditions: 1) that there be no outside storage, 2) that the parking plan be reviewed and approved by the Engineering and Planning Departments.

Motion was made by O'Neil, seconded by Belanger, with all voting yea, to uphold and adopt the recommendation of the Planning Commission and grant approval of the conditional use permit subject to compliance with the conditions stated above.

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~~During discussion of double bungalows, and upon request from Hoffman, the City Attorney stated the definition of a multiple as three units or more.~~

~~Vote was called, and all present voted yea.~~

Ordinance Re: Conditional
Use Permits - Multiple
Dwellings

~~The Council was requested to consider an ordinance amending Section 11.13-A. 5 of the City Code which section relates to the finding required in a residential zone applicable to the granting of a conditional use permit for a multiple dwelling.~~

~~The City Attorney advised that this ordinance was prepared for adoption in conjunction with the ordinance just previous to this ordinance.~~

~~Motion was made by Malone, seconded by Viitala, with all present voting yea, to close the hearing and adopt the ordinance as presented.~~

Conditional Use Permit
Multiple Dwelling
9246-54 Nicollet and
9230 Blaisdell R-3
Miles Construction Co.
Case 6386A-68

~~The Council was requested to consider a conditional use permit for 9246-54 Nicollet and 9230 Blaisdell Avenue in an R-3 district for a multiple dwelling for the Miles Construction Company, Case 6386A-68.~~

~~In response to Hoffman's request for findings, the Planning Director stated this application was a renewal of a 1967 application and the findings were made at that time.~~

~~The Planning Commission action of September 5, 1968, had been to recommend approval of the conditional use permit for this multiple dwelling project.~~

~~Motion was made by Viitala, seconded by Thomasberg, with all present voting yea, to grant the conditional use permit as requested.~~

Subdivision Approval
Radisson South First
Addition
7800 Normandale Blvd.
Radisson South Company
Case 5960G-68

~~The Council was requested to consider approval of a preliminary plat or subdivision approval for a one-lot plat, the Radisson South First Addition, at 7800 Normandale Boulevard in an FD-2 zone.~~

~~The Planning Commission, at their meeting of September 12, 1968, had recommended approval.~~

~~Motion was made by Malone, seconded by O'Neil, with all present voting yea, to uphold the Planning Commission recommendation and adopt a resolution approving the Radisson South First Addition.~~

Approval of Final Site and
Building Plans FD-1
Motel and Restaurant
Hwy 36 & IH 494, SE quadrant.
Marriott Motor Inn
O'Meara-Chandler Corporation
Case 6851A-68

~~The Council was requested to consider approval of final site and building plans for a motel and restaurant, the Marriott Motor Inn, to be located at the southeast quadrant of Highway 36 and Interstate Highway 494, by O'Meara-Chandler Corporation, Case 6851A-68.~~

~~On September 12, 1968, the Planning Commission action had been to approve the final site and building plans with the following conditions:~~

- ~~1) No further expansion to be allowed on this present parcel of land.~~
- ~~2) A final landscape plan and schedule and a lighting plan be approved by the Planning Director.~~
- ~~3) The signs conform with the minimum and maximum requirements of the City ordinance.~~

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~~The City Manager provided additional background information concerning plans for expansion of the Municipal building facilities in the agenda information.~~

Upon inquiry, the City Attorney advised that taxes and assessments payable in the year 1969 would be paid and the purchaser would pay taxes of 1970 and on.

Mayor Thomasberg made a motion to adopt a resolution authorizing purchase of the property at 10100 Morgan Avenue as described and recommended by the City Manager.

Discussion followed concerning the leases presently existing, and the City Attorney stated they would be allowed to run until their normal date of expiration and the City would receive rents coming due the first of December.

Councilman Belanger seconded the motion and all voted aye, except Councilman Hoffman, who abstained, as he had had ~~previous affiliation with this building.~~

Final Plat Approval
Radisson South
W. 78th St. Normandale
Radisson South Company
Case #5960G-68

The Council was requested to consider final plat approval of Radisson South on the north side of West 78th Street at at Normandale Boulevard as requested by Radisson South Company in Case #5960G-68.

No conditions were attached at the time of preliminary approval. Since this was a commercial plat, escrow deposit, subdivision agreement and park donation had been waived. The City Attorney had approved title.

Final approval of the plat and adoption of a resolution accepting the plat were recommended by the Public Works Department.

Following discussion, a motion was made by Councilman O'Neil, seconded by Councilman Viitala, with all voting aye, to adopt a resolution approving final plat of Radisson South as petitioned above. (The vote was 6-0, as Councilman Malone was out of the room.)

Appointments to Charter
~~Commission~~

~~The Council was requested to consider making recommendations for appointments to the Charter Commission. The City Manager suggested that the Council may wish to make recommendations as a unit or individually to either Judge Fosseen or Judge Kane. He noted the suggestion had been received that all present members of the Council be included as possible appointments to the Charter Commission. He also stated he had contacted the two major political parties but was not aware of any recommendations they had made except that he had been informed that 1 of 4 recommendations made by the Republican party was that of Mr. Herbst, Bloomington City Attorney.~~

A motion was made by Mayor Thomasberg, seconded by Councilman Viitala, with all voting aye, to table consideration of these nominations to a later meeting and for individual Councilmen to discuss their recommendations with the City Manager.

* * *

Recess and Meeting
Reconvened

Mayor Thomasberg announced a ten-minute recess, following which the meeting was reconvened.

* * *

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~~Councilman Pleasant stated he would again point out the traffic problem on Cedar Avenue, especially in view of the fact that it did not look as though any improvements would be made in the very near future.~~

Councilman Malone stated this proposed rezoning would be "doing something to the neighborhood, and there has to be a very good reason to rezone; and I haven't heard one yet."

Councilman O'Neil made a motion to close the hearing and adopt the ordinance to rezone from Residential District R-2 to Multiple-Family Residential R-4 as requested above. He stated his reason was that "in the over-all balance I am convinced that this is the best potential for preserving the natural area."

Councilman Belanger seconded the motion, stating this method of development provided the best plan for preservation of the ravine, and the maximum number of trees.

Roll call vote was as follows: Councilmen Hoffman, nay; Belanger, yea; Viitala, nay; Pleasant, nay; O'Neil, yea; Malone, nay; and Mayor King, yea. With a vote of 3 yeas and 4 nays, Mayor King announced the motion failed.

Accept Findings and Approve Action of the Variance Board

The Council was requested to consider accepting the findings and approving the actions of the Variance Board at their meetings of February 26, 1970 and March 4, 1970; as listed below:

Case	February 26, 1970	
6851F-70	O'Meara-Chandler Corp. 2009 E. 78th St.	Variance to construct parking ramp for "Marriott Inn" 0' from side lot line.
6851G-70	O'Meara-Chandler Corp. 2009 E. 78th St.	Variance to construct parking ramp for "Marriott Inn" 22' from front lot line on E. 78th St.
6851H-70	O'Meara-Chandler Corp. 2009 E. 78th St.	Variance to construct parking ramp for "Marriott Inn" 20' from E. 79th St.
7319A-70	Milton L. Breid 8613 Vincent Ave. So.	Variance to build living and dining room addition to single family dwelling 29' from front lot line.
7320A-70	Super Valu Stores, Inc. 20 W. 98th Street	Variance to eliminate screening and landscaping along the north lot line.

March 4, 1970

5960H-70	Radisson South Hotel 7800 Normandale Blvd.	Variance to erect oversize sign at top of east wall.
5960I-70	Radisson South Hotel 7800 Normandale Blvd.	Variance to erect oversize sign at top of west wall.
5960J-70	Radisson South Hotel 7800 Normandale Blvd.	Variance to have a third sign on the facia at the northeast corner of the building.
5960K-70	Radisson South Hotel 7800 Normandale Blvd.	Variance to have fourth sign on facia at southeast corner of building.

APPEAL TO VARIANCE BOARD ON SIGNS

Site Address 7800 Normandale Boulevard

Case No. 5960 H-I-70

Applicant Radisson South Hotel

Address 7800 Normandale Boulevard

Appeal: Naegele Advertising Co., representing Radisson South Hotel at 7800 Normandale Boulevard, in an FD-2 Zone, requests approval of a variance to:

H) erect a 650 square foot sign at the top of the east wall.

I) erect a 650 square foot sign at the top of the west wall.

Findings of the Board:

1. SIZE: No variance may be granted in the size of a sign as described in Chapter 10 of the City Code unless the following is found:

a. The sign will have an appearance that will not adversely affect or detract from neighboring property.

Each sign consists of the one word "Radisson" at an elevation that would not normally be seen from neighboring property.

b. The sign will be of such size that it will not deter or affect the motoring public on roads or highways adjacent to the placement of the sign.

Considering the height and size of the building, the signs are dwarfed by comparison. They are meant to be viewed from a distance and not from the immediate area.

c. Because of the topographic and physical conditions relating to the land, structures, or surrounding built up area, strict enforcement of Chapter 10 of the City Code would deprive the applicant of the reasonable use of a sign for the purpose of advertising to the public his business.

Does not really apply.

2. PLACEMENT: No placement or variance in placement of a sign may be granted from that described in Chapter 10 of the City Code unless the following is found:

a. The placement of a sign will not be at a location which will have an adverse affect in appearance, height or location of neighboring properties.

These signs on the building at a height of 24 stories would have no adverse affect on neighboring properties.

b. The placement of the sign will not be at a location that will adversely affect or deter or detract the motoring public on adjacent streets or highways.

The traffic in the area should not be affected in any way.

c. Strict compliance with the provisions of Chapter 10 relating to the placement of signs would deprive the applicant of the reasonable use of the sign for such land or building.

A smaller sign at the proposed location would not properly identify the building.

d. Because of the topographic or physical conditions relating to the land, structures, or surrounding built up areas, strict enforcement of the placement of a sign under Chapter 10 of the City Code would result in depriving the applicant of a reasonable placement of his sign on the land or building consistent with the purpose of the sign.

Not related to the issue.

3. NUMBER: No variance may be granted in the number of signs as described in Chapter 10 of the City Code except that additional signs may be used as long as the surface area of the multiple signs does not exceed the surface area for the permitted signs as described in Chapter 10 of the City Code and those findings as described concerning size and placement where applicable are found.

Does not apply.

Decision of Board:

The sign company mounted sample letters on the building for Board members to view. One size was within the ordinance and the other as being requested. The larger letters were practical and necessary for proper effect.

The Board voted 6-0 for approval of the petition as requested in H & I.

J. Niederkorn

Secretary

Date March 4, 1970

Council Review:

That the Council accepts and adopts the findings and reasons of the Board with the following exceptions:

That the Council adopts the decision except as modified as follows and for the following reasons:

APPEAL TO VARIANCE BOARD ON SIGNS

Site Address 7800 Normandale Boulevard

Case No. 5960 J-K-70

Applicant Radisson South Hotel

Address 7800 Normandale Boulevard

Appeal: Naegele Advertising Co., representing Radisson South Hotel at 7800 Normandale Boulevard, in an FD-2 Zone, requests approval of a variance to:

- J) have a third sign on the facia at the northeast corner of the building.
- K) have a fourth sign on the facia at the southeast corner of the building.

Findings of the Board:

1. SIZE: No variance may be granted in the size of a sign as described in Chapter 10 of the City Code unless the following is found:

- a. The sign will have an appearance that will not adversely affect or detract from neighboring property.

Both signs consist of the two words "Radisson South". The lettering is attractive and uncluttered in appearance.

- b. The sign will be of such size that it will not deter or affect the motoring public on roads or highways adjacent to the placement of the sign.

Each sign is less than half the size permitted by ordinance and adds a decorative effect to the building.

- c. Because of the topographic and physical conditions relating to the land, structures, or surrounding built up area, strict enforcement of Chapter 10 of the City Code would deprive the applicant of the reasonable use of a sign for the purpose of advertising to the public his business.

The extra signs on the facia are quite unrelated to the signs at the top of the building because of the difference in elevations.

2. PLACEMENT: No placement or variance in placement of a sign may be granted from that described in Chapter 10 of the City Code unless the following is found:

- a. The placement of a sign will not be at a location which will have an adverse affect in appearance, height or location of neighboring properties.

Signs are meant to be seen from distance but should have no adverse affect on neighboring properties.

- b. The placement of the sign will not be at a location that will adversely affect or deter or detract the motoring public on adjacent streets or highways.

Should be an identifying aid to the motorist who may be seeking this facility.

- c. Strict compliance with the provisions of Chapter 10 relating to the placement of signs would deprive the applicant of the reasonable use of the sign for such land or building.

Placement is no problem.

- d. Because of the topographic or physical conditions relating to the land, structures, or surrounding built up areas, strict enforcement of the placement of a sign under Chapter 10 of the City Code would result in depriving the applicant of a reasonable placement of his sign on the land or building consistent with the purpose of the sign.

The size of the structure and placement as it relates to streets and roadways would warrant extra signs.

3. NUMBER: No variance may be granted in the number of signs as described in Chapter 10 of the City Code except that additional signs may be used as long as the surface area of the multiple signs does not exceed the surface area for the permitted signs as described in Chapter 10 of the City Code and those findings as described concerning size and placement where applicable are found.

Due to the size of the building and the location of the signs, and number of businesses involved, the Board agreed the additional signs were in good taste.

Decision of Board:

The Board voted 6-0 for approval of the petition as requested in J & K.

