



Development Review Committee Approved Minutes

Development Application, #PL201600106

Mtg Date: 6/28/16

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

Vicky Soukaseum (Eng.) 952-563-4627

Kent Smith (Assessing) 952-563-8707

Erik Solie (Env. Health) 952-563-8978

Tim Kampa (Utilities) 952-563-8776

Heidi Miller (Police) 952-563-4975

Project Information:

Project	CenterPoint Energy Regulation and Receiver Station Project
Site Address	9407 OLD CEDAR AVE S, BLOOMINGTON, MN 55425
Plat Name	KIDDER NURSERY ADDITION;
Project Description	Conditional Use Permit and Final Site and Building Plans for a limited public utility facility in the R-1 zoning district.
Application Type	Conditional Use Permit Final Site and Building Plan
Staff Contact	Nick Johnson
Applicant Contact	Wayne Sicora wayne.sicora@erm.com (612) 347-7128
PC (tentative)	07/21/2016
CC (tentative)	TBD

Guests Present:

Name	Email
John Anderson	john.w.anderson@CenterPointEnergy.com
Mark Mason	mark.mason@erm.com
Adam Birr	adam.birr@erm.com
Jason Amundsen	Jason.amundsen@stantel.com

Discussion/Comments:

- Nick Johnson (Planning):
 - Replacing an existing regulation and receiver station that serves underground and above ground pipeline. The existing location is on the southwest corner of Old Cedar Avenue and Old Shakopee Road, and a little over 650sq/ft. There will need to be coordination with the City while street work and utility work is active in the area. The structure is over 650 sq. /ft. in size.
- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - No comment.

- Erik Solie (Environmental Health):
 - No comment.
- Duke Johnson (Building and Inspection):
 - No Comment.
- Laura McCarthy (Fire Prevention):
 - No Comment.
- Heidi Miller (Police):
 - No Comment.
- Jen Desrude (Engineering) provided the Public Works comments and noted the following:
 - Hydro CAD modelling does not match; stormwater management plan cannot be approved
 - Note: it drains to the Minnesota River, which is an impaired body of water, and be cognizant of that and include in stormwater management plan.
 - City project will not bid in 2016, it will in 2017.
- Tim Kampa (Utilities):
 - Coordinate with City designers and engineering regarding the new watermain that will be down Old Cedar Avenue as well as curb and gutter work.
- Eileen O'Connell (Public Health):
 - No Comment.
- Nick Johnson (Planning)
 - Ordinance to exempt utility structure in the bluff has been approved by City Council on June 27, 2016-the application can move forward.
 - Additional screening will be needed on the western and southern portion of Old Cedar Avenue where there are some aboveground pipelines. Proposed plans show ivy on the fence which will not suffice; code compliance requires year round screening. Full opaque fencing or rows of Evergreens trees (Evergreen trees suggested as more appropriate).
 - Existing shed is a legally non-conforming structure-once removed, it cannot be replaced.