



# PLANNING COMMISSION SYNOPSIS

Thursday, August 6, 2015

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**CALL TO ORDER**

Chairperson Nordstrom called the Planning Commission meeting to order at 6:00 p.m. in the Council Chambers of the Bloomington Civic Plaza.

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**COMMISSIONERS PRESENT:** Nordstrom, Willette, Spiess, Bennett, Goodrum

**COMMISSIONERS ABSENT:** Batterson, Fischer

**STAFF PRESENT:** Pease, Johnson, O'Day

Chairperson Nordstrom led the attendees in the reciting of *The Pledge of Allegiance*.

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**ITEM 1**  
6:03 p.m.

**CASE:** 9903AB-15

**APPLICANT:** Minnesota Valley Chapter Izaak Walton League of America (user and owner)

**LOCATION:** 6601 Auto Club Road

**REQUESTS:** Preliminary and Final Plat to subdivide one lot into one lot and one outlot

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**SPEAKING FOR THE APPLICANT:**

Stan Danielson, 1707 E 87<sup>th</sup> Street, Bloomington, MN 55425

**PUBLIC HEARING DISCUSSION:**

Pease introduced Nick Johnson, planner, to the Planning Commission.

Johnson presented the staff report. This application subdivides one lot into one lot and one outlot at 6601 Auto Club Road. He presented an aerial photo and described the 30 acre parcel has a clubhouse on the northern portion of the property with wetlands and the Minnesota River bluff to the south. The proposed subdivision provides a 6.82 acre lot and a 23.6 acre outlot. The northern lot would continue to be used for recreational activities while the outlot is intended to be sold to Minnesota Valley Trust. No construction or development activity is proposed as part of this application. The land use will continue as previously used. The final plat provides the necessary easements as recommended by the Engineering Department. Additional right-of-way needs in the northwest corner of the northerly parcel are dedicated on the Plat. The Engineering Department requests a ten foot bikeway easement in case of future bikeway improvements. Johnson summarized the application findings. Staff recommends approval of a Type III approval. He also highlighted the recommended conditions.

Willette asked if the building will continue to be used and questioned the bird collection in the basement.

Johnson confirmed the MN Izaak Walton League will be using the northern portion of the property, which includes the building, as their headquarters.

Danielson provided background regarding the stuffed bird collection in the existing building. He confirmed the building will continue to be used for various activities and meetings. The space is open to the public and is donation based only.

Pease asked the applicant to describe volunteer opportunities within the organization.

Danielson described the Izaak Walton League history and other leagues across the country.

Bennett asked for clarification on the difference in spelling between the applicant name and the plat name.

Pease noted the plat in the materials did have the name misspelled. A revised survey was recently provided after distribution of the agenda packet.

The public hearing was closed via a motion.

Spiess stated this is a reasonable use of the land.

#### **ACTIONS OF THE COMMISSION:**

**M/Spiess, S/Bennett:** To close the public hearing. Motion carried 5-0.

**M/Spiess, S/Willette** In Case 9903AB-15, having been able to make the required findings, I move to recommend that the City Council adoption of a resolution approving the preliminary and final plats for the Minnesota Valley Izaak Walton League subject to the four conditions listed in the staff report. Motion carried 5-0.

#### **CONDITIONS OF APPROVAL RECOMMENDED BY THE COMMISSION:**

The Preliminary and Final Plat for MN VALLEY ISAAK WALTON LEAGUE (Case 9906AB-15) is subject to the following conditions of approval prior to the plat being recorded:

1. A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
2. Consent to plat forms are needed from any parties with property interest.
3. Drainage and Utility easements must be dedicated on the final plat as follows:
  - a. 5 feet along all internal property lines; and
  - b. 10 feet along all street frontages.
4. A 10-foot sidewalk/bikeway easement must be provided by document and recorded with the plat.