

**COMMISSIONERS PRESENT:** Nordstrom, Willette, Batterson, Fischer, Bennett, Goodrum  
**COMMISSIONERS ABSENT:** Spiess  
**STAFF PRESENT:** Markegard, Pease, Centinario, Roberts, O'Day

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

<b>ITEM 1</b> 6:03 p.m.	<b>CASE:</b> 10524A-15
	<b>APPLICANT:</b> Bloomington School District #271 (owner) Jesus Celebration Center (user)
	<b>LOCATION:</b> 8401 Palmer Avenue
	<b>REQUEST:</b> Conditional Use Permit for a place of assembly in an elementary school

**SPEAKING FOR THE APPLICANT:**

Laurah Githinsi, 15514 Lilac Drive, Eden Prairie, MN 55347

**PUBLIC HEARING DISCUSSION:**

Pease presented the location of the Poplar Bridge Elementary School. He showed the locations of two parking lots, an asphalt surface play area and a bus pick-up and drop-off area. The play area and bus pick-up and drop-off area were not developed as code required parking. The applicant is requesting a conditional use permit for a 40-50 person congregation in an existing elementary school. Dependent upon staff review of required parking levels, they originally proposed areas for services in the cafeteria, gymnasium, kid safari room or teacher's lounge. Staff evaluated the two scenarios, one review for each proposed location. Scenario 1 considered the cafeteria use which requires 60 parking spaces, and scenario 2 considered the gymnasium use which requires 96 parking spaces. A total of 76 existing parking spaces are provided. Scenario 1 meets parking requirements. If the applicant moves the services to the gym, a parking study or additional parking would be required. Staff based the parking analysis on the current use. Although, if the school were to use the gymnasium for another use concurrently, there would be a parking challenge. Staff and the applicant agreed upon a non-concurrent use agreement for the parking and a condition is recommended for that agreement. Staff recommends approval of the conditional use permit for the cafeteria only.

Goodrum asked if both parties are OK with the conditions.

Pease said the applicant should verify that question.

Laurah Githinsi, Senior Pastor at Jesus Celebration Church, said they are aware of the parking challenge and are ok with services in the cafeteria. They will be conducting services on Saturday and Sunday only.

The public hearing was closed via a motion.

Nordstrom stated it is common for places of assembly to use schools for their services.

Nordstrom announced the item moves to City Council on December 7, 2015.

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

**M/Willette, S/Fischer:** To close the public hearing. Motion carried 6-0.

**M/Batterson, S/Bennett:** In Case 10524A-15, having been able to make the required findings, I move to recommend approval of a Conditional Use Permit to allow a place of assembly at Poplar Bridge Elementary School at 8401 Palmer Avenue South, subject to the 4 conditions and 2 Code requirements listed in the staff report.  
Motion carried 6-0.

#### **CONDITIONS OF APPROVAL RECOMMENDED TO THE CITY COUNCIL:**

The Conditional Use Permit for a place of assembly at 8401 Palmer Avenue South (Case 10524A-15) is subject to the following conditions:

- 1) The place of assembly is limited to the cafeteria, teacher's lounge and kid safari room identified in the plans submitted for Case 10524A-15.
- 2) Sewer Availability Charge (SAC) must be determined and be satisfied.
- 3) Prior to occupancy, the sprinkler system, exit signage, and emergency lighting must be approved by the City of Bloomington Fire Marshal.
- 4) Concurrent use of Poplar Bridge Elementary School and Jesus Celebration Center that will cause a non-conforming parking scenario is not permitted.

While the use and improvements must comply with all applicable local, state and federal codes, the applicant should pay particular attention to the following Code requirements:

- 1) Any signage must be in accordance with Chapter 19, Article X of the City Code;
- 2) All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).