



Development Review Committee

Approved Minutes

Pre-Application, PL201600066
Meeting Date: May 3, 2016
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Duke Johnson (Bldg & Insp) 952-563-8959	Nick Johnson (Planning) 952-563-8925
Amanda Johnson (Bldg & Insp) 952-563-8961	Jen Desrude (Eng.) 952-563-4862
Randy Quale (Park & Rec) 952-563-8876	Erik Solie (Env. Health) 952-563-8978
Heidi Miller (Police) 952-563-4975	Londell Pease (Planning) 952-563-8926

Project Information:

Project	Montessori at Peace Lutheran Church
Site Address	8600 E BUSH LAKE RD, BLOOMINGTON, MN 55438
Plat Name	PEACE LUTHERAN CHURCH ADDITION;
Project Description	Conditional Use Permit for a Montessori daycare at an existing Place of Assembly.
Application Type	Conditional Use Permit
Staff Contact	Nick Johnson nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	ANDERSON WILLOW J
Post Application DRC	NO

Guests Present:

Name	Email
Willow Anderson	willow@willowandersonlaw.com

Discussion/Comments:

- Nick Johnson (Planning):
 - The application is for a conditional use permit for a daycare. It is for summer programming (for an existing daycare in city) for 20 kids, 3 staff max. This application would end at Planning Commission pending appeal, and the applicant would like to make application on May 11th.
 - L.Pease asked the long term plan?
 - Applicant said it would be seeing how it goes after this year
- Randy Quale (Park and Recreation): No comment
- Kent Smith (Assessing):

- This lease of space may create a taxable sub-record for taxes payable in 2017. If you are planning for space to be exempt, you would need to apply for exemption.
 - Applicant stated if it disturbed churches tax exempt status, they may change locations.
- Why operate out of this space when you have an existing building that isn't used during the summer?
 - They would like to be able to take advantage of MN summers and proximity to Richardson Nature Center and parks for working parents who can't take summers off, and the children wouldn't have to be at the same place all school year.
- Erik Solie (Environmental Health):
 - All food service will be provided by students. No other food will be given to students by staff. If there is no food service, a food license is not required.
 - E.Solie asked Planning if they need to renew the CUP every year.
 - L. Pease said no, unless there is 365 continuous days without the use being established, it doesn't expire. Planning anticipates the church will be coming in with upgrades and adding parking in the coming months and if applicant wants longer term, it might be good to work with them.
 - E.Solie said churches are exempt from food licensure so if bringing in food, they need to talk about changing licensure. This may also be an opportune time to work with the church if any changes are needed in the kitchen to obtain a food license. H. Miller asked about vacation bible schools and E. Solie mentioned it is exempt from a religious background.
- Duke Johnson (Building and Inspection):
 - Not an E occupancy but ancillary use of the church. D. Johnson asked if any children under 33 months old?
 - Applicant says no.
 - If using any rooms for infants with more than 10 occupants in room, they have to have secondary exit directly to the outside. L. Pease asked if one of the rooms noted "Nursery" on the floor plan had two exits that met this requirement and D. Johnson concurred.
- Laura McCarthy (Fire Prevention):
 - The church is currently unsprinklered. If the space is considered an I occupancy (which it is not since there are no children under 33 months), the building would be required to be sprinklered and the fire alarm upgraded. If the space is an E occupancy, a fire alarm upgrade will be required.
 - L. McCarthy asked if it would operate out of the lower level? Applicant responded yes. Since more than 5 children, would need fire alarm upgrade. Fire Inspector Pete Miller has received paperwork from the Licensure requesting a fire inspection.
- Heidi Miller (Police):
 - Has observed this intersection at the proposed daycare start and end times that were mentioned in narrative. It will be difficult for parents/guardians to exit the property and turn north on East Bush Lake Road during those times and, as a courtesy to those parents, the school should make them aware.
- Jen Desrude (Engineering):

- Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- Nick Johnson (Planning):
 - Based on the submitted Project Description, the proposed daycare requires 5 dedicated parking stalls. Asked applicant to identify on the site plan which parking spaces will be utilized for the proposed use.
 - The church should evaluate scenarios of concurrent use of the facility while the daycare is in operation. Appropriate levels of on-site parking must be maintained.
 - The applicant might want to think about future plans for daycare so they don't continually have to amend conditional use permit.