

initiating the Metropolitan Significance Review Process in the proposed matter concerning construction of a new arena in downtown Minneapolis. John Pidgeon, City Manager, explained that they have two alternatives. The first would be to take a very active role in looking at the economic impact of the proposed arena and going into the matter in depth. The Council may want to contract with an outside agency to conduct a feasibility study. It is estimated that the cost to obtain such a firm would be between \$50,000 and \$100,000. Dave Ornstein, City Attorney, explained that the City of Minneapolis has submitted to the Met Council a resolution requesting that the Met Council conduct a Metropolitan Significance Review Process. The Met Council has not acted on that resolution yet. Mr. Pidgeon explained that their second alternative would be to trust that the Met Council will conduct the review process.

Mr. Ornstein explained that the Resolution the Council is considering this evening requests that the Met Council initiate the review process. Mayor Lindau said he feels the City should ask for this review since it needs to be done. Peterson said he does not disagree that the review process needs to be done, however, he is concerned about spending City money for this process. Lindau explained that this Resolution simply starts the process without getting Bloomington involved in negotiating settlement. Lindau said he feels Bloomington needs to be part of the process, not just an initiator. Schuler said he feels that the City should wait before adopting this Resolution to see what action the Met Council is going to take.

Following discussion, vote on the motion to adopt the Resolution was called with all members present voting aye except Schuler who voted nay, and the motion carried 3-1.

Preliminary & Final
Plat: Nesbitt
Industrial Park
Case No. 9401A-87
Item 4.1
R-87-54

The Council was requested by Hoyt Construction to consider approving the preliminary and final plat of Nesbitt Industrial Park located at 5801 & 6201 West 110th Street, 6201 West 112th Street, and 6101 West Old Shakopee Road. The plat was submitted to subdivide large tracts and dedicate right-of-way for construction of a warehouse.

The Administrative Subdivision Review Committee, at its meeting of April 14, recommended approval of the plat with the following conditions:

1. grading, drainage, utility and erosion control plan be approved by the City Engineer;
2. sidewalk easement be provided on both sides of Nesbitt Avenue and 111th Street, and also on the south side of 110th Street and along West Old Shakopee Road;
3. no driveway access to 111th Street to within 300 feet of the center line of the railroad tracks;
4. permanent slope easement adjacent to the railroad right-of-way be dedicated 25 feet to the south and north and extending 250 feet to the east on 111th Street.
5. dedicate floodage easement on Outlot B as approved by the drainage engineer;

6. 10-foot drainage and utility easement be provided on Outlot B at the right-of-way;
7. developer to provide a clear-view triangle for the railroad spur; and,
8. no park dedication be required.

Russ Langseth, Director of Public Works, explained that the Council has received a revised plat for the property. The original plat showed Outlot B as part of the property. That lot is not developable, therefore, the revised plat eliminates that outlot.

Motion was made by Peterson, seconded by Schuler, to close the hearing, to approve the revised preliminary and final plat of Nesbitt Industrial Park, approve the subdivision agreement, and to adopt a resolution granting final approval.

Gary Lally, representing Hoyt Construction, asked that the Council remove Condition No. 3 with reference to the placement of the driveway. The reason the Traffic Engineer placed this condition on the plat was if ever an overpass were built by the railroad, the driveway would not be disturbed. Mr. Lally said they would prefer to move the driveway access at the time an overpass is built by the railroad rather than do it now.

Motion was made by Lindau, seconded by Schuler, and all members present voting aye, to amend Condition No. 3 to allow the developer to build driveway access to 11th Street to within 300 feet of the center line of the railroad tracks contingent on development of the overpass in the future at which time the driveway will have to be moved.

Vote was called on the motion to approve the preliminary and final plat with a contingency on Condition No. 3. All members present voted aye and the motion carried, 4-0.

