



Development Review Committee

Approved Minutes

Development Application, #PL2016-50
Meeting Date: April 12, 2016
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Randy Quale (Park & Rec) 952-563-8876
Duke Johnson (Bldg & Insp) 952-563-8959
Jen Desrude (Eng.) 952-563-4862
Eileen O'Connell (Pub. Health) 952-563-4964

Kent Smith (Assessing) 952-563-8707
Mike Thissen (Env. Health) 952-563-8981
Heidi Miller (Police) 952-563-4975
Michael Centinario (Planning) 952-563-8921
Glen Markegard (Planning) 952-563-8923
Mike Hiller (Planning) 952-563-4507

Project Information:

Project	8100 Pillsbury Avenue S. Exterior Storage Lot
Site Address	8100 Pillsbury Avenue
Plat Name	NICOLLET 3RD ADDITION;
Project Description	Conditional use permit for outdoor storage as a primary use and variances to 1) reduce the minimum landscape yard on the north property line from 20 feet to 10 feet; 2) reduce the minimum landscape yard for internal property lines from five feet to zero feet; and 3) remove the minimum lighting requirement for the exterior storage lot for site improvements.
Application Types	Conditional Use Permit (CUP) Variances
Staff Contact	Mike Centinario, 952-563-8921
Applicant Contact	PIETIG GREGORY J
PC	5/5/16
CC (tentative)	5/16/16

Guests Present:

Name	Email
Joel Pietig, Ace Concrete	joel@acecrete.com
Greg Pietig, Crosstown Concret	gpietig@aol.com
Adam Pietig, Southside Concrete	adam@southsideconcrete.com
Andy Pietig, A. Pietig Concrete	pietig@apietigconcrete.com

Discussion/Comments:

- Mike Centinario (Planning):

- Introduced the requests which include a CUP for outdoor storage as a primary use and variances to: 1) reduce the minimum landscape yard on the north property line from 20 feet to 10 feet; 2) reduce the minimum landscape yard for internal property lines from five feet to zero feet; and 3) remove the minimum lighting requirement for the exterior storage lot.
 - Explained the use has been continuous for a number of years first under temporary conditional use permits and most recently under interim use permits.
- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - No platting is required so no park dedication is required.
- Mike Thissen (Environmental Health):
 - Noted the site is not currently in compliance with a number of requirements of the zoning district.
- Duke Johnson (Building and Inspection):
 - Building permit required for any fence over 7 feet in height. Verified the surface parking material will be concrete.
- Laura McCarthy (Fire Prevention):
 - Orderly storage is needed so fire/emergency access is maintained.
 - Verified that if a gate system is used, it needs to be secured in a way that Emergency Responders could access the lot that doesn't require destroying the fence (such as chain and padlock system). Applicant representative stated they wish to fence three sides of the lot and leave the alley access (west) open. Applicant's representative stated they may enclose the storage area on all four sides at some point in the future, but not as part of this application.
- Heidi Miller (Police):
 - Recommend the lot be secured on all sides to defer theft.
- Jen Desrude (Engineering)
 - Noted the comment summary was provided to the applicants.
 - Require two separate plans be provided, one for this application and another for future improvements and a timeline for future phasing.
 - Verified the existing curb cuts on Pillsbury and 81st Street will remain at this time. Noted that typically unused curb cuts are filled in. Applicants confirmed and stated the curb cut access off of Pillsbury is part of this application and phase and will be a gate. If the applicant wants to retain the 81st Street curb cut for future use, they will need to provide a timeline for the future use. If it is too far out in the future, it will be required to be filled in.
 - Asked the applicants what kind of a timeframe they are anticipating for the phases of the project. Applicant representatives stated over a three year period.
 - Nine Mile Creek permit is required and the permit may need to be adjusted if the project is phased.
 - Noted the alley location and curb cuts need to be addressed and suggested a separate meeting with Engineering staff to discuss the issues.
- Eileen O'Connell (Public Health):
 - No comment.
- Mike Centinaro (Planning):

- Explained there are a number of outdoor storage sites throughout the City that have received approval for temporary condition use permits and interim use permits over the years. The intent of temporary or interim permits is to layout a plan to bring the site into compliance with the City Code. The plan submitted does not meet the Code requirements and while it is the right of a property owner to apply for variances to the Code, staff is not supportive of the variance requests as staff does not believe the required findings in Chapters 2 and 21 can be made. If the applicant wishes to move forward with the CUP and variance requests, the ultimate decision maker for these types of applications is the City Council.
- The plans submitted did not include enough details on the phasing being sought. If you wish to move forward submit a phased site plan and project narrative/description detailing the plan. A phased plan could be approved subject to review.
- Moving forward with the submitted plan as presented is an option with Planning Commission consideration on May 5. Tentative City Council review is scheduled for May 16.
- If you wish to submit revised plans, depending on how quickly those plans are submitted, it may be necessary to extend the review to allow for timely review.
- Staff would like to set up a side meeting with applicant and staff to clarify details and phasing and to determine direction the applicant is seeking to pursue.
- Discussion ensued regarding other storage properties within the City the applicants have observed that do not appear to be Code compliant. McCarthy suggested discussion between staff and the applicants occurs after the conclusion of this meeting.
- Glen Markegard
 - The applicant could submit revised plans that meet Code and withdraw the variance applications which staff would support the conditional use permit application, pending review.
- Applicant stated they are frustrated because the existing fence erected 10 feet from the property line along 81st Street was erected at the request of staff in a previous approval and staff is now requiring the fence to be 20 feet from the property line to be Code complying. Markegard explained the difference is the current application for a CUP is for a permanent use of the property, not temporary or interim in nature.