



Development Review Committee

Approved Minutes

Pre-Application, PL2024-96
Meeting Date: June 18, 2024
McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Jennifer Blumers (Assessing)	952-563-8706
Laura McCarthy (Fire Prev)	952-563-8965	Mike Thissen (Env. Health)	952-563-8981
Nicole Kastern (Bldg & Insp)	952-563-8503	Dakota Crowell (Planning)	952-563-8926
Kelly Beyer (Bldg & Insp)	952-563-4519	Nick Johnson (Planning)	952-563-8925
Julie Long (Eng)	952-563-4865	Elliott Brooks (Planning)	952-563-8917
Jordan Venness (Utilities)	952-563-4533	Emily Hestbech (Planning)	952-563-4507
Kevin Toskey (Legal)	952-563-4889	Michael Palermo (Port)	952-563-8924
Desmond Daniels (Police)	952-563-8848	Luke Sponable (Port)	952-563-8755
Jason Heitzinger (Assessing)	952-563-4512	Veronica Martinez (Bldg & Insp)	952-563-8504
Tim Bulger (Assessing)	952-563-8708		

Project Information:

Project	Pre-app DRC - West Haven Townhomes - 11140 Bloomington Ferry Rd
Site Address	11140 Bloomington Ferry Rd, Bloomington, MN 55438
Plat Name	Unplatted
Project Description	Pre-application DRC for a new townhome development located at 11140 Bloomington Ferry Rd
Application Type	Rezoning Final Site and Building Plan
Staff Contact	Emily Hestbech - ehestbech@BloomingtonMN.gov 952-563-4507
Applicant Contact	Scott Carlston - Scott5carlston@gmail.com
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202400096" into the search box.

Guests Present:

Name	Email
Scott Carlston	Scott5carlston@gmail.com
Ian Peterson	
Christine Carlston	

INTRODUCTION –

Emily Hestbech (Planning) - The applicant is proposing townhomes on 11140 Bloomington Ferry Rd and potentially two lots to the south of the property. The applicant is looking for general feedback on the submitted plans.

Discussion/Comments:

PLEASE NOTE: Below is not a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Renae Clark (Park and Recreation):
 - Absent.
- Jennifer Blumers (Assessing):
 - The estimated park dedication fee for this project is \$97,600.00.
- Mike Thissen (Environmental Health):
 - Wells must be sealed before issuing a demolition permit.
- Kelly Beyer (Building and Inspection):
 - A SAC fee shall be paid for any new City sewer connections.
- Laura McCarthy (Fire Prevention):
 - Provide emergency vehicle access lanes throughout the development with adequate turning radius for ladder 3. This will include extending Wyoming Road to Bloomington Ferry Road and for the new south property addition.
 - Structures with 3 or more units shall have sprinkler protection.
- Desmond Daniels (Police):
 - No comments.
- Kevin Toskey (Legal):
 - The area must be rezoned to have townhomes.
- Brian Hanson (Engineering):
 - See general comments.
 - Right-of-way dedication is required on the final plat. Planned widened ROW is 80' for Bloomington Ferry Road which would require an additional 7' of dedicated ROW.
 - Provide trip generation numbers for the site using ITE Trip Generation Standards.
 - Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping, retaining walls or signage and that sight lines are adequate with existing Bloomington Ferry Road and Hyland Trail grades and alignment.
 - Bluff protection overlay and steep slope requirements will apply to 11216 Bloomington Ferry site. Site likely not permittable as shown.
 - Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan
- Jordan Venness (Utilities):
 - See general comments, will provide more details once a plan has been provided.

- Emily Hestbech (Planning):
 - Please see townhome standards, section 21.302.08
 - This property falls within the density ranges for the R-3 zoning district, Townhouse Residential. Proposed density is 5.66 units per acre and the maximum density allowed in R-3 is 8 units per acre.
 - Property must be platted per Chapter 22 of the City Code.
 - An archaeological study must be completed for 11216 Bloomington Ferry Rd if development is planned for that property.
 - Steep Slopes provisions, 19.57.01, also apply to 11216 Bloomington Ferry Rd.
 - An access and circulation plan is needed for the townhome development. If the development is using the private roads of the current development to the west, the homeowner's association must sign-off on the project.