J. Niederkorn

Secretary

Date March 4, 1970

Council Review:

That the Council accepts and adopts the findings and reasons of the Board with the following exceptions:

That the Council adopts the decision except as modified as follows and for the following reasons:

REQUEST FOR COUNCIL ACTION

DATE April 5 1984

AGENDA SECTION: DEVELOPMENT BUSINESS	ORIGINATING DEPARTMENT COMMUNITY DEVELOPMENT Division of City Planning	Approved For Agenda By: _____
ITEM NO.: Conditional Use Permit, Final Site Plan and Building Plans	By: _____	

Item 1A

Case 5960A-84

GENERAL INFORMATION

Applicant: T.G.I. Fridays, Inc.

Location: 7750 Normandale Boulevard

Request: Conditional use permit, final site plan and building plans for a restaurant

Existing Land Use and Zoning: Hotel; zoned FD-2

Surrounding Land Use and Zoning: North--restaurant and office; zoned PC-2 (Edina)
East--Highway 100, restaurant, motel and offices; zoned FD-2
South--liquor store, hotel; zoned FD-2
West--offices and undeveloped; zoned FD-2 in Bloomington, POD-2 and PC-2 (Edina)

Comprehensive Plan: The 1980 Comprehensive Land Use Plan recommends other commercial

Related Applications: Case 6249B-84, Item 1B, this agenda

PROPOSAL

The applicant proposes to construct a freestanding, one-story restaurant of 10,099 square feet on the north side of the entry drive from the east service road. The facility would have restaurant seating for 293, bar "seating" for 62 for a total of 353 seats. An outdoor patio would seat an additional 32 persons. The main entry would be in the northwest corner, a service court at the southeast corner and the patio area on the north side. A 520 square foot greenhouse is provided along the west wall.

Site plans indicate 155 assigned parking spaces in the northeast corner of the property under a shared parking arrangement. A new full-movement driveway from the frontage road is shown northeast of the restaurant.

COUNCIL ACTION: Motion by _____ Second by _____ to _____

T.G.I. Fridays, Inc.
Conditional Use Permit, Final
Site Plan and Building Plans

Case 5960A-84
Page Two

Exterior treatment consists of brick and
wood trim.

APPLICABLE REGULATIONS

Section 19.34(d)(7) and Section 19.64

FINDINGS REQUIRED

Section 19.22(4)(D), (E) and (F)

CHRONOLOGY

Planning Commission Agenda:

April 5, 1984--public hearing scheduled.



SCALE: 1" = 200'

CITY OF EDINA

SEC. 9, T. 116, R. 21

REPLAT OF EDINA INTERCHANGE CENTER BLK. 1, LOT 3

385600 A532

100-116-211A-001

EDINA

STATE

HWY.

100

(3620)
112 886
C 596
(2)

(1)

272290
C 100
C 649
(6)

RADISSON SOUTH STREET

7800

7808

7816

(3775)
34122
C 123
(1)

(3780)
57813
A 225
C 16
(2)

(3740)
6090
A 41

(3710)
12264
C 87
(4)

7832

78th

5601

346580
F 840
607
360
(5)

CABANA CLUB INN ADDITION

FD-2

PICTURE DRIVE

7800

STREET

PICTURE DRIVE

STATE HIGHWAY NO. 100

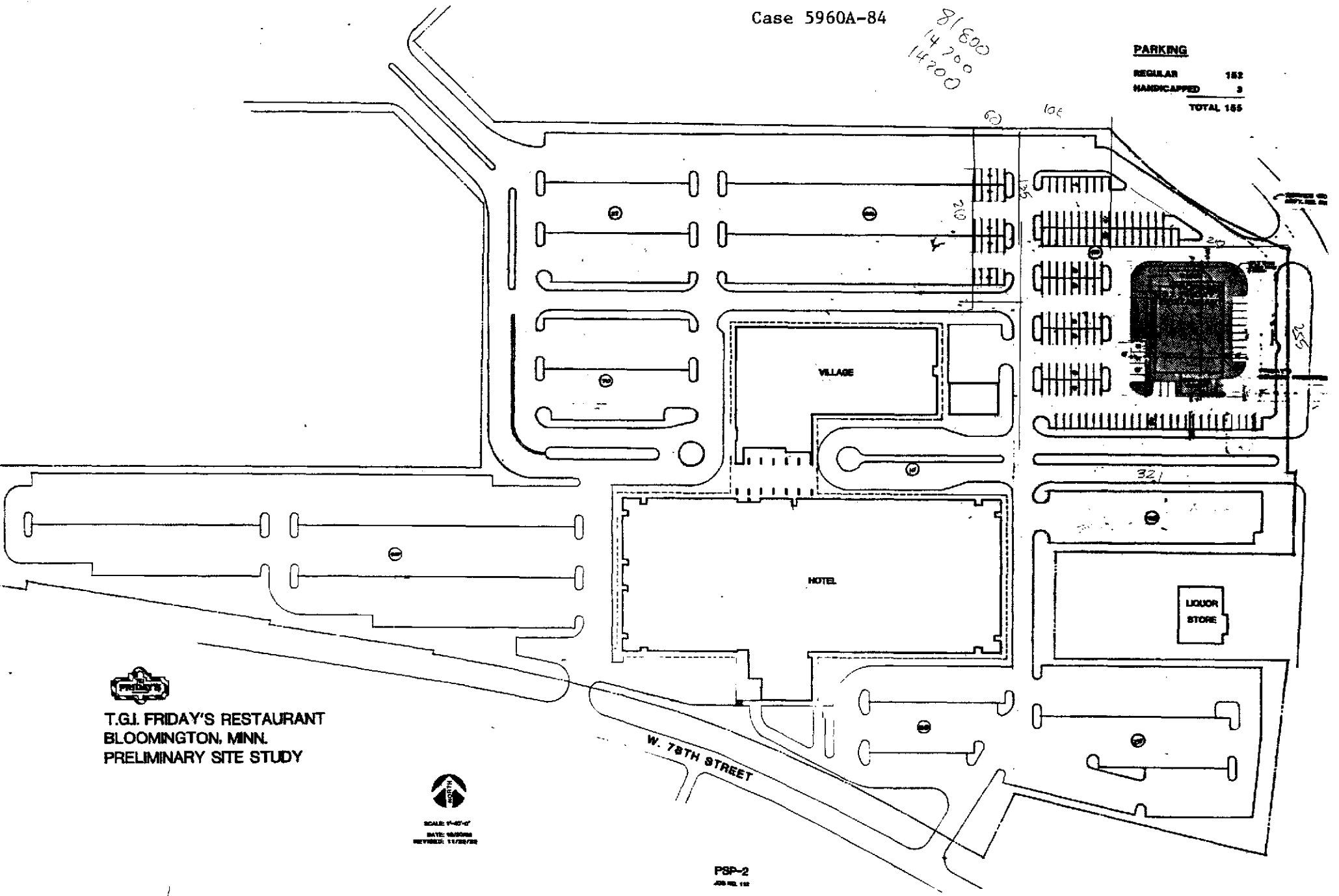
R-5

VALLEY

81600
14200
002718

PARKING

REGULAR	182
HANDICAPPED	3
TOTAL	185

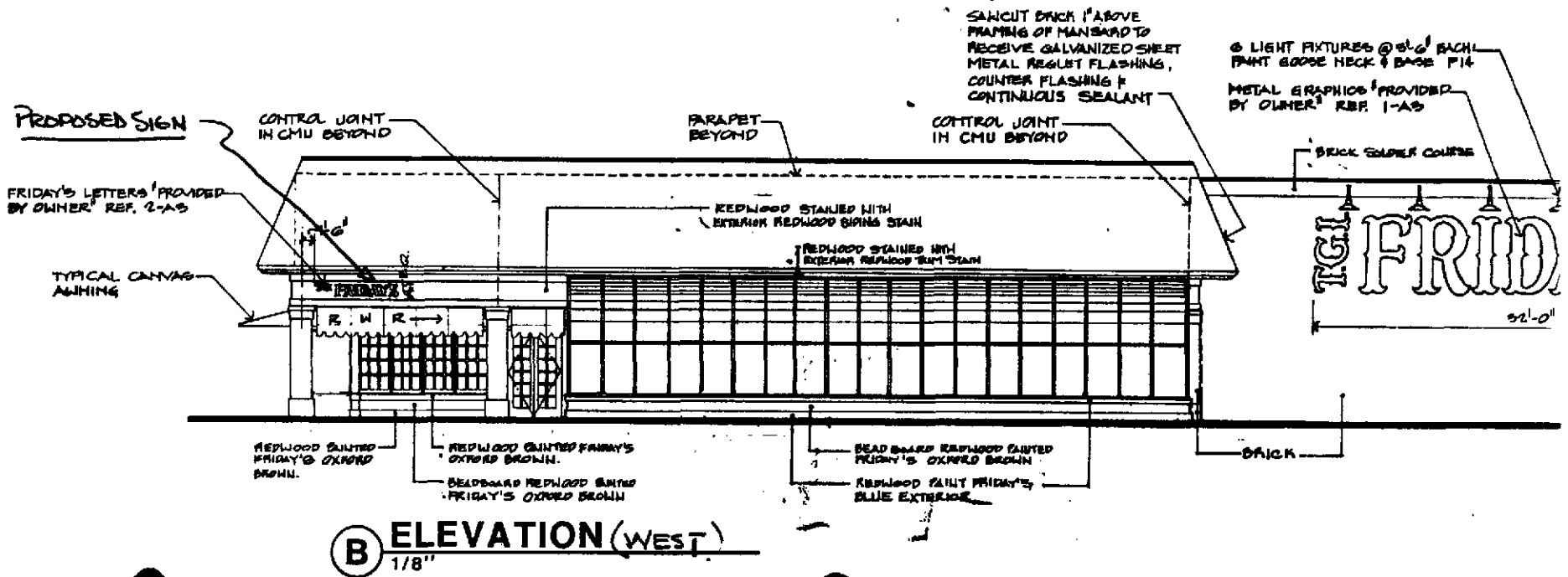
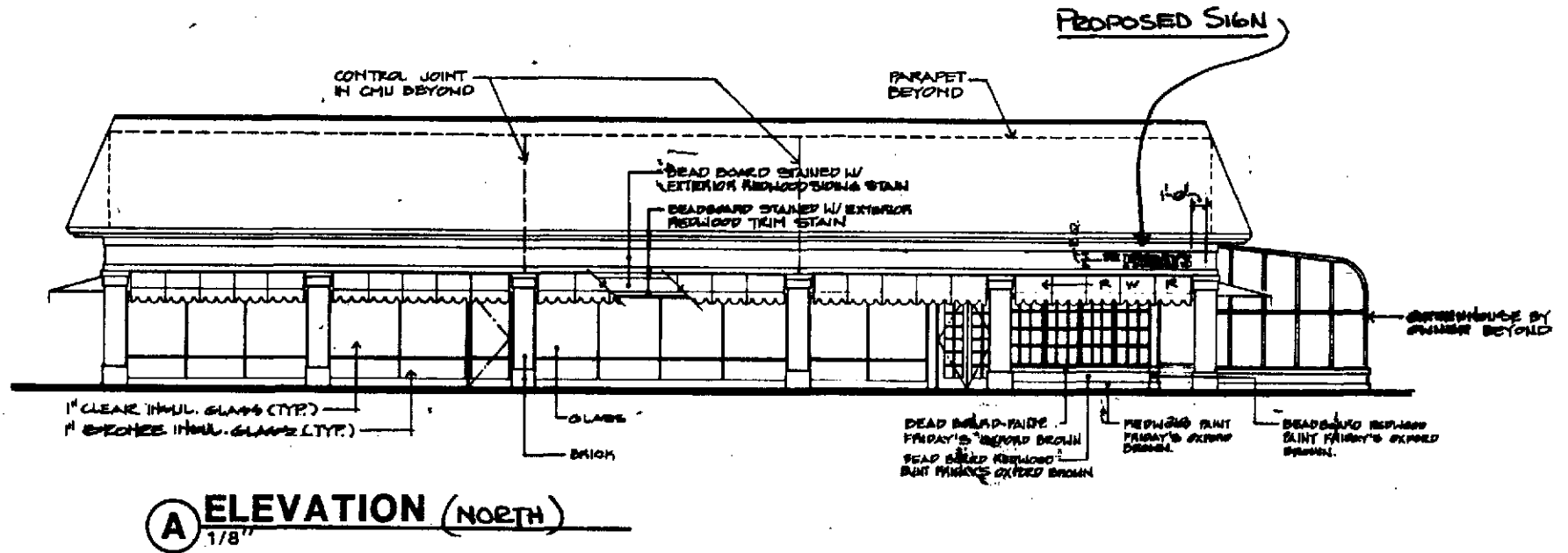


