

# 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	Londell Pease (Planning) 952-563-8926
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 # 1 - Informal</i>	City Scape Dance Studio
<i>Site address</i>	9901 Lyndale Avenue South
<i>Application type</i>	Conditional Use Permit
<i>Staff contact</i>	<a href="#">Fields, Dennis</a> ext. 8925
<i>Proposal</i>	City Scape Dance Studio proposes a small dance studio (660 Sq.Ft.) in an existing multiple tenant center. The studio would use a 240 square foot room across the hall for parent / student waiting. Common restrooms would be provided at the rear of the building. Minimal changes would be completed to accommodate the use.
<i>Plat name</i>	9900 SHOPPES
<i>Decision maker</i>	Planning Commission
<i>Replat/Park dedication</i>	No
<i>Reviews</i>	DRC; Planning Commission
<i>Contact 1 Info</i>	Chandra Saign - <a href="mailto:info@dancecamp.org">info@dancecamp.org</a> (PH: 952-881-6217) 10251 Lyndale Avenue South

**Guests Present**

Chandra Saign - [info@dancecamp.org](mailto:info@dancecamp.org) (PH: 952-881-6217)

**Discussion/Comments:**

- Dennis Fields (Planning):
  - City Scape Dance Studio proposing a small dance studio (660 Sq.Ft.) in an existing multi-tenant center. The studio would use a 240 square foot room across the hall for parent / student waiting. Common restrooms are available at the rear of the building. Parking is the main concern. Tenant will need to ask the landlord for list of uses inside the building so that a parking analysis can be completed by staff. Hours of operation anticipated for dance studio would be Monday – Thursday, 4:30pm - 9:00pm. 3-6 students per class, ages 3 to teens.

- Kent Smith (Assessing): No comment.
- Erik Solie (Environmental Health): No comment.
- Duke Johnson (Building and Inspection):
  - Two bathrooms.
  - Asked about viewing area for parents. The applicant noted that on parent viewing days, parents would participate in class.
  - SAC determination may be needed.
- Laura McCarthy (Fire Prevention):
  - This is a partially sprinklered strip mall. If this space is not sprinklered, it will need to be, as part of condition on the building. The condition on the building is as building permits are pulled and work is done, sprinkler system must be extended into spaces that are being worked on. The sprinkler main has already been brought into the building, but not sure if this space has been sprinklered.
- Kim Czapar (Police):
  - Provided standard City Code checklist to tenant.
- Jennifer Desrude (Engineering): Provided Public Works comments to tenant.
  - If no work being done on exterior, there are some comments that can be disregarded. –However, the parking lot is confusing and doesn't make sense how it's laid out, with one-way aisles coming from two directions and meeting in the middle. Users may be confused. While it's nothing the tenant can address, she may want to bring it up with the property owner.
  - Bike rack on-site requested. Tenant will provide.
  - Londell Pease (Planning) brought up a crosswalk for children. Asked if there any concerns with safety for this space, due to proximity to Lyndale? Desrude stated that it'd be a nice to have, but would not be a requirement.
  - Engineering/Traffic concerned with inadequate parking which will be explained with the Parking Analysis.
- Tim Kampa (Utilities):
  - The phone number for Met Council for the SAC charge is listed in the handout.
- Dennis Fields (Planning):
  - If location is code compliant, it would not need to go to City Council.
  - Pease mentioned cabinet sign. Fields stated that it's a separate application, not part of conditional use permit. After conditional use permit, tenant can apply for signage.

Staff does not see need to come back for Formal.