



PLANNING COMMISSION SYNOPSIS

November 20, 2014

CALL TO ORDER

Vice-Chairperson Spiess called the Planning Commission meeting to order at 6:00 p.m. in the City Council Chambers of the Bloomington Civic Plaza.

COMMISSIONERS PRESENT: Spiess, Willette, Fischer, Batterson, Bennett

COMMISSIONERS ABSENT: Nordstrom, Goodrum

STAFF PRESENT: Farnham, Fields, Centinario, Hiller

Vice-Chairperson Spiess led the attendees in the reciting of *The Pledge of Allegiance*.

ITEM 1

6:02 p.m.

CASE:	4788C-14
APPLICANT:	The Toro Company
LOCATION:	600 West 82 nd Street
REQUEST:	Variance from the rooftop screening requirements on an existing building

PUBLIC HEARING DISCUSSION:

Fields identified the location and the surrounding uses. He explained the Toro Company has made significant changes in the past few years to upgrade their corporate headquarter campus. In 2013, the City Council approved a three story, 75,000 square foot office building which is now completed and was occupied in July of 2014. Phase II consists of remodeling the existing buildings, which includes upgrading the rooftop equipment as necessary. Fields explained this phase of remodeling is limited to the eastern half of the existing building along 82nd Street. In order to upgrade the facilities for present and future operations, several heating, ventilation and air conditioning system modifications are necessary. Fields stated this includes upgrading 13 existing units and adding 19 new units. The City Code requires rooftop mechanical equipment, new or replaced, to be screened from ground level observation on any point of the property, adjacent property, or from adjacent streets.

Fields stated due to the 11 foot grade difference along Lyndale Avenue, a majority of the rooftop equipment is visible from Lyndale Avenue to the West. A portion of the new equipment would be visible be from within the 675 foot span of Toro property to the North, however the proposed equipment is not visible from Pleasant Avenue to the east. The applicant has expressed concerns regarding increased weight on the roof during winter months due to snow drifting. To eliminate the snow drift potential, units or screens exceeding 15 feet in length would need to be installed on 4 foot high stands, resulting in increased visibility from adjacent properties or streets. Fields displayed several photos depicting the visibility of some of the rooftop units from various street height angles.

Fields stated staff recommends approval of a variance from the rooftop screening requirements located at 600 West 82nd Street subject to the conditions listed in the staff report. He stated his is available for questions from the Commission and the applicant is also present.

Batterson asked for clarification from staff on the number of rooftop units included in the variance request. Fields stated 24 units.

The public hearing was closed via a motion.

Spiess stated this item will be heard at the December 1, 2014 City Council meeting.

ACTIONS OF THE COMMISSION:

M/Willette, S/Fischer: To close the public hearing. Motion carried 5-0.

M/Batterson, S/Bennett: Having been able to make the required findings in Case 4788C-14, I move to recommend City Council approval of a variance from rooftop screening requirements on an existing building at 600 West 82nd Street subject to the conditions of approval listed in the staff report. Motion carried 5-0.

CONDITIONS OF APPROVAL RECOMMENDED BY THE COMMISSION:

1. The variance is limited to roof-mounted mechanical equipment in locations as shown in Case 4788C-14; and
2. All new roof-mounted mechanical equipment visible from 82nd street must be screened from view.