T.G.I. FRIDAY'S RESTAURANT
BLOOMINGTON, MINN.
PRELIMINARY SITE STUDY



SCALE: 1/4"=10'
DATE: 10/20/83
REVISED: 11/22/83

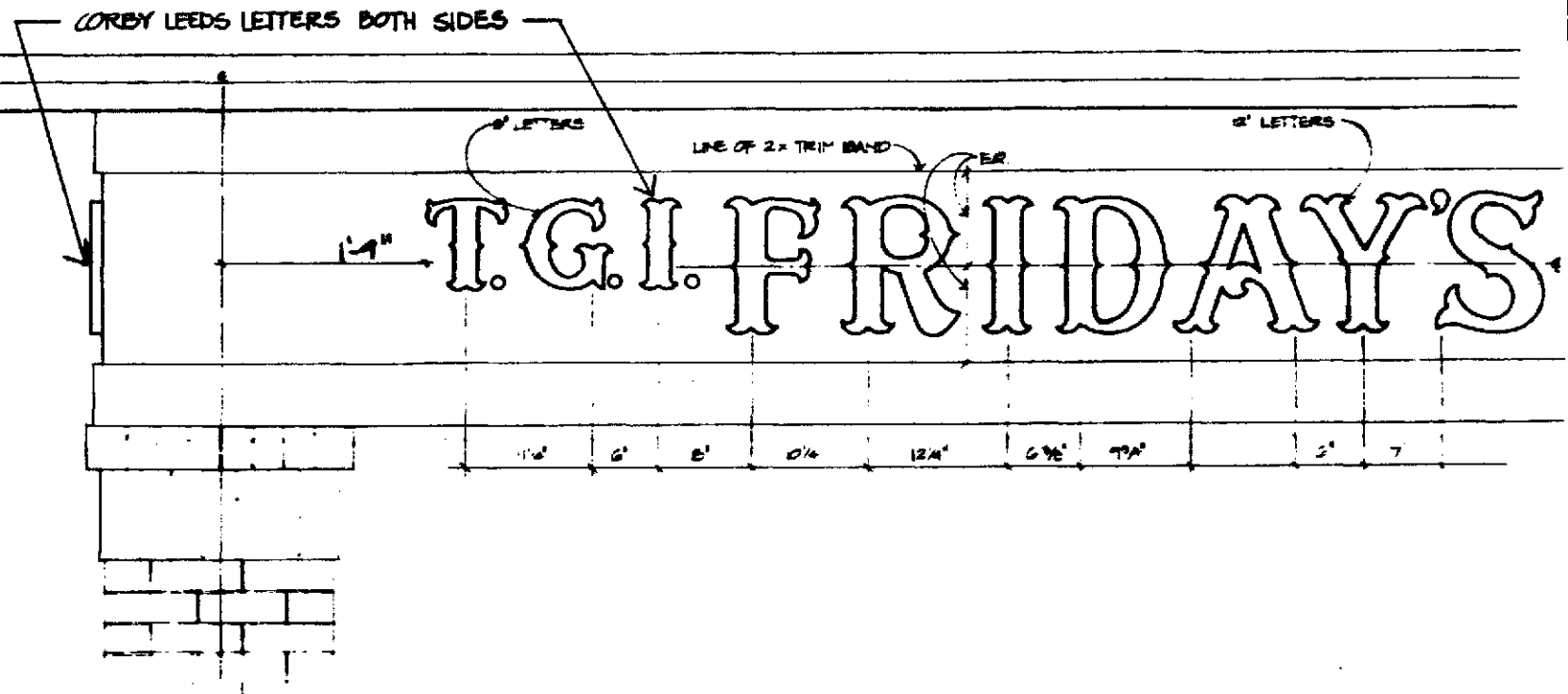
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JOB NO. 112



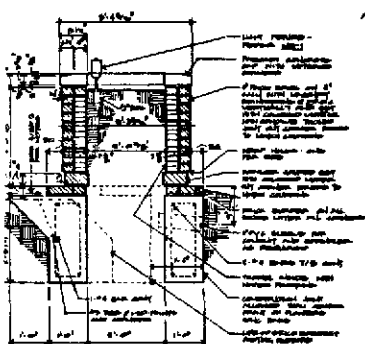
12/81

T.G.I. FRIDAY'S INC.
 1000 MIDWAY ROAD
 DALLAS, TX 75248
 PHONE (817) 888-8888

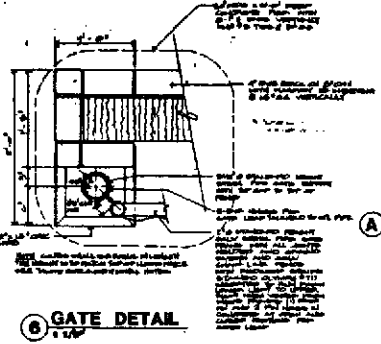
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 DATE: _____
 SCALE: NONE



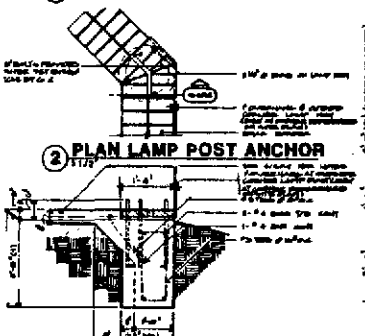
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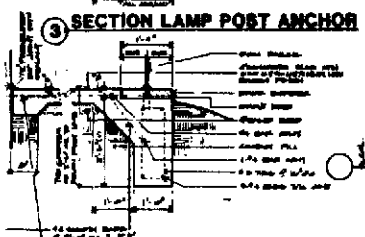
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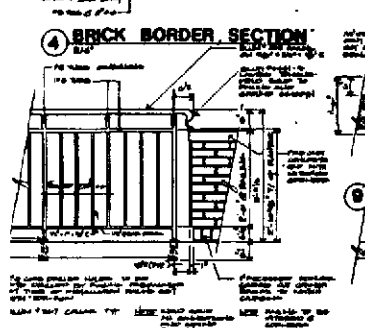
6 GATE DETAIL



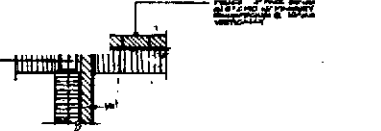
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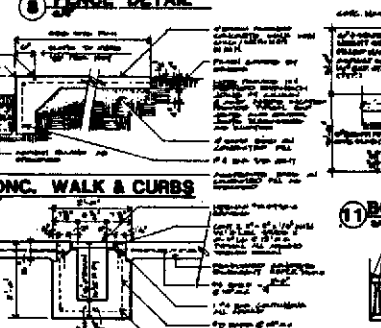
3 SECTION LAMP POST ANCHOR



4 BRICK BORDER SECTION



8 FENCE DETAIL



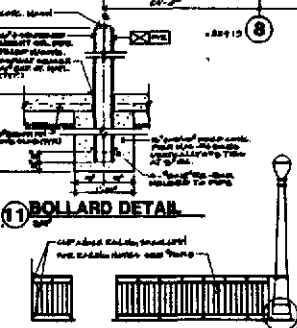
9 CONC. WALK & CURBS



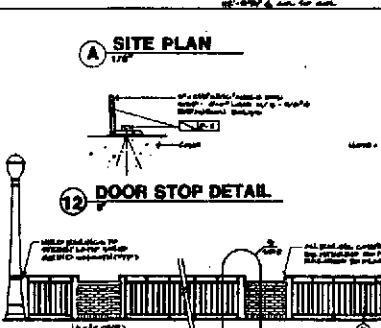
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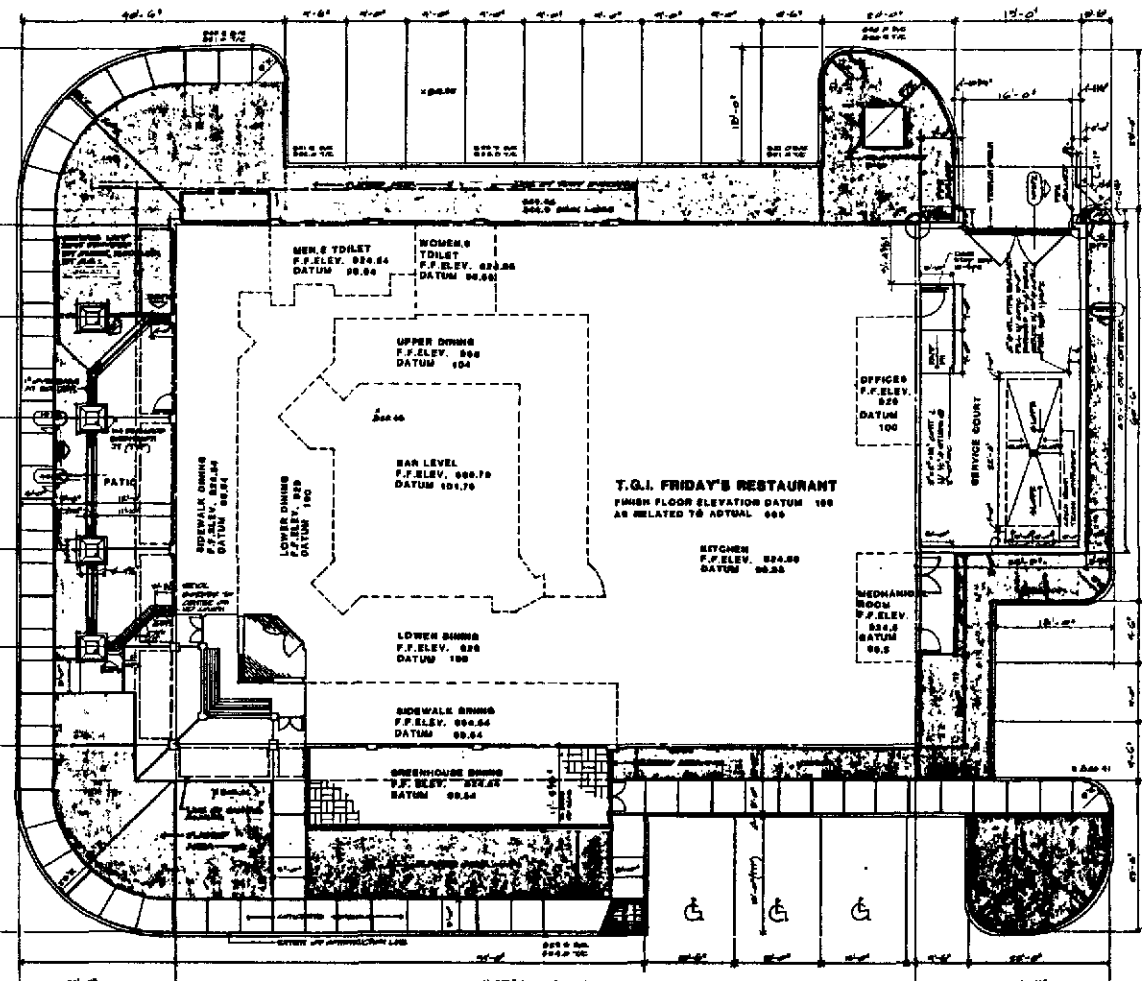
10 TRENCH DRAIN SECTION



11 BOLLARD DETAIL



12 DOOR STOP DETAIL



A SITE PLAN

D PATIO ELEVATIONS



CASE 5960A-84

FOR INFORMATION REGARDING THESE CONSTRUCTION DOCUMENTS, CONTACT
RAPACZ ARCHITECTS INC.
 RONALD R. RAPACZ
 PLANS ROOM, DALLAS, TEXAS 75202
 141 FORT WORTH DALLAS TEXAS 75202-0001

REGISTERED ARCHITECT: NICK CAMPBELL
 STRUCTURAL ENGINEER
 ASSOCIATED GENERAL ENGINEERING
 6008 ALPINE RD. SUITE 200 DALLAS, TX 75206
 MECHANICAL / ELECTRICAL ENGINEER
 BYRON ROBERTS & ASSOCIATES
 18040 ROCKWOOD RD. SUITE 200 DALLAS, TX 75244

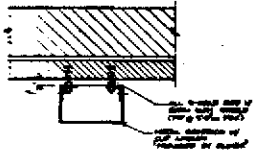
T. G. I. FRIDAY'S RESTAURANT
 BLOOMINGTON, MINNESOTA
 MINNEAPOLIS # 2
 FOR: T.G.I. FRIDAY'S INC., 14066 MIDWAY, DALLAS, TEXAS 75240

4	TO BE
1-13-84	FOR PERMIT
BY	SPR

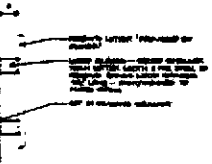
FOR INFORMATION REGARDING THESE CONSTRUCTION DOCUMENTS, CONTACT
RAPACZ ARCHITECTS INC.
 RONALD R. RAPACZ
 PLANS ROOM, DALLAS, TEXAS 75202
 141 FORT WORTH DALLAS TEXAS 75202-0001

SP-2
 1-13-84

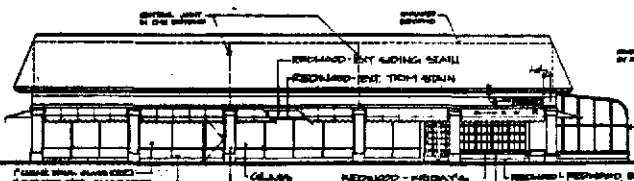
CASE 5960A-84



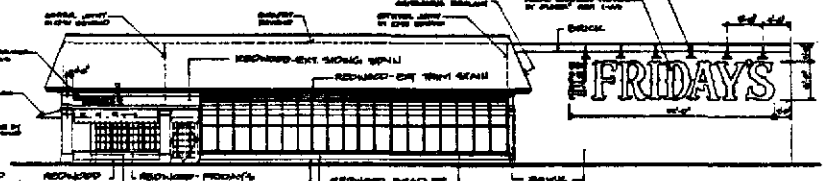
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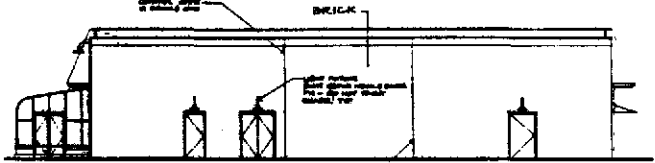
2 FRIDAY'S LETTER INSTALLATION



