



PLANNING COMMISSION SYNOPSIS

Thursday, October 22, 2015

CALL TO ORDER

Chairperson Nordstrom called the Planning Commission meeting to order at 6:00 PM in the City Council Chambers of the Bloomington Civic Plaza.

COMMISSIONERS PRESENT: Nordstrom, Willette, Spiess, Batterson, Fischer, Bennett, Goodrum
STAFF PRESENT: Markegard, O'Day

Chairperson Nordstrom led the attendees in the reciting of *The Pledge of Allegiance*.

ITEM 1
6:02 p.m.

CASE:	10000I-15
APPLICANT:	Nelmac Limited Partnership (owner) Eagle Ridge Partners (developer)
LOCATION:	City Wide
REQUEST:	Privately initiated City Code Amendment to allow health clubs as a conditional use in the I-3 Zoning District when not exceeding one half of the building floor area on a site and when adjacent to an arterial or collector street, thereby amending Chapter 19 of the City Code

SPEAKING FOR THE APPLICANT:

Eric Reiners, Sperides Reiners Architects, 4200 W Old Shakopee Road

PUBLIC HEARING DISCUSSION:

Markegard stated the applicant would like to establish a health club at James Avenue and West 96th Street. The building was formerly occupied by Genpack and used in part as a plastics manufacturing plant, but has been vacant for several years. Under the proposal, a portion of the building would be used for a training center and offices. Two portions of the building would be removed in order to accommodate additional parking. The remainder of the building would be used as a health club, specifically focused on rock climbing walls. The site is zoned I-3, which does not currently allow health clubs. The applicant proposes to amend the City Code to include health clubs as a conditional use in the I-3 District subject to two limitations. The health club may not exceed one half of the building floor area on the site and must be adjacent to an arterial or collector street. Markegard presented a map that showed all other areas zoned I-3 that would be affected by this code amendment.

Fischer asked if the limitation on building size would be met after the building tear down.

Markegard stated yes, the health club would be around one third of the floor area on the site.

Willette asked if it is necessary to tear down part of the building to accommodate parking needs.

Markegard said it is required to meet parking requirements. If the code amendment was approved, a Conditional Use Permit would come before Planning Commission at a later date.

Nordstrom noted the code amendment moves to City Council. But the conditional use permit would be a final decision by the Planning Commission.

Reiners stated he is with Sperides Reiners Architects and is working with Eagle Ridge Partners on the project. The building has unique characteristics that include large volumes and special components that would be compatible with this type of use. It is a great way to reuse the structure.

Willette asked what type of equipment would be used in the building.

Reiners said the volumes would remain open and the new owner would use the walls for climbing systems.

Willette asked if it is similar to REI's equipment.

Reiners stated it would be very similar.

The public hearing was closed via a motion.

Spiess said the proposal is a great way for repurposing a vacant industrial building and would be a great opportunity for field trips and team building.

Goodrum said he is very supportive of this application. He asked staff if the applicant will be removing the portion of the building.

Markegard said that the applicant will bring forward a separate application that includes the removal of part of the building.

Goodrum asked whether the health club square feet would be less than one half the total floor area on site after demolition of a portion.

Markegard stated he understood that the health club portion of building as proposed to be approximately one third of the total floor area remaining on site after the demolition and asked Reiners to confirm, which Reiners did with a head nod.

Fischer said he is concerned that an industrial use is taken away by the proposal given that preserving industrial jobs is important to the City, but understands the building has been vacant and there may not be a good industrial reuse.

Nordstrom announced the item moves to City Council on November 2, 2015.

ACTIONS OF THE COMMISSION:

M/Spiess, S/Willette: To close the public hearing. Motion carried 7-0.

M/Spiess, S/Fischer: In Case 10000I-15, I move to recommend approval of an ordinance to amend Section 19.33 by making Health Clubs a conditional use in the I-3 General Industrial zoning district. Motion carried 7-0.

ITEM 2
6:15 p.m.

CASE:	3400A-15
APPLICANT:	Redemption Lutheran Church (owner) Verizon Wireless (user)
LOCATION:	927 E Old Shakopee Road
REQUEST:	Major revision to final site and building plans to construct a 65 foot bell tower with screened Verizon antennas

PUBLIC HEARING DISCUSSION:

Markegard said Verizon is requesting a continuance to the November 5th, 2015 Planning Commission meeting. The applicant said they are optimistic this will be the last continuance.

ACTIONS OF THE COMMISSION:

M/Batterson, S/Spiess: In Case 3400A-15, I move to continue the item to the November 5, 2015 Planning Commission meeting.
Motion carried 7-0

ITEM 3
6:15 p.m.

CASE:	Consider approval of draft Planning Commission meeting synopses:
	<ul style="list-style-type: none"> • 8/27/15 • 9/3/15 • 9/17/15

ACTIONS OF THE COMMISSION:

M/Fischer, S/Bennett: I move to approve the synopsis of the 8/27/15 Planning Commission meeting as presented.
Motion carried 6-0.

M/Willette, S/Fischer: I move to approve the synopsis of the 9/3/15 Planning Commission meeting as presented.
Motion carried 5-0.

M/Spiess, S/Willette: I move to approve the synopsis of the 9/17/15 Planning Commission meeting as presented.
Motion carried 7-0.

The meeting adjourned at 6:17 p.m.

Prepared By: EO Reviewed By: GM

Approved By Planning Commission:

11/5/15