



Development Review Committee

Approved Minutes

Development Application, #PL201600161
Mtg Date: October 4, 2016
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Randy Quale (Park & Rec) 952-563-8876	Erik Solie (Env. Health) 952-563-8978
Duke Johnson (Bldg & Insp) 952-563-8959	Amanda Johnson (Bldg & Insp) 952-563-8961
Jen Desrude (Eng.) 952-563-4862	Heidi Miller (Police) 952-563-4975
Eric Wharton (Utilities) 952-563-4579	Michael Centinario (Planning) 952-563-8921
Tim Kampa (Utilities) 952-563-8776	

Project Information:

Project	CUP, Final Site and Building Plans, and Tax Parcel Consolidation for Auto Inventory Lot
Site Address	8860 WENTWORTH AVE S 8870 WENTWORTH AVE S 8824 WENTWORTH AVE S
Plat Name	10 027 24; REGISTERED LAND SURVEY NO 1303; REGISTERED LAND SURVEY NO 1303
Project Description	Conditional Use Permit Final Site and Building Plans Tax Parcel Consolidation for Auto Inventory Lot at 8824, 8860, 8870 Wentworth Avenue South
Application Type	Conditional Use Permit Final Site and Building Plan Site Parcel Combination
Staff Contact	Mike Centinario
Applicant Contact	THE LUTHER CO LLLP
PC	10/27/16
CC (tentative)	11/7/16

Guests Present:

Name	Email
Peter Beck	peter@peterbecklaw.com
Linda McGinty	Linda.mcginty@lutherauto.com
Kathleen Hammer	khammer@landform.net
Sean Murphy	smurphy@landform.net
Steve Sabraski	ssabraski@landform.net

Discussion/Comments:

- Mike Centinario (Planning):
 - Applicants are proposing converting 8824, 8860, and 8870 Wentworth Ave to one larger inventory lot and therefore combining 3 parcels into 1 legal parcel. Planning had asked them to prepare an exhibit for truck movement last time, and they have completed that.

- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - This will be the first of the administrative combining of parcels.
- 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)
 - Applicants were asked to provide a storm water management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Water Resources now has this and approved this.
 - Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- Tim Kampa (Utilities):
 - Water service at end of building is cut off and there is trouble finding the valve under the road. Work with Utilities to get those abandoned along with sewer service. They are reusing the water service on the 8824 building and it looks like there is a sewer service as well.
 - Applicant asked if that had to be removed in entirety. T. Kampa says it just needs to be cut off at the split. He then asked about future building on site. Applicant answered not at this time. T. Kampa wants to ensure Met Council is aware of SAC credits. Nontransferable to other properties Luther owns.
- Mike Centinario (Planning):
 - The applicant provided a revised landscape plan prior to the meeting. While the landscape plan meets City Code with regards to the number of plantings, staff has concerns about the plan's design.
 - Extend opaque fence along north property line until it is in-line with building to the north. Extend opaque fence along south property line until it is in-line with building to the south.
 - Applicant answered that C2.1, Note 7 on plans identify the change.
 - Shift fence along Wentworth closer to the inventory lot to allow all plantings to be located between the property line and the fence.
 - While there is a 0.5 footcandle maximum along property lines, the maximum does not apply along public streets. Lighting levels at the north gate may exceed 0.5. Staff recommends 2.0 footcandles at the north gate. There is no limit along public right of way. Recommendation to limit as much as possible.
 - Applicant asked if this is the exterior to street side that needs to be lit to 2.0 footcandles. M. Centinario replied yes and it is essentially for a security improvement.
 - Applicant asked if the city would be open to something other than direct cut off but something toward the lot with an angle. M. Centinario mentioned there are some options, and they can figure some things out for that. Applicant was

hoping this would help to limit spillover at property line. They are to work with staff on this.

- Planning staff believes landscape islands should be incorporated into at the end of parking rows. Some of the plantings located along the perimeter could be re-located within islands. As an alternative to traditional 6 inch curbing, the applicant may consider recessed curbing, which would contribute towards managing stormwater.
- This is first conditional use permit to come to council as having discussions on city code. It will be a test case to see what action on this site will be. It may also inform future code amendments; the staff perceptive is to see how should be treating outdoor storage, which is an ongoing discussion.
 - Applicant questioned what the benefit of the islands would be when storage wouldn't be visible from public right of way. That is something that they will be finding out. Applicants plan to carry this issue forward.
- H. Miller asked about potential vehicle fires and if police would need to be responding to someone stealing a vehicle and wondering about what the gate will be for access. Applicants mentioned composite fencing in front. They currently have an electronic fence. That is still unknown at this point as to what the plan will be. L. McCarthy mentioned it depends on what provide for override and working on what works for both fire and police at this point. There was thought of a key box which would require a column. Another thought is a Knox Box which has a barrel key mechanism that could be used here. Applicants are to maintain the emergency access points and provide adequate turning radius to any existing structures and through the parking area.
- M. Centinario added that with delivery and unloading, the trucks enter through the south gate and exit through the north gate. Staff believes this is the best alternative and will be recommending the condition to ensure no idling trucks on Wentworth.
- K. Smith asked the applicants when they hoping to start?
 - Applicant answered next fall.
- Applicant asked about maintaining water supply.
 - L. McCarthy wants to ensure any changes that occur don't inhibit hydrant coverage. Applicants are to maintain the water supply.
- The Planning Commission public hearing is scheduled for October 27th. City Council meeting tentatively scheduled for November 7th.