

Approved Minutes

City of Bloomington
Development Review Committee
October 14, 2014

McLeod Conference Room
Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Laura McCarthy (Fire Prev) – Chair, 952-563-8965	Londell Pease (Planning) 952-563-8926
Kent Smith (Assessing) 952-563-8707	Michael Centinario (Planning) 952-563-8921
Duke Johnson (Bldg. & Inspection) 952-563-8959	Eric Wharton (Utilities) 952-563-4579
Jen Desrude (Engineering) 952-563-4862	Heidi Miller (Police) 952-563-4975
Denise Dargan (Engineering) 952-563-4629	Bernadette Gillespie (Bldg. & Inspection) 952-563-4709

<i>Item #2 - Informal</i>	Luther Storage Lot IUP - 8860 & 8870 Wentworth Ave
<i>Site address</i>	8860 & 8870 Wentworth Avenue S.
<i>Application type</i>	Interim Use Permit
<i>Staff contact</i>	Centinario, Michael Ext. 8921
<i>Proposal</i>	The applicant is requesting an Interim Use Permit for car storage at 8860 and 8870 Wentworth Avenue. The applicant received approval for a similar IUP on the parcel immediately to the north, 8824 Wentworth Avenue S.
<i>Plat name</i>	Unplatted - RLS No. 1303
<i>Decision maker</i>	City Council
<i>Replat/Park dedication</i>	Unknown at this time
<i>Reviews</i>	DRC; City Council; Planning Commission
<i>Contact 1</i>	Steven Sabraski, PE > ssabraski@landform.net > 612.638.0243
<i>Contact 1 address</i>	Landform 105 South 5th Avenue Minneapolis, MN 55401

Guests Present

Kathy Dickson, Luther Automotive Group > kathy.dickson@lutherauto.com > 612.258.8916
Steven Sabraski, PE, Landform > ssabraski@landform.net > 612.987.3199

Discussion/Comments:

- Michael Centinario (Planning):
 - Applicant is seeking an Interim Use Permit for open storage of motor vehicles at 8860 and 8870 Wentworth Avenue South. In total, the applicant intends on storing up to 158 vehicles on the site. A similar IUP was approved this past summer for the site immediately to the north – 8824 Wentworth Avenue S. Previously this site was occupied by RSI.

- Future development will require code compliance with landscaping, stormwater management, paving of storage surfaces, screening, etc.
- Kent Smith (Assessing):
 - Asked how building on 8870 will that be used. Dickson said there are currently no plans for inside the building.
 - Sabraski stated that the proposal has access between the two properties. Would remove a portion of the fence for cross-access.
 - Asked if this site's intent is to be long-term site. Sabraski said that the IUP for 8824 is on 4-year timeframe. At that time, they were instructed that they'd need to reapply or bring the entire site up to code.
- Erik Solie (Environmental Health):
 - Laura McCarthy spoke on Erik's behalf. Stated that if there are environmental issues with the site, those would have to be addressed.
- Duke Johnson (Building and Inspection):
 - No comment
- Laura McCarthy (Fire Prevention):
 - Building at 8870 will still need to ensure fire access to the building.
 - For 8860 lot and connection between the two (8860 and 8824), maintain fire department access through site.
 - Sabraski said that on the north property, they provided delineated lines for fire truck access. Main access provides adequate fire access up to the building. There is an existing gate on the eastern side of 8870 that trucks could drive through the corridor to access the front of the building.
 - 8870 building –the fire sprinkler and fire alarm systems will need to continue to be maintained in working order. .
- Heidi Miller (Police):
 - Locks, lights, and alarms are important. Make sure lighting is shielded from neighboring buildings.
- Jennifer Desrude (Engineering) provided Public Works comment sheet:
 - Ignore the paving comments if staying with gravel.
 - Desrude asked about cross-access easements. Sabraski said one is in place but are under contiguous ownership. Sabraski to provide copy of easements to Desrude.
 - For access between properties, get common access for 1 owner, 2 properties. Desrude to provide example.
- Eric Wharton (Utilities):
 - No comment
- Michael Centinario (Planning):
 - Asked where access easements extend to, and if it extends to 8870 property. Make sure legal access for both properties. Dickson said there are no plans to use the building for storage at 8870 Wentworth.
 - Use of gravel storage lot permitted on interim basis. When that expires, will need to bring site up to current codes or apply again for interim use permit.
 - One concern from the last application was the number of trucks picking up and delivering vehicles. Please include in the narrative how many trucks are anticipated picking up or dropping off vehicles and at what time during the day. Dickson confirmed that most deliveries would typically be during the day.
 - In the application narrative, Staff will be looking to see a description of the route drivers will be instructed to take in order to avoid the residential neighborhood to the greatest extent possible.
 - The storage areas to be secured with gates and locks, so no exterior lighting will be required as part of the IUP.

- Lighting – the applicant intends to provide lighting, same as 8824. Lighting details will need to be provided with the application.
- On plan, a 24 foot cross access to the 8824 site is shown,. Asked if 24 foot access would reduce parking spots. Confirmed approximately 3 spots would be lost. This cross access should be made more obvious on the plan.
- Sabraski mentioned that south side will be adding a fuel station. Will have further plans that will depict this in the future. Has not been decided on above or below ground tank.
- McCarthy indicated that a third party review would be required and would be based on size of tank, location, distance from building, and whether it is an above ground or below ground tank Separation distances would be greater if above ground.
- Sabraski asked about timing of interim use compared to the IUP approved for the 8824 Wentworth site. Centinario said that it is a different application, so timeline would start when Council takes action.

Staff agreed that this will not need to come back for Formal Review. If there are no significant changes, the next step will be Planning Commission.