

# Approved Minutes

City of Bloomington  
**Development Review Committee**  
**February 24, 2015**  
**McLeod Conference Room**

Bloomington Civic Plaza – 1800 West Old Shakopee Road

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**Staff Present**

Laura McCarthy (Fire Prev) – Chair 952-563-8965	Erik Solie (Env Health) 952-563-8978
Kent Smith (Assessing) 952-563-8707	Randy Quale (Parks & Rec) 952-563-8876
Mark Anderson ((Assessing) 952-563-8706	Mike Centinario (Planning) 952-563-8921
Bruce Bunker (Engineering) 952-563-4546	Mike Hiller (Planning) 952-563-4507

<b>Item 3 - Informal</b>	Izaak Walton Property
<i>Site address</i>	6601 Auto Club Road
<i>Application type</i>	Subdivision
<i>Environmental</i>	Bluff protection; Flood hazard
<i>Staff contact</i>	<a href="#">Pease, Londell</a> x8926
<i>Proposal</i>	Izaak Walton League is looking at a possible sale to the Minnesota Valley Trust of approximately 20 acres on the south end of the property. That area is enclosed in red on the map, which would become an outlot through the platting process. The Trust will deed the property to the U. S. Fish and Wildlife Service. They own the property to the west, and this parcel should be within the bounds of the Minnesota Valley National Wildlife Refuge.
<i>Plat name</i>	Metes and bounds
<i>Decision maker</i>	City Council
<i>Replat/Park dedication</i>	Yes
<i>Reviews</i>	DRC; City Council
<i>Contact 1 name</i>	Stan Danielson <a href="mailto:standaniel@comcast.net">standaniel@comcast.net</a> ; 952-854-6839

**Guests Present**

Deborah Loon	<a href="mailto:DebLoon@comcast.net">DebLoon@comcast.net</a>
Ed Crozier	MN Valley Trust, Inc.
Stan Danielson	<a href="mailto:standaniel@comcast.net">standaniel@comcast.net</a>

## Discussion/Comments:

- Mike Centinario (Planning) Introduced the project (see proposal above).
- Randy Quale (Parks & Rec.) Inquired if there has been any thought to creating a public access off of Auto Club Road and down to the river as part of this project and the future MN River Valley Trail. Danielson stated they would prefer to keep the land private. He added the land to the west is owned by US Fish & Wildlife Service (USFWS) and the land to the east is owned by the City of Bloomington. Danielson stated he believes the majority of the land will eventually be turned over to the USFWS with the bluff area possibly being kept and used for environmental study use. Crozier commented that this land is being considered to be swapped for the city-owned piece of land where Ike's Creek is located. Quale stated he has a meeting with Tim this afternoon where he can inquire about this land swap idea.
- Kent Smith (Assessing) Platting normally triggers Park Dedication Fees, but since there is no development being proposed this sale should not trigger Park Dedication Fees.
- Erik Solie (Environmental Health) Solie was not present, but McCarthy relayed a message that informed the representatives that all unused wells are required to be sealed.
- Laura McCarthy (Fire Prevention) Inquired if the existing buildings (3-bedroom home, 2-car garage, and barn) will be expanded and whether the home is currently occupied. Danielson stated the home is currently unoccupied, but their hope is to have a portion of the house occupied soon with the remainder of the home used by the board.
- Bruce Bunker (Engineering) Handed out Public Works Comments to all representatives (see for details). Preliminary Plat requirements are listed in Chapter 22 of the City Code. Right-of-way to 40 feet from centerline along Auto Club Road shall be dedicated on the Final Plat. This dedication will push the northern lot line along Auto Club Road about 7 feet to the south. A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Standard drainage and utility easements 10 feet along street frontages and 5 feet along internal lot lines shall be dedicated on the Final Plat.
- Ed Crozier (MN Valley Trust, Inc.) Commented that if the entire piece of land would be sold to the Trust, none of this would be necessary and the Trust could simply lease the bluff portion of the lot back to Izaak Walton League.
- Mike Centinario (Planning) The surveyor would likely be doing most of the legwork if you move forward with the application, but someone from Izaak Walton League would need to sign the development subdivision (platting) application. Staff is not sure whether this plat application would be a Type II or III plat, once determined, staff will inform applicant's representative. The process is approximately 6-8 weeks from application submittal to final decision by City Council. Bunker added that once the plat is submitted, the easement documents will be prepared by Engineering. Centinario clarified the next step would be to have the surveyor complete the preliminary and final plat, submit a completed development application, and pay the application fee.

It was determined this item would not need to come back for a formal DRC meeting.