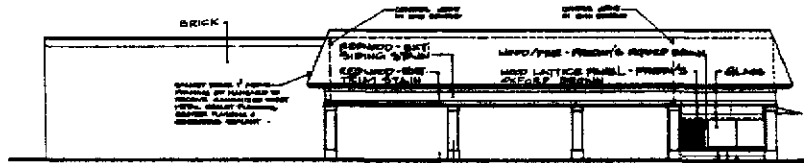
A ELEVATION



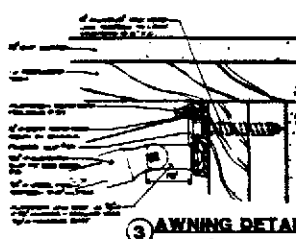
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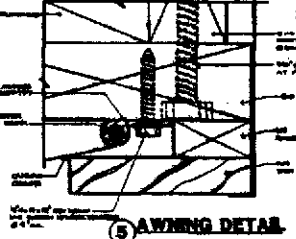
C ELEVATION



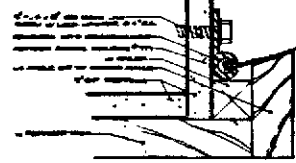
D ELEVATION



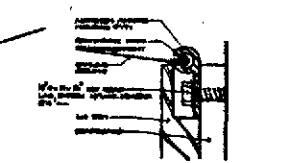
3 AWNING DETAIL



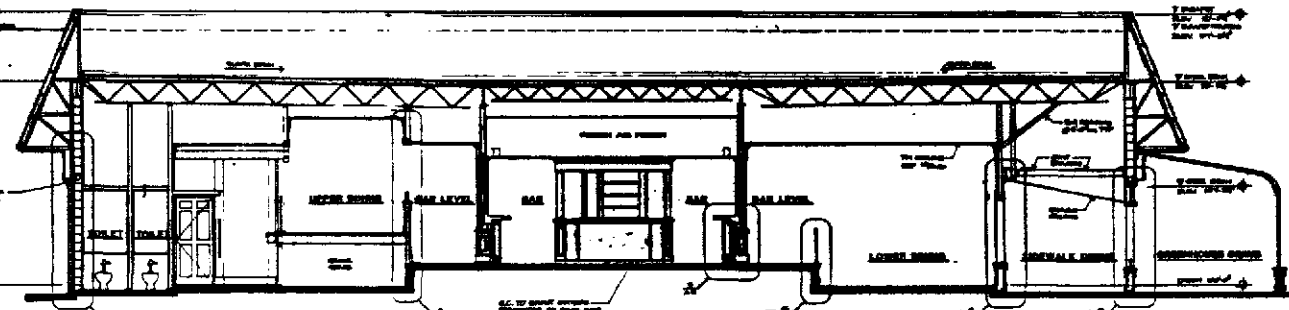
5 AWNING DETAIL



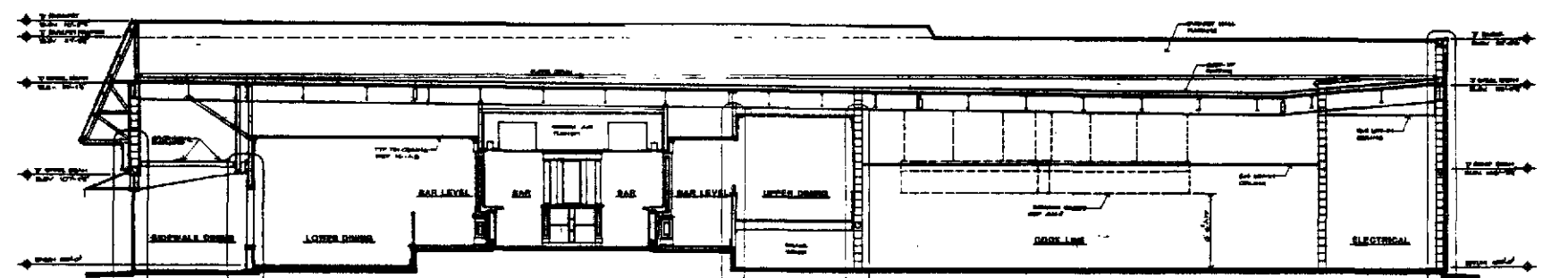
4 AWNING DETAIL



6 AWNING DETAIL



E BUILDING SECTION



F BUILDING SECTION

NOT TO SCALE
 ALL DIMENSIONS IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED

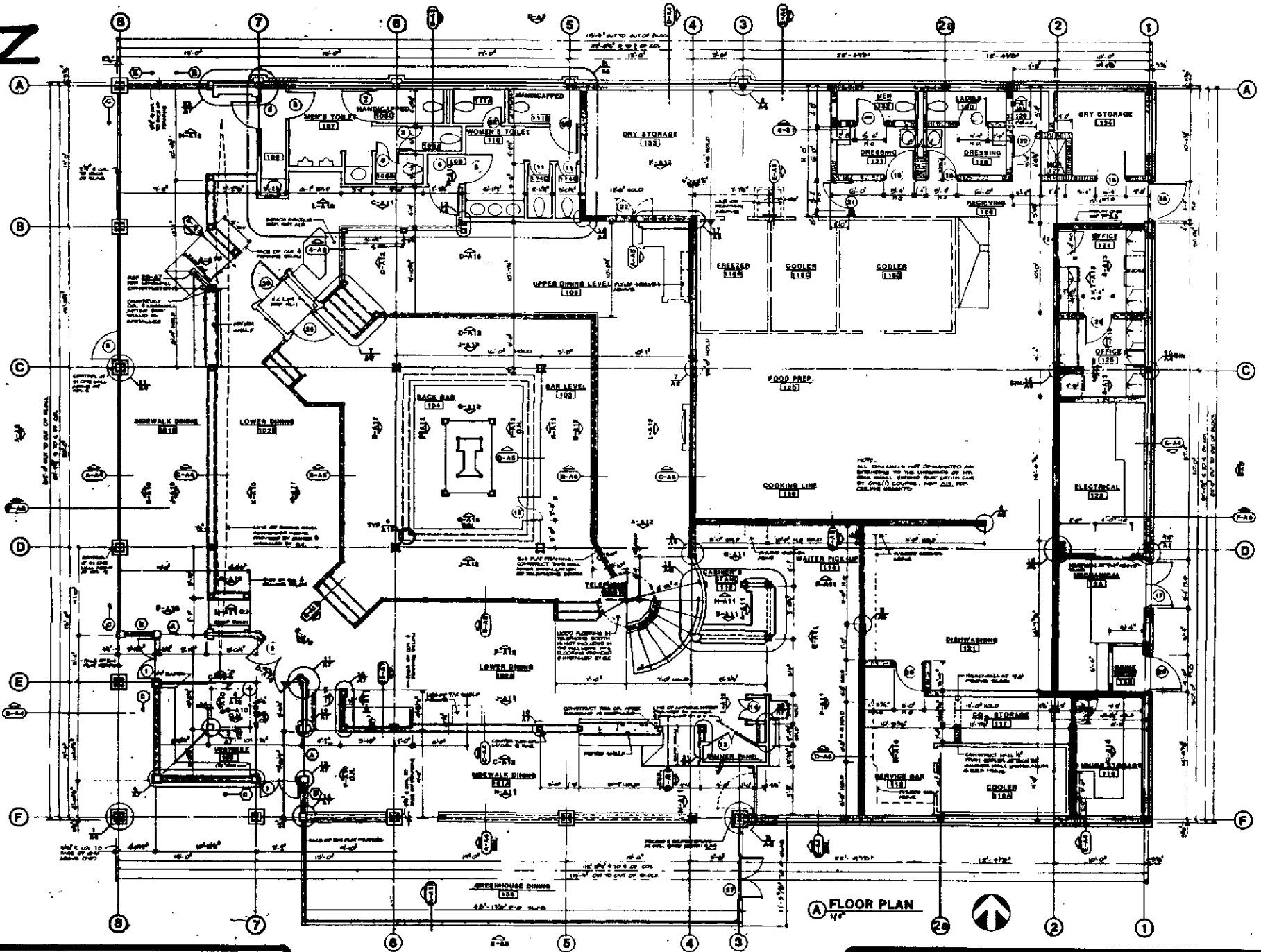
DESIGNED BY: RAPACE ARCHITECTS INC.
 OFFICIAL ARCHITECTS OF RECORD
 2000 ALPHA RD, SUITE 200 BALLA WTS, FIRM
 MINNEAPOLIS, MINNESOTA 55425
 PHONE: 612-338-1111
 1000 SHUBERT RD, SUITE 200 BALLA WTS, FIRM

T. G. I. FRIDAY'S RESTAURANT
 BLOOMINGTON, MINNESOTA
 MINNEAPOLIS # 2
 FOR: TGI FRIDAY'S INC., 14865 MIDWAY, DALLAS, TEXAS 75248

NO.	DATE	DESCRIPTION
1	11-20-84	FINAL DRAWING
2	12-10-84	FOR PERMIT
3	1-10-85	FOR PERMIT

FOR INFORMATION REGARDING THESE
 CONSTRUCTION DOCUMENTS CONTACT
RAPACE ARCHITECTS INC.
 RONALD R. RAPACE
 P.O. BOX 20000, DALLAS, TX 75220
 TGI FRIDAY'S INC. DALLAS, TEXAS 75248

112
A3
 1/2" = 1'-0"



A FLOOR PLAN
7/2

Case 5960A-84

ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
DIMENSIONS TO FACE OF WALLS AND PARTITIONS.
DIMENSIONS TO FACE OF DOORS AND WINDOWS.
DIMENSIONS TO FACE OF STAIRS AND RAMPWAYS.
DIMENSIONS TO FACE OF CURBS AND DRIVEWAYS.
DIMENSIONS TO FACE OF ROADS AND HIGHWAYS.
DIMENSIONS TO FACE OF RAILROADS AND AIRWAYS.
DIMENSIONS TO FACE OF ALL OTHER STRUCTURES.
DIMENSIONS TO FACE OF ALL OTHER STRUCTURES.

GENERAL CONTRACTOR: LINDSAY
INTERIOR DESIGNER: RAYMOND
MECHANICAL CONSULTING ENGINEER: RAYMOND
ELECTRICAL CONSULTING ENGINEER: RAYMOND
PLUMBING CONSULTING ENGINEER: RAYMOND
STRUCTURAL CONSULTING ENGINEER: RAYMOND
MECHANICAL & ELECTRICAL ENGINEERS: RAYMOND
MECHANICAL & ELECTRICAL ENGINEERS: RAYMOND
222-46 5900 RD. SUITE 200 DALLAS, TX 75244

T. G. I. FRIDAY'S RESTAURANT
BLOOMINGTON, MINNESOTA
MINNEAPOLIS # 2
FOR T.G.I. FRIDAY'S RESTAURANT MIDWAY DALLAS, TEXAS 75246

NO.	DATE	BY	FOR

FOR INFORMATION REGARDING THESE CONSTRUCTION DOCUMENTS CONTACT
RAPACZ ARCHITECTS INC.
RONALD E. RAPACZ
P.O. BOX 59000 DALLAS, TEXAS 75246
214-343-1111

A2
7/2

Division of City Planning
Planning Staff Comments
April 5, 1984

Item 1

GENERAL INFORMATION

Applicant: TGI Fridays, Inc.
Location: 7750 Normandale Boulevard
Request: Conditional Use Permit, Final Site Plan and
Building Plans For a Restaurant (Case 5960A-84)
Variance to Allow Two Extra Signs (Case 5960B-84)

PROPOSAL

The applicant proposes to erect a 10,099 square foot freestanding restaurant on a portion of a parcel containing the Radisson South Hotel. The restaurant would be located on the north side of the major easterly driveway to the hotel and would face Picture Drive, which is the frontage road on the west side of Highway 100 (Normandale Boulevard).

Access to the site will be primarily from the existing driveway system utilized by the Radisson South Hotel. A new access will be provided from Picture Drive at the northeast corner of the property.

The main entrance to the building is located at the northwest corner of the structure, which is oriented toward the bulk of the available parking. The existing parking lot will be redesigned, with some existing curb islands removed, and other new ones added. Perimeter curbs along Picture Drive will be replaced, expanding the landscaped yard area along that street to the required 20 feet.

The exterior surface of the building is brick and glass on the vertical walls, and cedar shakes on the mansard roof. Stained redwood trim and brick columns support the projecting mansard on the north, east and west elevations.

The restaurant is proposed to have a capacity of 353 seats, including 293 seats for dining and 62 seats in the bar area. An outdoor "patio" area, with a proposed capacity of 32, would also be used during the summer. The building will be fully protected by an automatic fire sprinkler system.

A trash enclosure is to be attached to the south side of the building. The enclosure will not be roofed, but will contain a completely self-contained trash compactor. The walls of the enclosure will be faced with brick.

Three signs are proposed for the restaurant: one free-standing sign located in the yard area adjacent to the northeast corner of the building, and two 6.5 square foot signs above the entrance on the north and west walls of the building. Some building plans show a 342 square foot wall sign on the west elevation. The Staff understands that this sign will not be installed. Nonetheless, the ordinance allows only one sign for this business, which would be the

the freestanding sign.

ANALYSIS

Several plans have been submitted with this application and a totally correct site plan has not been received. There have been several meetings with the applicant and agreements were reached on details and a corrected site plan should be submitted prior to City Council consideration. In addition to a corrected site plan, a drainage and utility plan will also be required.

While the Staff does not object to the concept of a restaurant in this location, there are a number of operational and code compliance concerns.

