

Approved Minutes

City of Bloomington
Development Review Committee
July 15, 2014

McLeod Conference Room
 Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Laura McCarthy (Fire Prev) – Chair, 952-563-8965	Erik Solie (Environmental Health) 952-563-8978
Kent Smith (Assessing) 952-563-8707	Michael Centinario (Planning) 952-563-8921
Duke Johnson (Bldg. & Inspection) 952-563-8959	Dennis Fields (Planning) 952-563-8925
Jen Desrude (Engineering) 952-563-4862	Tim Kampa (Utilities) 952-563-8776
Denise Dargan (Engineering) 952-563-4629	Kim Czapar, (Police) 952-563-8808

<i>Item #3 – Formal</i>	Red's Rubbish Service, Inc
<i>Site address</i>	1800 West 94th Street
<i>PC Hearing</i>	PC Hearing 8/7/2014; Council Hearing 8/18/14
<i>Application type</i>	Conditional Use Permit – Case Number 4206A-14
<i>Staff contact</i>	<u>Fields, Dennis</u> (ext. 8925)
<i>Proposal</i>	The applicant has received enforcement notice from Environmental Health regarding the use of the exterior storage area for a use that is not directly related to the primary use of the building on the property. This is considered a separate use and requires a Conditional Use Permit for exterior storage. The applicant is applying for a conditional use permit for a 23,000 square foot exterior storage area at 1800 west 94th street. The area currently is asphalt and surrounded by a chain link fence with a gate on the south east corner.
<i>Staff comments</i>	This item must be reviewed by Planning Commission and City Council.
<i>Decision maker</i>	City Council
<i>Reviews</i>	DRC; City Council; Planning Commission
<i>Contact 1</i>	Gregory Burt 140 West 98th Street, Suite 111 Bloomington, MN 55420
<i>Contact Info</i>	952-346-0613 (O) 612-308-4414 (c) 952-346-4185 (fax) billing@burtsdisposal.com

Guests Present

None Present

Discussion/Comments:

- Dennis Fields (Planning):
 - The applicant has received enforcement notice from Environmental Health regarding the use of the exterior storage area for a use that is not directly related to the primary use of the building on the property. This is considered a separate use and requires a Conditional Use Permit for exterior storage. The applicant is applying for a conditional use permit for a 23,000 square foot exterior storage area at 1800 West 94th street. The area currently is asphalt and surrounded by a chain link fence with a gate on the south east corner.
 - Area is existing, and when the property was approved, it included exterior storage for the building. It appears the building tenants no longer need the exterior storage and are renting it out, so this will require a conditional use permit since the user is not a building tenant.
- Kent Smith (Assessing):
 - Asked if there is there sufficient parking for two buildings. Fields stated that, since it was approved this way and no changes or increases in square footage, it's legally non-conforming. Since it's not being expanding, City wouldn't require additional parking.
- Erik Solie (Environmental Health):
 - Continue to work with Planning and Engineering for approval.
 - No use of semi trailers for exterior storage containers.
- Duke Johnson (Building and Inspection): No comment.
- Laura McCarthy (Fire Prevention):
 - Fire lane concerns for Tamarack at 9300. Storage and has been an issue in this area. This is a higher hazard type of building. Is the storage in the same area, will it be fenced/what's the plan for new storage area? Fields stated that no plans were submitted for changes. Currently there is a chain link fence with gate. Staff will require full screening from the street.
 - Cannot use storage containers as warehouse space. If warehouse space is needed, it would require a building onsite. Can store trailers if planning on taking it out of storage and moving to another location. Cannot have pod or storage container there and use them in place of a building.
 - McCarthy stated that the 20 feet fire lane is required for the 9300 building. This will reduce area of storage, but it shouldn't have intruded in fire lane initially. Maintain fire lane to other buildings. After further discussion, it was determined that only a 5ft easement is currently in place between the outdoor storage and the 9300 building. Fire lane requirements for the building would apply to the 9300 building not the outdoor storage area being proposed.
- Kim Czapar (Police): No comment.
- Jennifer Desrude (Engineering):
 - If making site changes, will need full civil set of plans.
 - Recommendation: Refuse containers to be stored inside due to stormwater contamination.
- Tim Kampa (Utilities): No comment.
- Dennis Fields (Planning):
 - Will need to have secured gate entrance. If not secured, would require full lighting compliance throughout the site. With secured gate, it would only require lighting at the entrance gate which would need 1.5 foot candles.
 - Curb and gutter. Since asphalt, don't want to impede drainage with curbing.
 - Parking – Existing onsite.
 - McCarthy stated that emergency services will need access. One solution is a gate with a lock that can be cut if need-be. Will work with tenant on emergency service needs.

