



PLANNING COMMISSION SYNOPSIS

Thursday, December 03, 2015

CALL TO ORDER

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

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

COMMISSIONERS ABSENT: Fischer

STAFF PRESENT: Pease, O'Day

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

ITEM 1
6:03 p.m.

CASE: 8874A-15

APPLICANT: ML-AI Normandale LLC (owner)
Cushman & Wakefield | NorthMarq (user)

LOCATION: 8300 Norman Center Drive

REQUEST: Conditional Use Permit for a restaurant in an existing office building

PUBLIC HEARING DISCUSSION:

O'Day presented the location of the property. The proposed 50 seat restaurant would occupy 3,140 square feet on the first floor of the 8300 Normandale office tower. The site is zoned C-4, Freeway Office. The same conditional use permit (CUP) was approved by City Council on October 21, 2013. The applicant did not obtain building permits for construction and the CUP expired after one year. She described the floor plan. The applicant is not requesting additional parking as the clientele is intended to be the employees, though the restaurant is open to the public. The restaurant will not be open during evenings or on weekends. Staff is recommending approval.

The public hearing was closed via a motion.

Spiess said it is a good use of the space and it was previously approved by City Council.

Nordstrom announced the item is final decision unless an appeal is received by 4:30p.m. on December 8th, 2015.

ACTIONS OF THE COMMISSION:

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

M/Spiess, S/Willette: In Case 8874A-15, having been able to make the required findings, I move to adopt a resolution approving a Conditional Use Permit for a restaurant located in an

existing office building located at 8300 Norman Center Drive subject to the conditions listed in the staff report.

Motion carried 6-0.

CONDITIONS OF APPROVAL:

The Conditional Use Permit for a restaurant located at 8300 Norman Center Drive (Case 8874A-15) is subject to the following conditions of approval prior to the issuance of any permits:

- 1) The conditional use permit is limited to the 3,140 square foot floor area as shown in the submitted plans for Case 8874A-15.
- 2) No exterior signage is allowed.
- 3) An exterior grease interceptor shall be designed and installed as approved by the Utilities Division and a maintenance plan filed with the Utilities Division, if applicable.
- 4) Sewer Availability Charge (SAC) be satisfied, if applicable.

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) Food service plans be approved by the Environmental Services Division (City Code Sec. 14.360);
- 2) The tenant space and building shall be furnished with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN. Rules Chapter 1306; MN State Fire Code Sec. 903).
- 3) Discharge of sanitary effluent containing fat, oil, grease or wax in excess of 100 mg/L is prohibited (City Code Sec. 11.31(6)(B)).
- 4) All trash and recyclable materials shall be stored inside the principal building (Sec. 19.51

ITEM 2
6:07p.m.

CASE: 8235F-15

APPLICANT: MOAC Land Holdings LLC (owner)

LOCATION: 7900, 8000, 8100, and 8201 24th Avenue; 2001, 2101, 2111, 2121, 2131, 2141, and 2151 Lindau Lane; 2000, 2100, 2110, and 2120 Killebrew Drive; 8200 28th Avenue and 8000 IKEA Way

REQUEST: Major revision to the preliminary development plan to expand the area included and modify the uses, design and phasing for Phases I, II and III of the Mall of America

PUBLIC HEARING DISCUSSION:

Nordstrom noted the item will be continued to the December 17, 2015 Planning Commission meeting.
Motion carried 6-0.

ITEM 3
6:08 p.m.

APPLICANT: City of Bloomington

REQUEST: Consider approval of the draft Planning Commission meeting synopses:

- 7/23/15
- 11/18/15

PUBLIC HEARING DISCUSSION:

M/Spiess, S/Bennett: I move to approve the synopsis of the 7/23/15 Planning Commission meeting as presented.
Motion carried 6-0.

M/Batterson, S/Willette: I move to approve the synopsis of the 11/18/15 Joint Planning Commission meeting as presented.
Motion carried 6-0.

The meeting adjourned at 6:10 p.m.

Prepared By: EO _____ **Reviewed By:** LP, EO _____

Approved By Planning Commission: _____