The first concern is the provision of adequate parking. Since the restaurant would be constructed in what is now parking area for the hotel, it is clear that some spaces would be lost. Although no information has been submitted as to the exact number, the Staff estimates the net reduction to be about 80 spaces. During conventions at the hotel, this site, as well as all other parking areas, are filled. Added to this would be the traffic generated by the restaurant. The ratio of 1 space per 2.5 seats is the minimum required by ordinance. It has been the City's experience that, for restaurants of this type (with a large bar area), one space per 1.7 or 1.8 seats is a more realistic. This would result in a need for about 200 spaces. The applicant's parent company has recently purchased two parcels of land at the intersection of 78th Street and Picture Drive. The old service station on that property has been removed, and the area will be improved for parking. The Traffic Engineer has recommended approval of the conditional use permit and 'revised' site plan, "with the understanding that a continued effort will be made to provide more parking spaces on adjacent properties owned by this group of through lease arrangement--or in the future as feasible, build a parking ramp....The applicant should understand that streets, circulation drives and fire lanes cannot be used for parking."

The Traffic and Transportation Advisory Commission reviewed this proposal on March 22, 1984. The Commission tabled the item until April 12, 1984 and requested that the developer return with an explanation about how the parking situation will be handled.

A second concern is the design of the new access to Picture Drive at the northeast corner of the property. This driveway should be limited to right turn, ingress only.

A third concern deals with the exterior materials on the building. While the brick and glass treatment meets ordinance requirements, Section 19.34(f) of the Zoning Ordinance, which specifies performance standards for the FD-2 District, states that "exterior surfaces of all buildings shall be faced with face brick, stone, architectural concrete or pre-cast concrete, or an equivalent or better." As a matter of policy, the City Staff has allowed up to 15 percent of the exterior material to be other than "brick or better" (ie, wood trim). In this proposal, about 32 percent of exterior walls are wood, mostly cedar shakes. Unless the Planning Commission and City Council take a specific action allowing this use of wood, the Building and Inspection Division cannot approve the plans. Further, the materials finally used may or may not be cedar shakes, as the Building Code requires "Class C Fire Treated" materials.

Staff has strong concern that the mansard roof does not extend around the entire building. The biggest problem is the south elevation along the main entrance to the Radisson Hotel. The plans show a blank brick wall which is a less than desirable image at such a main entrance. Staff would recommend that the mansard extend around the entire building and some consideration should be given to using a metal exterior on the mansard (ie, copper).

The Staff is satisfied with the proposed handling of trash. Although not "completely enclosed within the building" the proposed compactor will adequately contain waste materials.

The revised signage plan, as Staff understands it, consists of a freestanding sign, no part of which is more than 20 feet from the building, of about 30 square feet (no design drawings of this sign were submitted--only a photograph). The other signs were small signs above the entrance. Since the large wall sign has been eliminated, the Staff has no objection to the two additional signs. The building is essentially oriented to the west, and the small amount of identification requested is reasonable.

RECOMMENDATION

In Case 5960A-84, the Staff recommends approval of a conditional use permit, final site plan and building plans for a restaurant, subject to the following conditions:

- 1) a completely sealed trash compactor be provided as proposed, and approved by the Environmental Services Division;
- 2) mansard be extended around entire building as approved by the Manager of Building and Inspection Division and the Director of Planning;
- 3) direct access to the frontage road be limited to right turn ingress only, as approved by the Traffic Engineer;
- 4) alterations to utilities be at the developer's expense;
- 5) parking lot lighting standard and fixtures match the existing lighting.

In addition to the above conditions, the following code requirements must be complied with:

- 1) landscape plan, including screening along Picture Drive, be approved by the Director of Planning;
- 2) grading, drainage, utility and erosion control plans be as approved by the City Engineer prior to issuance of any permits;
- 3) fire lanes be posted as approved by the Fire Marshal;
- 4) automatic fire sprinkler system and fire department connections be approved by the Fire Marshal;
- 5) exterior lighting and building security plans be as approved by the Crime Prevention Officer, Bloomington Police Department;
- 6) handicapped parking be provided with standard handicapped signs, handicapped access be provided to the building, handicapped access to toilet facilities be provided;
- 7) utility plan with existing and proposed water lines and fire hydrants be as approved by the Fire Marshal and Utilities Engineer;
- 8) traffic, circulation and parking plans be as approved by the Traffic Engineer;
- 9) food service be as approved by the Environmental Health Section, Building and Inspection Division;

10) all roof top equipment be fully screened.

In Case 5960B-84, the Staff recommends approval of a variance for two extra signs, subject to the following condition:

1) additional signs be limited to 6.5 square feet each.

City of Bloomington, Minnesota
FIRE AND LIFE SAFETY COMMITTEE

March 20, 1984 / 3:00 p.m.

PRESENT: Jan Gasterland
Tim Skusa
Dick Nelson
Dick Braun
Wayne Enney
Gerald Maher

GUESTS: Michael Herbstman (Item 2)
Bruce Palmer (Item 3)

Item #1 RMC Development Corporation, 9700, 9720, 9740 Normandale Blvd.

Mr. Gasterland said the applicant is proposing to construct 8-12 unit dwellings and 4-6 unit dwellings. Access is via a split driveway from Briar Road. Each unit will have its own garage and several other outside parking spaces will be provided. The Committee discussed the separation of buildings and were concerned that there was adequate space to park a car in front of each garage without blocking driveway access.

Recommendations of Committee:

- 1) Exterior lighting and building security plans be approved by Crime Prevention Officer, Bloomington Police Department.
- 2) Fire lanes be posted as approved by the Fire Marshal.
- 3) Utility plan with existing and proposed water mains and fire hydrants be at locations as approved by the Fire Marshal and Utilities Engineer.
- 4) Traffic circulation and parking plan be approved by the Traffic Engineer.
- 5) Street names be in conformance with the standard street naming policy.
- 6) Temporary street signs and home addresses be provided during construction.

Item #2 T.G.I. Friday's, Inc., 7750 Normandale Blvd.

Michael Herbstman presented a proposal for a one story bar/restaurant facility. Herbstman stated that the building would be full sprinklered both above and below the ceiling and raised floor area. Discussion then went on concerning the raised floor and its accessibility to the handicapped. Mr. Herbstman stated that the raised floor bar area would be accessible to the handicapped by the installation of a lift. Mr. Gasterland asked if the upper dining area would also be accessible. Herbstman stated that it would not be. Gasterland explained that there is an interpretation of the code as a result of a court decision which states that all areas must be accessible to the handicapped. Herbstman

Item #2 T.G.I. Friday's, Inc., 7750 Normandale Blvd.

stated that if necessary a lift could be installed allowing access to the upper dining area. Herbstman stated however, this would eliminate one table which seats five and they would rather not lose that income if at all possible.

The seating capacity of the dining area will be 236 with the bar area seating an additional 40. There will be no live entertainment, no dancing, no video arcade. Music will be provided by a stereo system.

Discussion followed concerning the utility connections. Gasterland explained that there is an existing water line located at the east edge of the Radisson property. Herbstman stated that the Radisson has agreed to extend this line to within 5 feet of the proposed building. Gasterland explained to Herbstman that the line may require piling because of sub standard soil conditions.

Discussion continued into the fire hydrant locations. Gasterland explained that there is an existing hydrant in front of the building but that it would have to be moved in a closer proximity to the building with the Fire Department connection located someplace near the front door.

Gasterland asked what type of roof is proposed. Herbstman stated a flat roof. Gasterland stated if mechanical equipment is placed on top of the roof, a visual screen would have to be provided. Gasterland explained that the mansord style would be acceptable as screening if it was high enough to screen the equipment entirely. Herbstman explained that the mansord would be made out of cedar shakes. Gasterland stated that he should check with Arlyn Grussing, because the building is only allowed a small amount of exterior wood.

A trash facility will be provided. It will be located outside the building, but behind a solid screen wall. Under soffit lighting to be provided, with some parking lot lighting.

Recommendations of Committee:

- 1) Building be totally sprinklered including hoods and vents.
- 2) Exterior lighting and building security plans be approved by the Crime Prevention Officer, Bloomington Police Department.
- 3) Fire lanes be posted as approved by the Fire Marshal.
- 4) Handicapped access be provided to all areas of the building.
- 5) Utility plan with existing and proposed water main and fire hydrants be at locations as approved by the Fire Marshal and Utilities Engineer.
- 6) Traffic circulation and parking plans be approved by Traffic Engineer.
- 7) Food service be as approved by the Environmental Service Section, Building and Inspection Division.

CITY OF BLOOMINGTON
Planning Commission
April 5, 1984

Present: Commissioners: Mary Alice Connor, Max Gerard, Vern Wilcox, Gary Lally, Ken Miyamoto and Doug Kempf. Jim Kelly was absent.
Staff: Arlyn Grussing, Bob Hawbaker, Clarence Leer and Jean Barrett

Call to Order: Chairman Connor called the meeting to order at 7:30 PM

Item 1 Mr. Grussing reported TGI Fridays, Inc. proposes constructing a
Case 5960A-84 10,099 square foot, 353 seat free standing restaurant on a por-
TGI Fridays, Inc. tion of the land parcel containing Radisson South Hotel. Planned
7750 Normandale Blvd exterior of the structure is brick and glass walls with stained
Conditional Use redwood trim and brick columns supporting the projecting cedar
Permit, Final Site shaked mansard roof on north, east and west elevations.
Plan and Building
Plans For a The building will be fully sprinklered and trash will be disposed
Restaurant of in a self contained trash compactor housed in an unroofed,
brick face walled area attached to the south side of the
building.

In addition to the one ordinance allowed-freestanding sign lo-
cated in the yard area adjacent to the northeast corner of the
building, the developer is seeking a variance to install two 6.5
square foot signs on the north and west walls. Staff has no
objections to this and would recommend approval of the variance
as the building is oriented to the west and the small amount of
extra identification is considered reasonable.

Staff does not object to the restaurant concept or its location,
but does have serious concerns about providing adequate parking,
as the structure will displace an estimated 80 spaces now used by
the hotel. Further, experience indicates this type of restau-
rant, with it's large bar area, would more realistically require
one parking space per 1.7 or 1.8 seats as opposed to the ratio of
1 space per 2.5 seats required by ordinance. Application of this
formula would then indicate a need for approximately 200 parking
spaces. Another concern is the heavy demand on parking space
when conventions are held at the hotel. The applicant's parent
company has recently purchased two parcels of land at the Picture
Drive/78th Street intersection and that area is being improved
for parking, though it is not known just how many spaces the area
will produce.

Mr. Grussing noted the Traffic Engineer recommends approval of
the project but only with the understanding that a continued
effort be made to provide more parking spaces on adjacent parent
company owned property and/or through lease agreement with adja-
cent land owners. He also suggested that perhaps a parking ramp
should be considered some time in the future and emphasized
apprising the applicant that streets, circulation drives and fire

lanes cannot be used for parking. He also noted that the Traffic and Transportation Advisory Commission reviewed the proposal on March 22, 1984 and requested that the developer return on April 12, 1984 with a parking plan.

Mr. Grussing noted Staff is concerned over the developer's plans not to extend the mansard around the entire building, thus leaving the south elevation facing the main entrance to the hotel a blank brick wall. Staff would suggest that the mansard be continued around the entire building, and that consideration be given to using some type of metal finish, as opposed to cedar shingles, on the mansard.

With these suggestions and recommendations in mind, Staff would recommend approval of the plans for a restaurant.

Mr. Grussing reported that a letter dated April 5, 1984 to the City Traffic Engineer from John Norlander, Executive Vice President of the Radisson Hotel Corporation, had just been presented to him wherein Mr. Norlander states Carlson Properties has purchased a parcel of land abutting theirs, giving them 60 additional parking spaces. They have also approached the liquor store property owner, seeking a lease agreement for approximately 50 spaces and will contact owners of the office building to the west for an additional 100 spaces. The latter space will be used primarily for hotel employees.

In response to Mrs. Connor's question, Mr. Grussing noted Staff considers use of a compactor, as opposed to indoor trash storage, completely acceptable as long as the area is screened. He stated the two main objectives will be met with the compactor, namely elimination of a fire hazard and efficient disposal of trash. He pointed out the compactor is much more efficient and is quite likely a more expensive means of disposal.

Mrs. Connor noted the contents of Mr. Norlander's letter relieved her anxiety somewhat but that she still had a great deal of concern about sufficient parking for both the hotel and the restaurant, particularly on Friday and Saturday nights. She felt additional parking should be made a condition of approval rather than rely on the applicant's promise to secure more. Mr. Grussing pointed out Code requirements specify one parking space for every 2.5 seats, although the City may require more. He noted he has never experienced any parking problems at the Radisson, pointing out the western parking lot is seldom used. He said Staff has discussed parking concerns several times with the applicant and it was determined the only time parking becomes a problem is when the hotel hosts large conventions, normally only 10 to 15 times a year. He noted the applicant is attempting to add 300 parking spaces and feels this number can realistically be achieved.

Mr. Kempf questioned relying on a promise rather than setting forth specific parking requirements. Mr. Lally said he had polled surrounding property owners, most of whom had indicated there was normally adequate parking space. The liquor store

owner said he had been approached for extra parking space and he could see no problem. Mr. Miyamoto agreed with Mr. Lally, noting because a common interest exists, he feels the parking problem can be resolved; he would have some misgivings if hotel and restaurant ownership were not common. He noted should parking fall short of needs, the investor would be the ultimate loser.

Paul Ridgeway, representing TGI Friday's Inc., said the approximately 100 evening employees of the hotel and restaurant combined will be issued parking tags and instructed to park away from the buildings, most likely in the office parking lot. Responding to Mrs. Connor's concern for female employees having to walk a considerable distance to their cars in the early morning hours, Mr. Ridgeway said they are aware of the hazards and will provide security guards for these employees.

Michael Herbstman, architect for the project, said they would redesign the roof to extend the mansard around the entire building and would quite likely use a dark anodized material compatible with the hotel structure. He described the proposed lift between the dining and bar areas, the elevator from the dining room to the upper level, and the extra signage, square footage of which is standard for the restaurant chain. He explained the kitchen is prototypical of those used in their other restaurants.

