

Approved Minutes
City of Bloomington
Development Review Committee
Tuesday, January 5, 2016
 McLeod Conference Room

Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Laura McCarthy (Fire Prev) – Chair 952-563-8965	Eileen O’Connell (Public Health) 952-563-4964
Kent Smith (Assessing) 952-563-8707	Heidi Miller (Police) 952-563-4975
Randy Quale (Parks & Rec) 952-563-8876	Londell Pease (Planning) 952-563-8926
Tim Kampa (Utilities) 952-563-8776	Amanda Johnson (B&I) 952-563-8961
Jen Desrude (Engineering) 952-563-4862	Lynn Moore (Env. Health) 952-563-8970
Vicky Soukaseum (Engineering) 952-563-4629	Mike Thissen (Env. Health) 952-563-8981

Item Info

<i>Item #1 - Formal</i>	Village Square Shopping Center Modifications
<i>Site address</i>	7817 and 7839 Portland Avenue and 615 and 625 East 78th Street
<i>Previous DRC Appearance</i>	2/14/2012 and 11/27/2011
<i>Application type</i>	Subdivision
<i>Staff contact/ext.</i>	Centinario, Mike / 8921
<i>Proposal</i>	The applicant proposes amending the Preliminary and Final Development Plan for the existing Shopping Center. The revised plan would keep the existing building with parking and access changes, new parking islands, lighting, and landscaping. The majority of the building's facade would be re-skinned with stucco and masonry.
<i>Plat name</i>	02 027 24 and Portland Addition
<i>Decision maker</i>	City Council
<i>Replat/Park dedication</i>	Yes
<i>Reviews</i>	DRC; City Council; MnDOT; Planning Commission; Watershed District
<i>Contact 1 name</i>	Jennifer Kaeding
<i>Contact 1 address</i>	1585 Oakpointe Drive Waconia, MN 55387 jkaeding@kaedingarch.com /952.451.9763
<i>Contact 2 name</i>	Eric Luth, PE
<i>Contact 2 address</i>	2800 Whitewater Drive Suite 300 Minnetonka, MN 55343 eluth@sambatek.com /763.259.6013

Note: No Guests

Discussion/Comments:

- Londell Pease (Planning): There is a current Planned Development approved for this property which removes a great portion of the north part of the structure. It had a driveway that goes through and around building. It was approved about 5 years ago, but was never constructed. Applicant wants to revise the Planned Development to leave the building as is and make exterior changes including altering sidewalk around Portland, move parking lot to accommodate future right-of-way, add proof of parking along the back, add lighting, and update entire façade including Walgreens to make the structure more modern.
- Randy Quale (Parks & Recreation): No comment.
- Kent Smith (Assessing): It appears this property is being re-platted, so it is subject to park dedication, but since there is no additional space being developed, there is no park dedication due.
- Lynn Moore (Environmental Health): Mike Thissen is moving into commercial inspection area and is also present. They have concerns with property and would like to speak with applicants about the extent of the exterior upgrades. They have long standing orders for repairs. In specific, crumbling stairs and the loading dock. Serious maintenance is needed for this façade upgrade and improvements needed on back side of building.
- Laura McCarthy (Fire Prevention):
 - Parking lot modifications shall insure adequate turning radiuses and emergency vehicle access to all areas of the building(s).
 - Hydrant coverage on the property is inadequate and doesn't meet current code. Additional hydrant coverage is strongly recommended. .
 - Any changes to the proposed parking lot design shall be reviewed by the Utilities and Fire Prevention Division to evaluate requirements to upgrade hydrant coverage on the property.
 - Any modifications to the interior of any unsprinklered spaces will require those spaces to be sprinklered.
- Heidi Miller (Police): This is a high traffic area and in the past has been the focus of extra patrol by Police due to criminal activity. We have worked with Property Manager, Pete Stork, to reduction calls and crime in the area. Any City recommended improvements to the site will likely encourage occupancy and would help with reducing crime in that area.
- Jen Desrude (Engineering):
 - Marked up plat is attached to the minutes
 - Previously reviewed the shopping center parking lot work in December and those notes were already provided.
 - Entire Outlot A should be covered with drainage and utility and sidewalk/bikeway easements.
 - 10-foot sidewalk/bikeway easement to be provided along all street frontages (American boulevard and E 78th Street).
 - Bruce Bunker in Engineering (bbunker@BloomingtonMN.gov, (952-563-4546) will be your contact for all platting questions and plat processing.
- Tim Kampa (Utilities):
 - Sewer Availability Charge (SAC) to be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.
 - Some of the utility services show up differently in city records. They need to verify utility locations prior to excavations. Protect from damage or freezing after construction.
 - Suggest installing enough hydrants to provide fire protection for the entire building (each hydrant covers a 150' radius). There are no hydrants protecting the shopping center now.
- Eileen O'Connell (Public Health): No comment.

- Londell Pease (Planning): Mr. Pease will get the applicants a plan with notes for clarification on the following issues:
 - Proof of parking areas must show full code required islands.
 - Island must be three feet shorter than the space.
 - Free-standing sign setback of 20 feet must be met.
 - Trash is to be moved inside the building for each tenant or a combination trash room is constructed.
 - Walgreens sign is shown to be removed which Walgreens prohibits so plans will need to be changed.
 - For the proof of parking to be approved, it must include removal of the raised docks to insure the minimum 24 access aisle is provided or the access be reduced to 20 feet as part of this review.
 - What happened to the other five parking spaces adjacent to BP?
 - Sidewalk on the south is 4.8 feet wide. Must be 5 feet and account for vehicle overhang (which is 2 feet), so it doesn't meet code because it is not wide enough.
 - Recommend a 22 foot drive aisle along Portland to provide a four foot yard for landscaping as opposed to the two foot yard shown.
 - McCarthy said as long as they have a 20 foot drive aisle and can maintain it, that is what they need for code. McCarthy asked if any entrances will be removed along Portland Avenue. Desrude thought they were keeping the north entrance and moving the other Portland entrance to align with the entrance across the street. Desrude will check with traffic on drive aisles.
 - Code complying lighting must be provided and include a review and increase the lighting in the rear of the site.
- McCarthy asked if the applicant needed to come back for a formal DRC meeting. Pease said don't intend on bringing back unless they seek a continuance.