

(School Excess Real Estate Property)

Mrs. Anderson attributed an inventory of school buildings in Bloomington which denoted those presently used as schools, those that are no longer in school use but are leased for other purposes, and those that have been sold and converted to other uses. She stressed the importance of the City and School District working together in allowing buildings not being used as schools to be converted to other uses compatible with the City's zoning regulations. She said a space study is presently being prepared by the School District to identify future needs so excess property can be marketed.

Mr. Griller said it is essential that the Council is aware of what the School Board intends to do as many times the Council must act on granting a conditional use permit or variances to allow school buildings to be used for other purposes. Mahon noted that of six school buildings which have been sold, all but two were sold for tax-exempt uses.

(Cooperative Services)

Question was raised by the Mayor as to how valuable the School District feels the police liaison officers are. Mrs. Anderson responded that even though the number of officers has been reduced over the years, the principals of the secondary schools in which the officers are located feel they perform a valuable service, particularly in regard to discipline and combatting chemical dependency.

The Mayor suggested that there may be services which could be shared by the School District and the City such as maintenance, printing or use of computer time. Superintendent Anderson said that with the joint use of facilities there may be other services that could be shared. It was proposed that each of the groups identify a person to meet together to discuss this matter in depth.

(Legislative Issues)

Discussion was held on the possible legislative issues that could affect both the School District and the City. Mr. Johnson commented that in regard to levy limitations, the School District feels there should be a change to make them more flexible rather than being tied to state funding. The City Manager reviewed the unsuccessful efforts of the City to effect changes in the law regarding levy limitations. He also reviewed another bill pending in the Legislature which the City feels is dangerous which would require that before any work costing more than \$5,000 could be completed, it must be placed for bids. He said this could be unnecessarily restrictive and felt there could be united action by the School District and the City against it. Regulations on tax increment financing also was suggested as an issue that could affect both the City and School District.

Mrs. Anderson said a workshop is being held on November 22 to discuss proposed legislation for the School District and after key issues have been identified she said a listing will be sent to Mr. Budgeon.

(Future Joint Meetings)

Dr. Phibbs suggested that the next joint meeting could be held early in the spring at the School Administrative Building, with which the Council concurred.

Ordinance Rezoning Property
Case 85598-82
Item 4.1
0-82-47

The Council was requested to consider adopting an ordinance to rezone certain properties located at 7830-7840 Marth Circle, 6917-25, 7001-7101-7118-7120-7200 West 78th Street and 7000 West 79th Street from Single Family Residential (R-1) to Limited Business (B-1) and Single Family Residential Floodplain (R-1)(F) to Limited Business Floodplain (B-1)(F).

The Planning Commission, at its meeting of October 21, recommended approval of the ordinance to rezone the property.

The Director of Planning said the ordinance had also been recommended for approval by the Planning Staff despite a petition received from adjacent residents in Edina, who were concerned with the appearance of buildings that could be constructed under the new rezoning. Mr. Grussing said the B-1 zoning would be the least intensive office use of any of the zoning districts. Following discussion, motion was made by Mahon and seconded by Schuler to close the hearing and to adopt the ordinance. All voted aye, except Peterson, who voted nay, and the motion carried 6-1.

Regional Park Plan
Public Hearing
Item 4.2

A public hearing was scheduled for consideration of the Regional Park Plan. A public information meeting on this plan was held by the staff on November 4 with about 20 residents in attendance. A report summarizing their comments was submitted to the Council with the agenda material together with other background information.

A map showing the area encompassed in the regional park system in Bloomington was posted on the wall and reviewed by Rick Geshwiler, Senior Planner, and Robert Sharlin, Associate Planner. Mr. Geshwiler noted that until a joint master plan has been approved, the City will not receive reimbursement from the Metropolitan Council for monies expended by the City for improvements in the parks. In addition, he said the document that has been prepared will serve as a framework from which decisions can be made for regional facilities owned and operated by the City of Bloomington. The plan was prepared to meet specific guidelines set forth by the Metro Council.

Mr. Geshwiler said the eight sections of the plan are as follows: Boundaries; Stewardship; Need Analysis; Development Concept; Issues; Public Services; Operation; and Citizen Participation. The prime concern voiced by residents of the area who attended the information meeting was with the location of trails. Other concerns were with increased traffic on roads in their area and a desire to be involved in future plans and projects that would result from the master plan.