Responding to Mr. Wilcox' concern that parking problems could result in an added burden on the City's Police Department, Mr. Grussing pointed out that generally management and police achieve a workable solution together. Mr. Ridgeway noted their St. Louis Park restaurant has experienced no problems as that City's police force has very stringently enforced its parking restrictions.

Mrs. Connor contended she has encountered parking problems on several occasions and wondered if the Radisson has any future plans for a parking structure. Mr. Kempf said he too has experienced parking difficulties on occasion and wondered just how confident the applicant is that these problems can be resolved. Mr. Ridgeway indicated that any hotel expansion plans would be coupled with structured parking but for the present he is confident a lease can be effected with the liquor store owner and that the Embers, a service station owner and the owners of the office building to the west will be contacted.

Mr. Miyamoto wondered, should the added parking spaces not materialize, would the applicant still proceed with the restaurant plans. Mr. Herbstman acknowledged on-site parking for the restaurant is inadequate but noted the decision to proceed with the project would be determined at the corporate level.

Mr. Miyamoto strongly favored making additional parking a condition of approval and Mr. Kempf supported his stance.

Mr. Ridgeway was confident sufficient parking arrangements could be achieved with the Embers, the service station, the liquor

store and the office building. Mr. Wilcox expressed some scepticism the Embers would be willing to grant parking privileges as they would be competing for customers, but other Commissioners felt the two establishments would compliment each other.

To Mr. Herbstman's contention hotel guests could use the office parking spaces, Mr. Wilcox countered, "if I had to walk from the office parking lot to the hotel, it would be the last time I would stay at the hotel."

Considerable discussion ensued with reference being made to parking conflicts between two other well known restaurants in Bloomington but it was determined a similar situation does not exist here and that the Embers and TGI Fridays could coexist harmoniously. Mr. Gerard pointed out parking problems would arise only 10 to 15 times a year, whereas the referenced conflict was an ongoing weekly situation. He noted the Radisson normally has adequate parking and to require spaces to accommodate an occasional peak load would constitute an unnecessary burden entailing the purchase of large amounts of additional land.

Mr. Miyamoto observed there appears to be general agreement extra parking is needed; the question now is whether the applicants would proceed with the project should they be unable to obtain the added space. He said he would have no problem making added parking a condition of approval.

Mr. Grussing pointed out the Traffic and Transportation Advisory Commission would be reviewing the project a second time on April 12th. He noted Lyle Berg's original reaction to the plan had been to include a parking ramp in the plans but that he now appears satisfied with the applicant's attempts to obtain additional off-site parking.

The Planning Commission reviewed the findings in Section 19.22(4)(D)(E)(F) and in Sections 2.98.01(b)(3)(E)(iii) and 2.98.01(b)(3)(A)(B).

M/Miyamoto S/Kempf to close the hearing. Motion carried 6-0

M/Miyamoto S/Kempf in Case 5960-84 to recommend approval of a conditional use permit, final site plan and building plans for a restaurant, having been able to make the findings in Section 19.22(4)(D)(E)(F) and with the following conditions:

- 1) a completely sealed trash compactor be provided as proposed, and approved by the Environmental Services Division;
- 2) mansard be extended around entire building as approved by the Manager of Building and Inspection Division and the Director of Planning;
- 3) direct access to the frontage road be limited to right turn ingress only, as approved by the Traffic Engineer;
- 4) alterations to utilities be at the developer's expense;
- 5) parking lot lighting standard and fixtures match the existing lighting.

further, that Condition 2 be amended to read "mansard to extend around the entire building and have a metal exterior as approved by the Manager of Building and Inspection Division and the Director of Planning" and that a sixth condition be included as follows: "developer acquire through land purchase and/or lease agreements 220 additional off-site parking spaces from 5:00 PM through restaurant closing time."

Motion carried 6-0

In addition to the above conditions, the following code requirements must be complied with:

- 1) landscape plan, including screening along Picture Drive, be approved by the Director of Planning;
- 2) grading, drainage, utility and erosion control plans be as approved by the City Engineer prior to issuance of any permits;
- 3) fire lanes be posted as approved by the Fire Marshal;
- 4) automatic fire sprinkler system and fire department connections be approved by the Fire Marshal;
- 5) exterior lighting and building security plans be as approved by the Crime Prevention Officer, Bloomington Police Department;
- 6) handicapped parking be provided with standard handicapped signs, handicapped access be provided to the building, handicapped access to toilet facilities be provided;
- 7) utility plan with existing and proposed water lines and fire hydrants be as approved by the Fire Marshal and Utilities Engineer;
- 8) traffic, circulation and parking plans be as approved by the Traffic Engineer;
- 9) food service be as approved by the Environmental Health Section, Building and Inspection Division;
- 10) all roof tom equipment be fully screened.

M/Miyamoto S/Wilcox to recommend approval of variance to allow two additional signs, having been able to make findings in Sections 2.98.01(b)(3)(E)(iii) and 9.98.01(b)(3)(A)(B) and with the following condition:

Additional signs be limited to 6.5 square feet each

Motion carried 6-0

Item 2
Case 7986A-84
Bor-Son Investment
2001 and 2051
Killebrew Drive
Revised Preliminary
and Final Develop-
ment Plans

Mr. Hawbaker reported Bor-Son proposes completing its office planned development with a six story, 192,000 square foot building in place of the four story building originally planned for Phase III. Also planned for this phase is one level of underground parking and an attached two-level parking structure which would bring total on-site parking spaces to 997 (700 surface, 152 parking ramp and 145 underground). Property access will include right turn only entry/exit at the northwest and northeast corners

tions which were to limit the westerly most driveway to inbound right turn only, that the current temporary driveway (on alignment with 20th Avenue) remain and serve all directional movements, and there be a new east driveway for right turn ingress and right turn egress only.

Don Jacobson, representing the applicant, said he concurred with the recommendations of the Planning Commission rather than those of the Traffic and Transportation Advisory Commission. He said there have been no traffic conflicts with the driveways as they presently are and if there was, then the company would be willing to change them.

Following discussion, motion was made by Lindau, seconded by Mahon, and all voting aye, to approve the revised preliminary development plan and final development plan for Phase III based on compliance with the conditions set forth by the Planning Commission.

Conditional Use Permit,
Final Site Plan and
Building Plans
Case 5960A-84
Item 5.3

The Council was requested by T.G.I. Fridays, Inc., 7750 Normandale Boulevard, to consider approving a conditional use permit, final site plan and building plans for a restaurant.

The Planning Commission, at its meeting of April 5, recommended approval of the conditional use permit, final site plan and building plans based on making the required City Code findings in Section 19.22(4)(D)(E)(F) with the following conditions:

1. a completely sealed trash compactor be provided as proposed and approved by the Environmental Services Division,
2. mansard to extend around the entire building and have a metal exterior as approved by the Manager of the Building and Inspection Division and the Director of Planning,
3. direct access to the frontage road be limited to right turn ingress only as approved by the Traffic Engineer,
4. alterations to utilities be at the developer's expense,
5. parking lot lighting standard and fixtures match the existing lighting,
6. developer acquire through land purchase and/or lease agreements 220 additional off-site parking spaces from 5:00 p.m. through restaurant closing time.

Following discussion, motion was made by Peterson, seconded by Mahon, and all voting aye, to approve a conditional use permit, final site plan and building plans for a restaurant, based on making the required City Code findings and on compliance with the conditions set forth by the Planning Commission.

Report on Legislation

The City Manager reported on legislation pending in the State Legislature which will have an effect on the City. He said the tax bill is still before the committee but that both parties have approved a provision regarding Bloomington's loss of state aids which will freeze the loss and also to restore the amount that was lost last year because of deficit appropriation. He said it was also agreed that a commission would be appointed with nine members each from the Senate and House to study the question of local government aids. He said the speaker of the house will appoint the House members and the majority leader of the Senate will appoint the Senate members. He also noted that the district heating bill is progressing with the amendments which have been made.

Adjourn Meeting

Motion was made by Lindau, seconded by Blessum, and all voting aye, to adjourn the meeting at 8:30 p.m.

Evelynne Thompson
Secretary to the Council

Originating Department Community Development	By RMS	Approved for Agenda by:	Date: Time:	Number:
Agenda Section DEVELOPMENT BUSINESS		Item Variance to increase size of wall signs		

Item 2

Case 5960A-00

GENERAL INFORMATION

Applicant: Radisson Hotel South and Plaza Tower

Location: 7800 Normandale Boulevard

Request: Variance to increase size of wall signs from 400 square feet to 848 square feet

Existing Land Use and Zoning: Hotel; zoned CS-1

Surrounding Land Use and Zoning: North—City of Edina
East—State Highway 100
South—Hotel; zoned CS-1
West—Vacant; zoned CS-1

Comprehensive Plan: The Comprehensive Land Use Plan recommends Mixed Use with Mixed Focus land use for the property.

PROPOSAL

The applicant is proposing the replacement of the existing building wall signs located at the top of the hotel tower on east and west building elevations (primary elevations). The proposed signs are 848 square feet in area and would be located within 20 feet of the top of the hotel tower on a fascia panel. These signs would replace the existing individual lettered signs. Each sign would have an area of 990 square feet. The signs will consist of fabricated aluminum open channel, white, letters. Included in the sign is a fabricated aluminum open channel, green, underscore.

COUNCIL ACTION

Motion by _____ Second by _____ to _____

VARIANCE CONSIDERATION

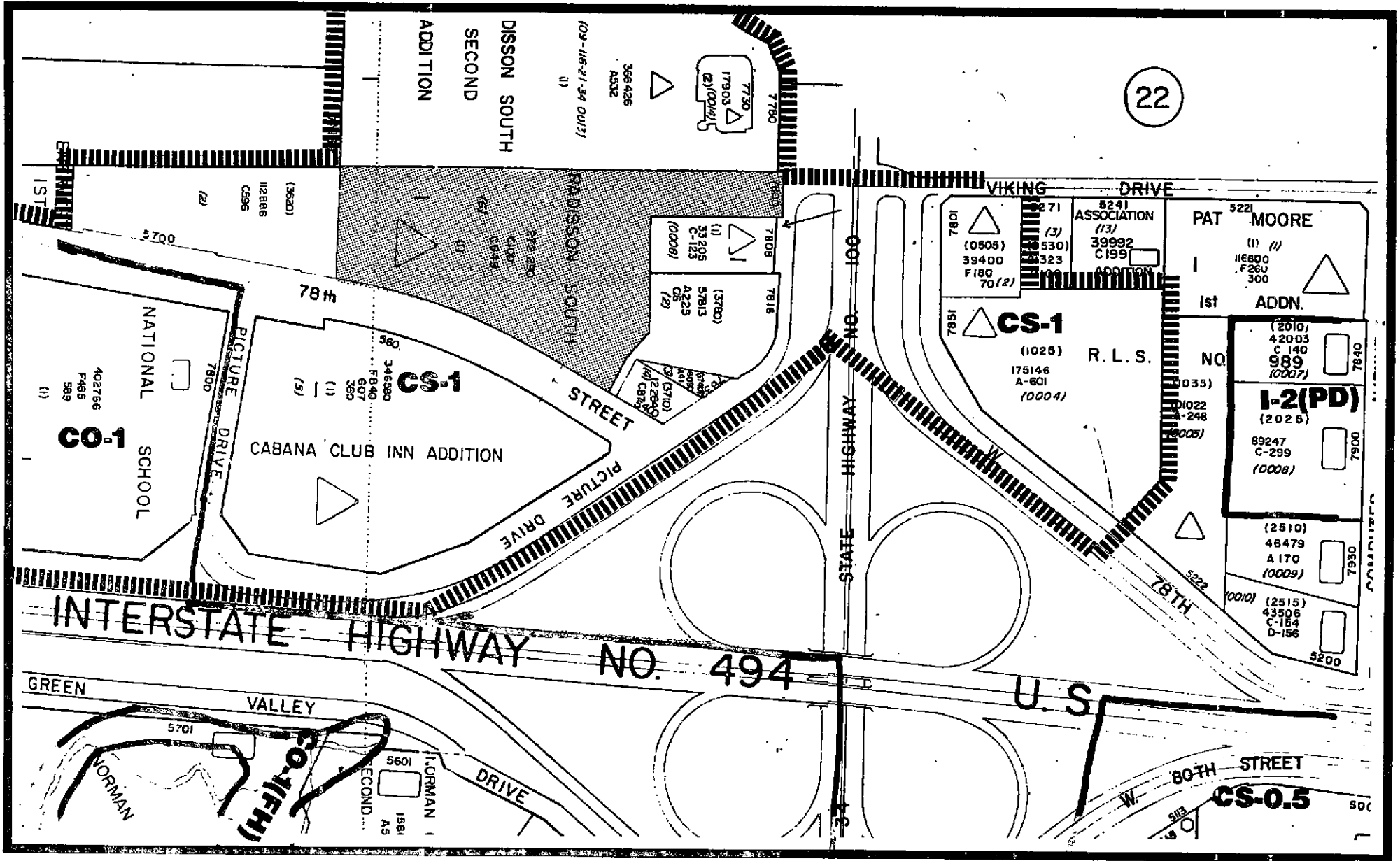
According to City Code, Section 19.108(g) a legally established nonconforming permanent sign maybe maintain; however under circumstances where a sign is removed and replaced than the replacement sign must be conformance with the current sign regulations. The maximum size of a wall sign for hotel greater than 13 stories (see Section 19.121 Signs for Hotels) is 400 square feet. The proposed replacement sign is 848 square feet or 448 square feet greater than the maximum size for a wall sign on a primary elevation of a hotel greater than 13 stories.