Vacation, Street
9008 Washburn Circle
Item 4.2

The Council was requested by Warren G. Herreid to vacate a portion of Washburn Circle at 90th Street. The vacation was requested as a condition of a variance, which was granted for an addition to the front of the dwelling at 9008 Washburn Circle.

Motion was made by Lindau, seconded by Peterson, with all members present voting aye, to table consideration of an ordinance to vacate part of Washburn Circle until a full Council is present.

Vacation, Street
a Portion of West 78th
Street Circle
Item 4.3

The Council was requested by Opus Corporation to vacate a portion of West 78th Street Circle. The vacation was requested in conjunction with a replat of the adjacent lots and dedication of new right-of-way for construction of a new Ramada Hotel.

Motion was made by Lindau, seconded by Peterson, with all members present voting aye, to table consideration of an ordinance to vacate part of West 78th Street Circle until a full Council is present.

Status of Action Items
Item 7.2

The Council reviewed the listing of the Status of Action Items and made no changes.

Outdoor Event at Mandarin
Yen South
Item 7.3

The Council was requested by the Mandarin Yen South to consider approving an outdoor event in the rear parking lot of their restaurant on Sunday, June 28. The majority of the activities would be in the daytime hours, and the event would end at 10 p.m. Included in the activities would be live bands and wrestling matches. Richard Johnson, Manager of the Mandarin Yen South, said the bands will stop playing at 5:30 p.m.

Following discussion of the possible effect on neighboring residents, the closest of whom live approximately 300 feet south of the parking lot, motion was made by Lindau and seconded by Schuler to approve the outdoor event. The vote on the motion was ayes, Schuler, Blessum, Herbst and Lindau, and nays, Spies and Peterson, and the motion carried 4-2.

Best Buy EIS Need Decision
Item 7.4

The Council was requested to adopt a resolution finding a negative declaration of the need to prepare an Environmental Impact Statement for the Best Buy Distribution Center project at the southwest corner of Nesbitt Avenue and proposed West 111th Street. An Environmental Assessment Worksheet was prepared for this project and distributed on February 27. During the 30-day comment period, written comments were received from five agencies. Based on the analysis contained in the EAW and on comments received, it was determined no potential for significant environmental impact exists with this development.

Following discussion, motion was made by Lindau, seconded by Peterson, and all present voting aye, to adopt the resolution.

Consider Ordinance Change
Item 7.5

The Council was requested by Nationwide Warehouse and Storage to consider granting permission to continue retail sales in a Freeway Development district beyond the time limit established by the City Code. This company has requested the City to consider adopting an ordinance which would allow temporary conditional use permits for accessory retail sales in Freeway Development districts. That ordinance will be considered by the Planning Commission on May 28. However, Nationwide Warehouse and Storage is now operating under the fourth period of a 30-day period of retail sales as allowed by City Code Section 14.232 and this permit will expire on June 9. Without approval from the City, Nationwide could not operate past that date without being in violation of City Code.

Linda Fisher, attorney representing Nationwide Warehouse and Storage, said her client is concerned about the inability to operate past June 9 without being in violation of City ordinances.

Staff recommendation was that if a temporary retail sales violation should occur that an order regarding this use be stayed pending City Council consideration of the Planning Commission recommendation regarding this matter. The City Manager disagreed with this recommendation, saying he would recommend that the Planning Commission consideration of the request be moved up to an earlier date. Following discussion, motion was made by Lindau, seconded by Blessum, and all present voting aye, to postpone this matter until the staff reviews the matter further and makes another recommendation.

Approve 1987 Billboards
Item 7.6

The Council was requested to consider approving the City billboards for 1987 pursuant to the agreement with Naegele Outdoor Advertising. The schedule is being proposed as follows:

1. May/June Billboard promoting Summerfete. Located on west side of I-35W south of I-494, north face.
2. Sept./Oct./Nov. Billboard promoting Municipal Services Channel 8. Location yet to be confirmed with Naegele.