Request for waiver or
modification of
condition
Item 6.11

Julie Humphreys, who is building a new home on Lot 4, Mission Gardens 6th Subdivision, requested the City Council to waive or modify Condition #7 which precludes variances from being issued in this subdivision. On March 12, 1979, the City Council approved the preliminary plat of Mission Gardens 6th Division at 10443-49 Blaisdell Avenue and 114 Mission Road with 7 conditions, #7 being that no variances shall be granted for any of the lots.

Bob Mood, Manager of the Building and Inspection Division, explained that this is the last lot in this subdivision to be developed. The variances necessary would be to reduce the front yard setback from 35 feet to 25 feet and the rear yard setback from 30 feet to 25 feet.

Following discussion, motion was made by Blessum, seconded by Peterson, and all members present voting aye, to waive condition #7 for lot 4 of Mission Gardens 6th Subdivision which precludes variances from being issued in that Subdivision. The motion carried, 5-0.

The Council was requested by James A. Jones to consider waiving the moratorium requirement that has been enacted under Section 16.05.02 of the City Zoning Ordinance. This section prevents application for subdivision of land in the R-1 zoning district.

Request for Waiver -
Subd. Moratorium
Requirement
Case 9151A-84
Item 6.12

Schuler questioned whether or not the Council should be granting these waivers prior to them being before the Planning Commission. He felt they should review these requests after they have been to the Planning Commission. Bob Hawbaker, City Planner, explained that the applicant has to make application for subdivision. The City will not accept the application for subdivision until the moratorium requirement has been waived.

Following discussion, motion was made by Schuler, seconded by Herbst and all members present voting aye, to table this item for one week to allow staff to bring back additional information regarding the waiver of the moratorium requirement. Motion carried, 5-0.

Preliminary and Final
Plat of Creek Ridge
Limited Partnership
Item 4.1
R-84-139
Case No. 8559A-84

A public hearing was scheduled for consideration of the preliminary and final plat of Creek Ridge Limited Partnership, located at 6917 W. 78th St., 7000 W. 79th St. and 7830-40 Creekridge Circle. The plat was submitted in order to plat the property into one lot and two outlots, and construct an office building.

The proposed plat was reviewed by the Administrative Subdivision Review Committee on July 10 and was recommended for approval with the following conditions:

1. 50-foot floodage easement be provided on each side of the creek to define the property line from the creek;
2. 10-foot sidewalk easement be dedicated along 78th Street and Creekridge Circle;
3. dedication of the floodage easement on Outlot A be 50 feet from the centerline of the creek;
4. the part of the driveway which falls within the 50-foot easement would be allowed to be maintained in its present location and any realignment of the driveway within the 50-foot easement must be approved by the City;
5. 30-foot radius be provided at the intersection of 78th Street and Creekridge Circle; and,
6. standard grading, drainage, utility and erosion control plans be approved by the city engineer.

These conditions have been or are being met. Following discussion, motion was made by Lindau, seconded by Peterson, and all present voting aye, to close the hearing, to approve the preliminary and final plat of Creek Ridge Limited Partnership, to approve the subdivision agreement and to adopt a resolution granting final approval.

Conditional Use Permit
Filling in flood hazard
zone
Case 8559B-84
Item 4.2

Creek Ridge Limited Partnership requested the City Council to approve a conditional use permit for filling in a flood hazard zone. Approvals had been granted by Nine-Mile Creek Watershed District and the Minnesota Department of Natural Resources. Also, the Natural Resources Commission recommended approval of this conditional use permit.

Following discussion, motion was made by Blessum, seconded by Herbst, and all members present voting aye, to approve the conditional use permit for Nine-Mile Creek Watershed District.

Preliminary and Final
Plat of Boeser Addition
Case 5796A-84
Item 4.3
R-84-140

A public hearing was scheduled to consider the preliminary and final plat of Boeser Addition, located at 9304-26 Bryant Avenue. The plat was submitted in order to replat two lots into one and construct an addition to an existing building. The proposed plat was reviewed by the Administrative Subdivision Review Committee on July 10 and was recommended for approval with the following conditions:

1. common driveway easement be provided along the south property line;
2. 20 foot drainage and utility easement be provided along the west and south property line; and