APPLICABLE REGULATIONS	Section 19.108(g) Section 19.121	Nonconforming Signs Signs for Hotels
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REQUIRED FINDINGS	Section 2.98.01(b)(3)(A),(B),(C),(D),(E)(i)
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CHRONOLOGY

Planning Commission Agenda:	10/05/00—Public hearing scheduled.
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CASE
5960A-00



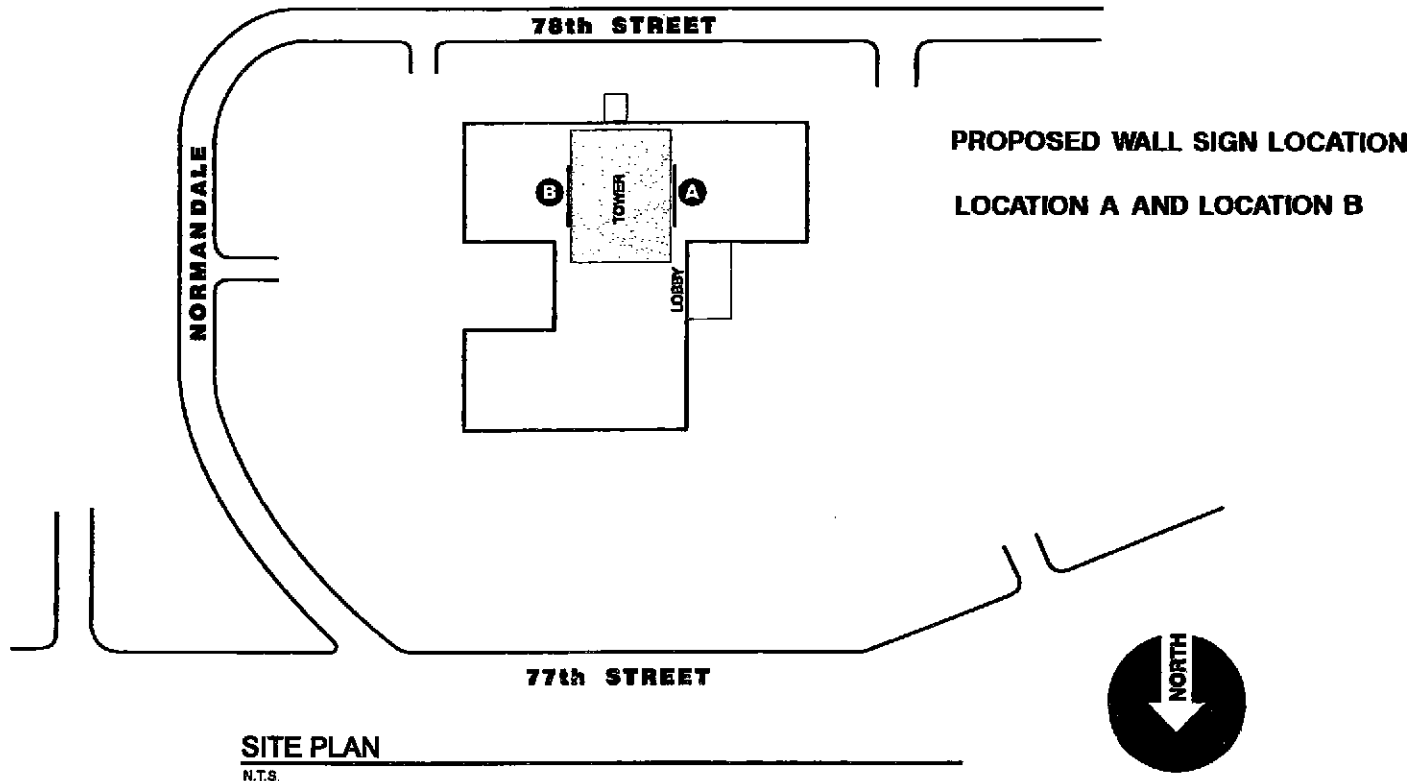
Findings Required for
Granting of Variances to the

Size of Signs

... No variance from the strict application of any of the provisions of this Code shall be granted by the Commission unless it finds as follows:

- (A) That, for reasons which are to be set forth in the findings, the variance is necessary for reasonable use of the land or building and that the variance as approved by the Commission is a minimum variance which will accomplish this purpose.
- (B) That granting the variance will be in harmony with the general purpose and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- (C) That the special condition or circumstance is not the result of actions of the applicant.
- (D) That nonconforming use of neighboring lands, structures, or buildings in the same district is not the sole grounds for issuance of the variance.
- (E) ...no variance may be granted in the size ... of signs, as described in Chapter 19 of this Code, unless the following is found:
 - (i) Size--
 - (I) That sign will have an appearance which will not adversely affect or detract from neighboring property.
 - (II) That the sign will be of such size that it will not deter or affect the motoring public on roads or highways adjacent to the placement of the sign.
 - (III) That, because of the topographic and physical conditions of the land, structures, or surrounding built-up area, strict enforcement of Chapter 19 of this Code would deprive the applicant of the reasonable use of a sign for the purpose of advertising his business to the public.

I-494



SITE PLAN
N.T.S.

DISTRIBUTION OF PRINTS		MATERIAL LISTS		REVISION / DATE		APPROVAL / DATE			
<input type="checkbox"/> Master	<input type="checkbox"/> Plot	<input type="checkbox"/> Host 'n'	<input type="checkbox"/> R1 7/17/00 REVISED PYLON A DIRECTIONAL SIGNAGE	<input type="checkbox"/> Client	<input type="checkbox"/> Sales	<p>Chandler Signs www.chandler-signs.com</p> <p>3220 Moorview Dallas, TX 75207 214-393-2000 Fax: 214-393-2009</p> <p>2100 Walnut San Antonio, TX 78218 210-349-3839 Fax: 210-349-8724</p> <p>2420 Vista Way - Suite 200 G Overland Park, KS 66204 781-957-1700 Fax: 781-957-1705</p> <p>1201 E. Hwy. 24 - Suite 2, Suite 200 Woodland Park, CO 80863 719-687-2700 Fax: 719-687-2600</p>		Design # 00-0988R2A Work Order #	
<input type="checkbox"/> Spec.	<input type="checkbox"/> Use Plot	<input type="checkbox"/> Awaiting		<input type="checkbox"/> Estimating				Client RADISSON	
<input type="checkbox"/> Rev.	<input type="checkbox"/> Post	<input type="checkbox"/> Assoc. Agency		<input type="checkbox"/> Art				Street 7800 NORMANDALE BLVD.	
<input type="checkbox"/> Chg. Rec.	<input type="checkbox"/> Map	<input type="checkbox"/> Assembly		<input type="checkbox"/> Engineering				City / State MINNEAPOLIS, MN (BLOOMINGTON)	
<input type="checkbox"/> Confam.	<input type="checkbox"/> Screen	<input type="checkbox"/> Use Amp.		<input type="checkbox"/> Landlord				Sales / Contributor R. HANSON	
<input type="checkbox"/> Alkon.	<input type="checkbox"/> Call	<input type="checkbox"/> Fabricate		<small>This drawing is the property of Chandler Signs, Inc. and all rights to its use for reproduction are reserved by Chandler Signs, Inc.</small>		Artist J. BUSH	Date 5-9-00 Sheet 1 of 2		
<input type="checkbox"/> Chnl. Lc.	<input type="checkbox"/> CAM	<input type="checkbox"/> Install / Shipping		TOTAL					

7/10

133'-0" (NEW EXTENDED BACKGROUND)

69'-5" OVERALL STRETCHOUT

CONDUIT PAINTED TO MATCH SCREEN BACKGROUND

NEW ADDITION TO FASCIA BEHIND SIGN AREA ONLY



A B ELEVATION - ROOF FASCIA SIGN - EAST & WEST

1/8" = 1'-0"

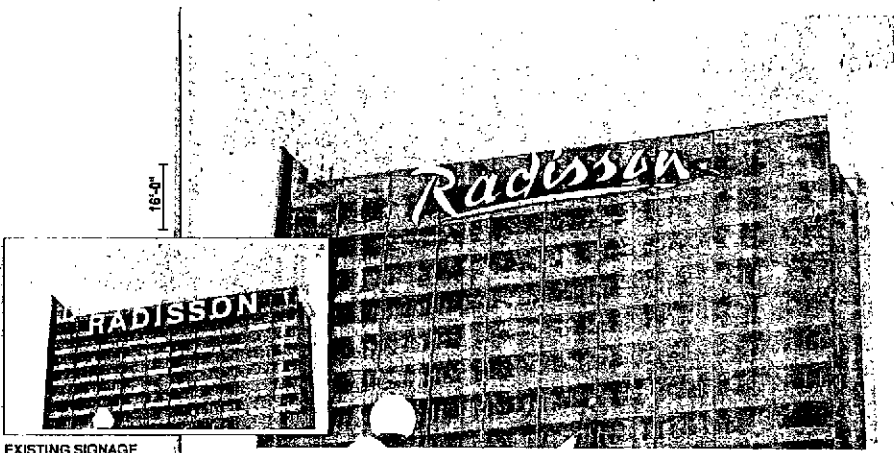
133'-10" ± EXISTING FASCIA

133' 0" ± NEW BACKGROUND

53'-1" SIGN

CONDUIT PAINTED TO MATCH SCREEN BACKGROUND

TWO (2) SETS OF LETTERS REQUIRED



EXISTING SIGNAGE
NEW SIGNAGE

PHOTO LAYOUT @ WEST TOWER ELEVATION

1/32" = 1'-0"

FABRICATED OPEN CHANNEL ALUMINUM LETTER -
600" BACKS / 063" RETURNS
PAINT INSIDE LETTERS WHITE - PAINT OUTSIDE RETURNS SATIN BLACK - PAINT UNDERSCORE TO MATCH VT-9113 GREEN W/ BLACK OUTSIDE RETURNS -

NEON CONNECTION TO TRANSFORMERS THRU FK HOUSINGS & SEALTITE CONDUIT

60 MA TRANSFORMERS MOUNTED INSIDE GALV. METAL BOXES ON BACK OF EXPANDED METAL SCREEN

5500 WHITE EXPOSED 15mm MULTI-TUBE NEON IN LETTERS - GREEN NEON IN UNDERSCORE (APPROX. 4" O.C.)

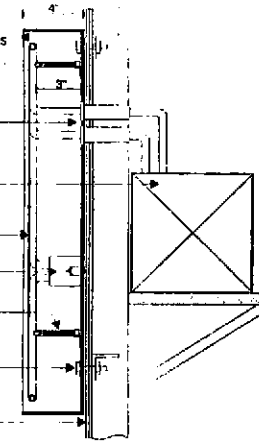
D-2 CERAMIC HOUSING FOR CONNECTION BETWEEN NEON UNITS IN LETTERS

LONG PYREX GLASS NEON TUBE SUPPORT

LETTERS MOUNTED TO EXISTING & NEW ANGLE IRON SUPPORTS BEHIND METAL SCREEN AS REQUIRED

EXISTING METAL SCREEN BACKGROUND & NEW EXTENDED BACKGROUND TO MATCH (VERIFY) - MATCH COLOR AS CLOSE AS POSSIBLE

CONDUIT @ T & UNDERSCORE TO BE PAINTED TO MATCH BUILDING



EXISTING METAL SCREEN & PANEL FASCIA ON STEEL ANGLE IRON STRUCTURE - REMOVE EXISTING 1 1/2" OPEN FACE BOX CHANNEL LETTERS & DISPOSE OF PROPERLY

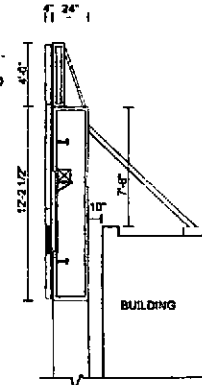
ADD APPROX. 4'-0" HIGH x 80'-0" LONG METAL PANEL TO TOP OF EXISTING FASCIA - MATCH EXISTING FASCIA IN COLOR & MATERIAL AS CLOSE AS POSSIBLE (VERIFY)

FABRICATED NEW OPEN CHANNEL ALUMINUM LETTERS & UNDERSCORE - 600" BACKS / 063" RETURNS
PAINT INSIDE LETTERS WHITE - PAINT OUTSIDE RETURNS SATIN BLACK - PAINT UNDERSCORE TO MATCH VT-9113 GREEN W/ BLACK RETURNS

60 MA TRANSFORMERS MOUNTED ON BACK OF METAL SCREEN OR PANELS

5500 WHITE EXPOSED 15mm MULTI-TUBE NEON IN LETTERS & GREEN NEON IN UNDERSCORE (APPROX. 4" O.C.)

SEE LETTER SECTION "A"



LETTER SECTION "A" - OPEN CHANNEL

3" = 1'-0"

END VIEW

1/8" = 1'-0"

DISTRIBUTION OF PRINTS		MATERIAL LIST		REVISION / DATE		APPROVAL / DATE	
Master <input type="checkbox"/> Plot Dist. <input type="checkbox"/> Lk. Plot File <input type="checkbox"/> Print Stk. Rm. <input type="checkbox"/> View Custom <input type="checkbox"/> Screen Alkan <input type="checkbox"/> CAD Chk. Lt. <input type="checkbox"/> CAM Resn <input type="checkbox"/> Install / Shipping	<input type="checkbox"/> Kern Tl. <input type="checkbox"/> Aiming <input type="checkbox"/> Arm. Assy <input type="checkbox"/> Assembly <input type="checkbox"/> Ltr. Assy. <input type="checkbox"/> Patterns <input type="checkbox"/> CAM <input type="checkbox"/> Install / Shipping	R1 717.00 REVISED PYLON & DIRECTIONAL SIGNAGE	Client _____ Sales _____ Estimating _____ Art _____ Engineering _____ Landlord _____	Chandler Signs www.chandler-signs.com 3261 Manor Way Dallas, TX 75023 214 802-2000 Fax 214 802-2044 2420 Wilcox San Antonio, TX 78216 210-218-1284 Fax 210-218-0724 2420 Verba Pkwy., Suite 200 B Dallas, TX 75224 750 887-3300 Fax 750-887-3320 250 E. Hwy. 24 Rm. 2, Suite 200 Woodland Park, CO 80883 719 687-3977 Fax 719 687-2908	Radisson	Design # 00-0988Rr3 Work Order # _____ Client RADISSON Street 7800 NORMANDALE BLVD. City / State MINNEAPOLIS, MN (BLOOMINGTON) Sales / Coordinator R. HANSON Artist J. BUSH Date 5-9-00 Sheet 1 of 1	
TOTAL							

Variance to increase size of wall signs

Item 2

GENERAL INFORMATION

Applicant: Radisson Hotel South and Plaza Tower

Location: 7800 Normandale Boulevard

Request: Variance to increase size of wall signs from 400 square feet to 848 square feet.