September 5, 2000

Mike Klein, AIA
Best Buy Company, Inc.
7500 Flying Cloud Drive, Suite 400
Eden Prairie, MN 55344

RE: Case 10532A-00

Dear Mr. Klein:

At its regular meeting of September 5, 2000 the City Council approved revised final site plan and building plans for the expansion of a truck parking lot on an existing industrial site at 6201 West 111th Street. You may apply for the necessary permits upon completing the signature block at the bottom of this letter guaranteeing compliance with the conditions of approval attached by the City Council. This letter must be delivered to Cyndi Osberg in the Planning Division, City of Bloomington. A duplicate copy is included for your files.

Your application was approved subject to the following conditions being satisfied prior to the issuance of any grading or building permits:

- 1) Approval is limited to expansion of the truck parking area and the necessary related grading, utility, and drainage work as shown on the approved plans in Case 10532A-00;
- 2) Grading, drainage, utility and erosion control plans be approved by the City Engineer;
- 3) All necessary watershed district, NPDES and utility permits shall be properly obtained;
- 4) Access, circulation and parking plans be approved by the City Traffic Engineer showing all truck parking spaces and tier islands to be striped;
- 5) Erosion control measures be in place prior to issuance of grading permits;

and subject to the following additional condition of approval:

- 6) Alterations to utilities be at the developer's expense;
- 7) All grading work shall be within the subject property unless otherwise approved by the City Engineer based on appropriate construction easements having been obtained and submitted to the City;

and subject to the following Code requirements:

- 1) Landscape plan be approved by the Planning Manager, to include details of stabilization of all disturbed areas (Sec 19.52);

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- 2) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64); and
- 3) Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code;

Should you have any questions regarding this action, please contact Galen Doyle, Planner at 612-948-8924. Before any construction work begins, you must obtain all required building permits. Please contact the Building and Inspection Division at 612-948-8930 to discuss the requirements for building permit application.

Continued on next page

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Acknowledgment:

The Developer acknowledges that the use of the Property shall be in conformance with all conditions attached by the City Council set forth above, and all applicable building, fire, safety and other Code requirements.

DATED _____ By _____

Signature

Typed or Printed Name

Title

Address

City State ZIP

Telephone

Obligations of the City:

The City will issue the necessary permits for development and use of the property for the purpose stated in Case 10532A-00, subject to the conditions set forth above.

Sincerely,



Bob Hawbaker
Senior Planner



April 18, 2008

Darlene Personiles
First Industrial Realty Trust
7626 Golden Triangle Drive, Suite T
Eden Prairie, MN 55344

RE: Case 10532A-08
6201 West 111th Street

Dear Ms. Personiles:

On April 18, 2008 I administratively approved revised final site plan and building plans for installation of generators at 6201 West 111th Street subject to the following condition:

- 1) Noise emitted from the existing and/or new generators must comply with the requirements of Chapter 10.29.02. After the new generators are installed and running at full capacity, a final report must be provided that shows they are compliant with this Chapter.

Should you have any questions regarding this action, please contact me at (952) 563-8922.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Hawbaker".

Bob Hawbaker, Manager
Division of Planning and
Economic Development

cc: Jeff Gears
Pope Associates
1255 Energy Park Drive
St. Paul, MN 55108-5118

Mark Stangenes, Environmental Health
Program Coordinator

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May 2, 2012

Jeremy Thomas
R.J. Ryan Construction, Inc.
1100 Mendota Heights Road
Mendota Heights, MN 55120

RE: Case 10532A-12
6201 West 111th Street

As set forth in City Code Section 21.501.01(c)(2), the Planning Commission, at its regular meeting of April 26, 2012, approved a major revision to final site and building plans for a 155,867 square foot addition onto a 433,648 square foot office warehouse building with associated parking and access changes at 6201 West 111th Street subject to the following conditions of approval being satisfied prior to issuance of grading, foundation or building permits:

- 1) The Grading, Drainage, Utility, Erosion Control and Traffic Control, access, circulation and parking plans must be revised for approval by the City Engineer;
- 2) Connection charges, if required, be satisfied;
- 3) A Stormwater Management Plan must be provided which includes a maintenance plan to be signed by the property owner and filed of record with Hennepin County;
- 4) A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) shall be provided if greater than one acre is disturbed;
- 5) An Erosion Control Bond must be provided;
- 6) Sewer Availability Charges (SAC) must be satisfied;
- 7) A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City;
- 8) Proof of parking plans showing 633 code complying spaces be approved and proof of filing be provided;
- 9) Code complying landscaping levels must be provided through modifications to the landscape plan, through modifications to the site plan to preserve existing landscaping, through approval of a landscaping variance by the City Council or combination thereof;

and subject to the following conditions:

- 10) All construction stockpiling, staging, and parking take place on-site and off of adjacent public streets and public rights-of-way;

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- 11) Development must comply with the Minnesota State Accessibility Code;
- 12) All pickup, drop-off, loading and unloading occur on site and off of public streets; and
- 13) Alterations to utilities be at the developer's expense;

and subject to the following Code Requirements:

- 1) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, MN State Fire Code Sec. 508);
- 2) Unused water services must be properly abandoned. (11.15);
- 3) Building shall be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903);
- 4) ~~Electronic utility as-builts, per City of Bloomington requirements,~~ must be submitted to the Public Works Department prior to the issuance of the Certificate of Occupancy. (17.79(a));
- 5) A Tier 2 Transportation Demand Management (TDM) Plan must be submitted prior to the issuance of permits. (21.301.09(b)(2));
- 6) Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08);
- 7) Landscape plan, including three foot high solid screening along West 111th Street, be approved by the Planning Manager and landscape surety be filed (Sec 19.52);
- 8) All rooftop equipment be fully screened (Sec. 19.52.01);
- 9) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
- 10) All trash and recyclable materials be stored inside the principal building (Sec. 19.51);
- 11) Recyclable materials must be separated and collected (Sec. 10.45);
- 12) Fire lanes be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3);
- 13) Parking lot and site security lighting must satisfy the requirements of Section 21.301.07 of the City Code; and
- 14) Sign Design be in conformance with the requirements of Chapter 19, Article X of the City Code.

Sincerely,



Glen Markegard,
Planning Manager

cc: Chris Willson
First Industrial Realty Trust
10120 West 76th Street
Eden Prairie, MN 55344



July 9, 2012

Chris Willson
First Industrial Development Services
10120 West 76th Street
Eden Prairie, MN 55344

RE: Case 10532BC-12
6201 West 111th Street

Dear Mr. Willson:

At its regular meeting of July 2, 2012, the City Council adopted a resolution approving variances to reduce the amount of landscaping required from 645 trees to 290 trees and from 1,612 shrubs to 564 shrubs (Case 10532B-12); and to increase the allowed size of a guard house from 250 square feet to 356 square feet (Case 10532C-12) at 6201 West 111th Street subject to the following conditions of approval being satisfied prior to issuance of grading, foundation or building permits:

- 1) The site be limited to one detached accessory structure.
- 2) Exterior building materials for the guard house must be approved by the Planning Manager (Sec. 19.63.08);
- 3) Landscape plan, including three foot high solid screening along West 111th Street, be approved by the Planning Manager and landscape surety be filed (Sec 19.52); and
- 4) All rooftop equipment be fully screened (Sec. 19.52.01).

Should you have any questions regarding this action, please contact Londell Pease, Planner at (952) 563-8926. Before any construction work begins, you must obtain all required building permits. Please contact the Building and Inspection Division at (952) 563-8930 to discuss the requirements for a building permit application.

Sincerely,

Glen Markegard,
Planning Manager

cc: Jack Grotkin
R.J. Ryan Construction, Inc.
1100 Mendota Heights Road
Mendota Heights, MN 55120

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