

Approved Minutes

City of Bloomington

Development Review Committee

July 1, 2014, 10:00 AM

McLeod Conference Room

Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Kent Smith (Assessing) 952-563-8707

Duke Johnson (Bldg. & Inspection) 952-563-8959

Jen Desrude (Engineering) – Chair 952-563-4862

Denise Dargan (Engineering) 952-563-4629

Randy Quale (Parks & Rec) 952-563-8876

Glen Markegard (Planning) 952-563-8923

Michael Centinario (Planning) 952-563-8921

Dennis Fields (Planning) 952-563-8925

Heidi Miller (Police) 952-563-4975

Kim Czapar, (Police) 952-563-8808

<i>Item 4 – Informal</i>	Dance Studio - 10820 Normandale Blvd
<i>Site address</i>	10820 Normandale Blvd
<i>Application type</i>	Conditional Use Permit
<i>Proposal</i>	<p>Expand a previously approved conditional use permit.</p> <p>Currently we are located at 10824 Normandale Boulevard in the Minnesota Valley Building. Our dance studio is in our second year at this space and currently has 70 students and growing. We are looking to expand into the two spaces next door to us, so that way we have more ability to continue to grow. We would be going from 4,100 square feet to 8,210 square feet. The address is 10820 Normandale Boulevard and we would like to continue with the hours agreed upon in the previous CUP. We are hoping with this move we would be able to grow to the size of 150 by having another dance studio space, viewing rooms for parents and more space for students to pass through in between classes. Attached is the proposed floor plans. We have spoken with the owners and agreed upon rental/build out fees.</p>
<i>Plat name</i>	Unplatted
<i>Decision maker</i>	Planning Commission
<i>Reviews</i>	DRC; Planning Commission
<i>Contact 1 name</i>	Brittany Radke - brittanyradke13@gmail.com - 96123823993

Guests Present

Brittany Radke Owner/Director

Discussion/Comments:

- Dennis Fields (Planning):
 - Application for expansion of an existing conditional use. Looking at expanding into adjacent space, essentially doubling size of conditional use permit. Would like to grow from 70 to up to 150 students or more. Currently has some existing conditions of approval which will remain.
 - Parking would need to be reviewed. Please provide additional information for parking for other tenant spaces, ie: warehouse, office space, learning center. Need to review for parking. Tenant to gather this information from landlord.

- Randy Quale (Park and Recreation): No comment
- Kent Smith (Assessing): No comment
- Duke Johnson (Building and Inspection):
 - Occupant load is 50 in dance areas. Will the viewing room. be open, with no fixed seating? Yes, open with a couple chairs. Occupant load would be 7 sq. feet per person. If over 50 occupants, doors have to swing out and there would need to have an additional exit. This will need to be discussed again during plan review.
 - Bathrooms – 1 new unisex bathroom will add more. Size might not meet handicap code. Mens, womens, and unisex would need to meet handicap code.
 - Receptionist desk to be used as a check-in, bill pay area. Occupant load and SAC charges will be lower if it's listed as a retail-type area.
- Jen Desrude (on behalf of Fire Prevention):
 - Occupancy would be Fire Marshall's main concern. Please contact Laura McCarthy with questions (952-563-8965 or lmccarthy@BloomingtonMN.gov).
- Kim Czapar (Police):
 - General guidelines provided.
- Jennifer Desrude (Engineering):
 - Sewer availability charge (SAC) – Because space is being increased and restrooms added, tenant will need to call Met Council for SAC charges. Will ask about sq. footage and use.
- Dennis Fields (Planning):
 - Parking is main issue.
 - Fields said from Environmental Health, there would be a concern about food being sold. Applicant said that there would be no food sold or vending machines in the dance studio, only the water fountain that is being added.

Staff agreed this does not need to come back for Formal DRC. This would go to Planning Commission and would stop there. If parking deviation, it'd have to come back to City Council.

- Duke Johnson (Building and Inspection):
 - Would require a signed drawing (by an architect) when permit application comes in.

Site Address: 10800 -20 Normandale Blvd

DANCE STUDIO

Plat name: REZAC WILL 10TH ADDITION

Proposal: Conditional Use Permit expanding space for dance studio

PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

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

Applicant Information

Brittany Radke
brittanyradke13@gmail.com
612-382-3993

Case No: n/a

Permit No:

Scheduled for: Informal DRC: 7/1/14 Item #4
Formal DRC:

Planning Commission:
City Council:

Table with 5 columns: Date Received (6/27/14), Return to (Dennis Fields), Due Date (6/30/14), and two empty columns.

Main review table with columns: Plan Reviewer, Date, Date, Date, Date. Rows include sections like Development/Services, Traffic, Street Design & Construction, Water Resources, Utilities, and Maintenance.

Email
Fax
Other

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

No comment. JCD

2. Traffic Section & Street Design / Construction Section

No comment. SKJ, JML, BPS, KAR

3. Water Resources Section

No comment. BRG

4. Utilities Division

CC = Council Condition of Approval
 PR = Plan Comments - need to revise plans or satisfy comment, but does not necessitate a Council condition
 S/R = Suggestions/Recommendations

CC	PR	S/R	Comment	Date & Initial	Date Complete
<i>General</i>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services. Demo plan should identify prior use and street addresses of bays involved.	6/27/14 ECW	