PROPOSAL

The applicant is proposing the replacement of the existing building wall signs located at the top of the 22 story hotel tower on the east and west building elevations (primary elevations). The proposed signs are 848 square feet in area and would be located within 20 feet of the top of the hotel tower on a fascia panel. These signs would replace the existing individual lettered signs of 990 square feet each. The signs will consist of fabricated aluminum open-channel white letters. Included in the sign is a fabricated aluminum open-channel green underscore.

According to City Code, Section 19.108(g) a legally established nonconforming permanent sign maybe maintained; however under circumstances where a sign is removed and replaced the replacement sign must be conformance with the current sign regulations. The maximum size of a wall sign for hotel greater than 13 stories (see Section 19.121 Signs for Hotels) is 400 square feet. The proposed replacement sign is 848 square feet or 448 square feet greater than the maximum size for a wall sign on a primary elevation of a hotel greater than 13 stories.

ANALYSIS

The proposed replacement signage is smaller than the existing signage on the hotel tower and would be appropriate given building size and mass and, most importantly, site location. The hotel is a major land use in the northwest quadrant of I-494 and Highway 100 and is responsible for a significant portion of the trips to the area. The proposed sign will permit individuals to locate (i.e. identify) the building more easily in an area where an Interstate highway, State highway, and local streets converge. The proposed signage would be necessary for reasonable business identification to allow individuals to make travel or routing decisions based on the location of exits from major highways.

Staff believes that the proposed sign meets the intended purpose of the Code in establishing reasonable signage standards for the intensity of development on the site. The increase in area would not have an impact on surrounding development. The sign is at a scale consistent with the building and would be an integral element in the overall design of the development. It is recognized in the purpose section on hotel signage that these uses have unique communication needs and concerns including business identification as a means in assisting trip decision-making. The current regulations define maximum signage on a single class of hotels that range from 10 stories to 25 stories and don't take into consideration site location in regard to a variety of roadways and streets. The proposed variance is an appropriate modification of the signage regulation on size in this specific instance.

FINDINGS

Section 2.98.01(b)(3)(E)(i)

... No variance from the strict application of any of the provisions of this Code shall be granted by the Commission unless it finds as follows:

- (A) That, for reasons which are to be set forth in the findings, the variance is necessary for reasonable use of the land or building and that the variance as approved by the Commission is a minimum variance which will accomplish this purpose.
- * The variance to increase the size of the tower signs is necessitated by the need provide reasonable business and site identification for a 22 story hotel. The ordinance requires signage to be within 20 feet of the top of the building. A 400 square foot sign, the maximum allowed by Code, would not allow the simple name of the hotel to be displayed in a readable manner.
- (B) That granting the variance will be in harmony with the general purpose and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- * The variance is consistent with the intent of the City Code in that building height is recognized as a factor in determining sign area. The sign is compatible with the architecture, scale and massing of the existing building. The sign would not alter the essential character of the area.
- (C) That the special condition or circumstance is not the result of actions of the applicant.
- * The size of the sign placed on the building tower and hotel location are circumstances that affect the provision of reasonable business and site identification. These circumstance are not the result of a direct result of an action of the applicant.
- (D) That nonconforming use of neighboring lands, structures, or buildings in the same district is not the sole grounds for issuance of the variance.
- * Not applicable.
- (E) ... no variance may be granted in the ... size of signs, as described in Chapter 19 of this Code, unless the following is found:
- (i) Size--
 - (I) That sign will have an appearance which will not adversely affect or detract from neighboring property.
 - * The signs will not adversely effect neighboring properties and are located in a commercial mixed use area.

Variance to increase size of wall signs

(II) That the sign will be of such size that it will not deter or affect the motoring public on roads or highways adjacent to the placement of the sign.

* The size of the sign will not deter or affect the motoring public and will provide improved site identification.

(III) That, because of the topographic and physical conditions of the land, structures, or surrounding built-up area, strict enforcement of Chapter 19 of this Code would deprive the applicant of the reasonable use of a sign for the purpose of advertising his business to the public.

* The existing hotel development, major highways and streets in the area, and surrounding uses in the freeway corridor are factors that deprives the applicant reasonable business and site identification when based on strict conformance with the signage regulations contained in the City Code.

RECOMMENDATION

In Case 5960A-00, Staff recommends the variance to increase the size of wall signage on the east and west building elevations of the hotel tower from 400 square feet to 848 square feet as shown on plans contained in Case 5960A-00, subject to the following conditions:

- 1) The applicant shall provide evidence of recording this variance with Hennepin County prior to issuance of a sign permit;
- 2) No sign shall be erected on the property unless a sign permit is first requested from and approved by the Issuing Authority; and
- 3) All signs erected on the property shall conform to the Uniform Sign Design submitted to and approved by the Issuing Authority, pursuant to the requirements of the City Code.

planning\pc\reports\5960.doc

PLANNING COMMISSION SYNOPSIS

October 5, 2000

CALL TO ORDER

Chairperson Olander called the Planning Commission Meeting to order at 5:30 p.m. on October 5, 2000 in the City Council Chambers of the Bloomington Municipal Building.

COMMISSIONERS PRESENT: Olander, Johnson, Knutson, Schneider

COMMISSIONERS ABSENT: Lewis, Elkins

STAFF PRESENT: Sharlin, Pease, Hase

ITEM 1

5:30 p.m.

CASE: 4794A-00
APPLICANT: Korby L. Marusich
LOCATION: 9929 Pleasant Avenue
REQUEST: Temporary conditional use permit for a beauty salon in a single-family home

APPEARING FOR THE APPLICANT:

Korby L. Marusich, applicant

SPEAKING FROM THE PUBLIC:

No one.

DISCUSSION BY THE COMMISSION:

Pease presented the staff report recommending approval of a one-year temporary conditional use permit for a home beauty shop subject to four conditions.

Ms. Marusich asked what size of sign was allowed. Pease stated that the City Code has a size limit of 1-½ square feet for at-home business signage.

ACTIONS OF THE COMMISSION:

M/Johnson, S/Schneider: Having reviewed the Findings in Section 19.22(5)(A)(i), (ii), (iii) and (iv), in Case 4794A-00 to recommend approval of a one year temporary conditional use permit for a home beauty shop subject to four conditions. Motion carried 4 - 0.

CONDITIONS OF APPROVAL RECOMMENDED BY THE COMMISSION:

- 1) No more than two customers shall be on the premises at any time;
- 2) No customer appointments shall be scheduled before 8:00 a.m. or after 8:00 p.m.;
- 3) No exterior signage except as permitted by Article X of Chapter 19; and
- 4) All patron parking, pick-up and drop-off shall occur on-site and off the public street.

ITEM 2

5:35 p.m.

CASE:	5960A-00
APPLICANT:	Radisson Hotel South and Plaza Tower
LOCATION:	7800 Normandale Boulevard
REQUEST:	Variance to increase size of wall signs from 400 square feet to 848 square feet

APPEARING FOR THE APPLICANT:

No one.

SPEAKING FROM THE PUBLIC:

No one.

DISCUSSION BY THE COMMISSION:

Sharlin presented the staff report recommending approval of a variance to increase the size of wall signage on the east and west building elevations of the hotel tower from 400 square feet to 848 square feet subject to three conditions. Commissioner Knutson asked for clarification of the condition requiring the recording of the variance and the reason for the ordinance allowing for a small sign. Sharlin stated the ordinance needs to be recorded as documentation for future owners. The building mass is the biggest reason for allowing for such a difference in the sign size. Knutson asked if there were other examples. Sharlin cited the former Embassy Suites. The location and height of the hotel are the factors that allow for reasonable signage on the building. Knutson asked if there was anticipation of other hotels in the airport protection area wanting to increase their signage. Sharlin stated the commission might want to review the ordinance. Olander asked if the commission should wait until the ordinance comes back to the commission. Sharlin replied the commission could ask to review the ordinance at an upcoming study meeting as a minor item. A representative for Radisson was present at the hearing.

ACTIONS OF THE COMMISSION:

M/Schneider, S/Johnson: Having reviewed the Findings in Section 2.98.01(b)(3)(A),(B),(C),(D),(E)(i), in Case 5960A-00 to recommend approval of the variance to increase the size of wall signage on the east and west building elevations of the hotel tower from 400 square feet to 848 square feet subject to three conditions. Motion carried 4 - 0.

CONDITIONS OF APPROVAL RECOMMENDED BY THE COMMISSION:

- 1) The applicant shall provide evidence of recording this variance with Hennepin County prior to issuance of a sign permit;
- 2) No sign shall be erected on the property unless a sign permit is first requested from and approved by the Issuing Authority; and
- 3) All signs erected on the property shall conform to the Uniform Sign Design submitted to and approved by the Issuing Authority, pursuant to the requirements of the City Code.

June 17, 1968 City Council Minutes - Page 2

Adopted Resolution
Approving Variance to
Increase Size of Wall
Sign for Radisson Hotel
South and Plaza Tower
7800 Normandale
Boulevard
Case 5960A-00
Item 5.2
R-2000-123

Motion made by Wilcox, seconded by Ornat, and all voting aye, to adopt a resolution approving a variance from Section 19.12I Signs for Hotels to increase the size of wall signs from 400 square feet to 848 square feet for the Radisson Hotel South and Plaza Tower, 7800 Normandale Boulevard, Case 5960A-00, subject to the following 3 conditions as set forth by the Planning Division Staff and the Planning Commission:

1. The applicant shall provide evidence of recording this variance with Hennepin County prior to issuance of a sign permit;
2. No sign shall be erected on the property unless a sign permit is first requested from and approved by the Issuing Authority; and
3. All signs erected on the property shall conform to the Uniform Sign Design submitted to and approved by the Issuing Authority, pursuant to the requirements of the City Code.

Lee explained that the Radisson is replacing their existing block style letter sign with a sign that has more of a cursive lettering style. The proposal is for a sign the same size as their current one, which is larger than the ordinance permits, therefore, a variance is required to allow them to replace it with a size greater than allowed in the ordinance.

Abrams suggested that the Planning Commission relay its findings to Council after reviewing the current sign ordinance since this sign request is so much greater than what is permitted within the ordinance.

Peterson agreed that the issue should be reviewed by the Planning Commission and reported back to Council due to the number of grandfathered-in approvals.

Approved the 2001 Port
Authority Budget
Item 6.1

Motion made by Abrams, seconded by Peterson, and all voting aye, to approve the 2001 Port Authority Budget.

Approved Agreement
with Hennepin County
for Minnesota Youth
Tobacco Prevention
Initiative and Approved
Full-time Youth Health
Promotion Specialist in
Health Division
Item 6.3

Motion made by Abrams, seconded by Peterson, and all voting aye, to approve an 18-month agreement with Hennepin County for the Minnesota Youth Tobacco Prevention Initiative in the amount of \$147,040 to perform tobacco-use prevention activities, authorize an additional full-time Youth Health Promotion Specialist in the Health Division, and approve an adjustment to the 2000 Budget of a new account 6224 in the existing Special Revenue Fund 223.

Awarded Contract to
G.L. Contracting, Inc. for
the 2000-401 Utility and
Street Improvement
Project on West 110th
Street Circle from
Nesbitt Avenue to the
East Terminus
Item 6.4

Motion made by Abrams, seconded by Peterson, and all voting aye, to award a contract to G.L. Contracting, Inc. in the amount of \$116,500.88 for the 2000-401 Utility and Street Improvement Project to provide sanitary sewer service, water service, storm sewer utilities, street surfacing, sidewalk and curb and gutter for the proposed West 110th Street Circle from Nesbitt Avenue to the East Terminus, which will help serve the West Bloomington Technology Park development. The cost of the improvements will be assessed to the new development and adjacent properties.

Approved Change Order
#1 for the 2000-901
Storm Sewer
Maintenance Project at
Valley View Park
Item 6.5

Motion made by Abrams, seconded by Peterson, and all voting aye, to approve Change Order #1, in an estimated amount of \$15,660.00, for the 2000-901 Storm Sewer Maintenance Project for the construction of a catch basin and 12-inch reinforced concrete pipe intended to drain the northeasterly parking lot at Valley View Park. The existing parking lot currently surface drains across the ballfields resulting in increased maintenance to the ballfield. The catch basin will pick up the parking lot water preventing it from washing out onto the fields. Funding is available in combination with the Storm Utility and Park Maintenance Funding.