Site Address: 1800 W 94th St.

DOSCH PROPERTIES LLC

Plat name: REGISTERED LAND SURVEY NO. 1212

Proposal: CUP

PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

City of Bloomington 1700 West 98th Street, Bloomington, MN 55431 952-563-4870

Applicant Information

Dosch Properties, LLC
9336 James Avenue So
Jim Dosch
Day 952-888-1093
Cell 612-578-1717
Fax 952-888-1093
doschprperties@comcast.net

Red's Rubbish Service Inc.
140 W 98th St. Suite 111
Bloomington, MN 55420
Gregory A Burt
billing@Burt'sDisposal.com
Day 952-346-0613
Cell 612-308-4414
Fax 952-346-4185

Case No: 4206A-14

Permit No:

Scheduled for:

Informal DRC:
Formal DRC: 7/15/14

Planning Commission:
City Council:

Date Received:	7/10/14			
Return to:	Michael Centenario			
Due Date:	7/14/14			

Plan Reviewer	Date	Date	Date	Date
Development/Services Section – 952-563-4862				
Jen Desrude (JCD), Civil Engineer	7/14/14			
Traffic Section				
Amy Marohn (ALM), Civil Engineer	7/14/14			
Tom Bowlin (TPB), Civil Engineer				
Kirk Roberts (KAR), Traffic & Trans. Engineer				
Street Design & Construction Section				
Steve Jorschumb (SKJ), RLS	7/14/14			
Julie Long (JML), Senior Civil Engineer	7/14/14			
Bob Simons (BPS), Civil Engineer	7/14/14			
Water Resources Section				
Bryan Gruidl (BRG), Sr. Water Resources Manager				
Steve Segar (SWS), Civil Engineer	7/14/14			
Utilities Division				
Tim Kampa (TKK), Civil Engineer				
Eric Wharton (ECW), Civil Engineer	7/11/14			
Maintenance Section				
Scott Anderson (SMA), Assist. Maint. Superintendent	7/14/14			
Dave Hanson (DLH), Assist. Maint. Superintendent				
Administration				
Jim Gates (JBG), Deputy Director of PW				
Karl Keel (KPK), Director of Public Works				
Shelly Pederson (SAP), City Engineer				

Email
Fax
Other

1. Development/Services Section (Plats, Easements, Agreements, Misc.)

CC = Council Condition of Approval
 PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits
 S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
Miscellaneous Comments					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnish a revised Grading, Drainage, Utility, and Erosion Control plan. Plans shall be reviewed and approved by the City Engineer prior to issuance of permits.	JCD 7/14/14	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MN licensed Civil Engineer must design and sign all civil plans, including Grading, Drainage, Utility and Erosion Control plans.	JCD 7/14/14	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is it already paved?	JCD 7/14/14	

2. Traffic Section & Street Design / Construction Section

No comment JML, SKJ, BPS, ALM

3. Water Resources Section

CC = Council Condition of Approval
 PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits
 S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
Storm Water Comments					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior storage of refuse containers and trucks is preferred to minimize storm water runoff contamination potential.	SWS 7/14/14	

4. Utilities Division

No comment.

5. Maintenance Section

No comment.