



# PLANNING COMMISSION SYNOPSIS

March 24, 2011

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**CALL TO ORDER**

Chairperson Klassen called the Planning Commission Meeting to order at 6:00 p.m. in the Council Chambers of the Bloomington Civic Plaza.

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**COMMISSIONERS PRESENT:** Klassen, Nordstrom, Willette, Fricke, Oleson, Felkner, Marsh

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Sharlin, Pease, Frost

Klassen led the attendees in the reciting of the *Pledge of Allegiance*.

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**ITEM 1**

6:03 p.m.

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<b>CASE:</b>	4045A-11
<b>APPLICANT:</b>	Hillcrest United Methodist Church/Hillcrest Child Care Center
<b>LOCATION:</b>	9100 Russell Avenue
<b>REQUEST:</b>	Conditional Use Permit for a child care center in an existing place of assembly

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Felkner announced he would be recusing himself from this item as he is employed by Minnesota United Methodist Church.

**APPEARING FOR THE APPLICANT:**

Marlin Grant, Consultant to the Trustees of Hillcrest United Methodist Church

Bonnie Beyer, Director and Manager, Hillcrest Child Care Center

**DISCUSSION BY THE COMMISSION:**

Sharlin summarized the staff report for Case 4045A-11 recommending approval of a Conditional Use Permit for a child care center at 9100 Russell Avenue subject to 8 conditions listed in the staff report.

Oleson asked staff if this conversion from Temporary Conditional Use Permits (TCUPs) to Permanent Conditional Use Permits (CUPs) is an administrative change. Sharlin stated the City is in the process of phasing out the use of TCUPs and this is an example of a TCUP that is expiring and being converted to a permanent CUP.

Grant stated he and Beyer will stand for questions from the Commission.

Klassen stated this item will be heard at the April 4, 2011 City Council meeting.

**ACTIONS OF THE COMMISSION:**

**M/Nordstrom, S/Willette:** To close the Public hearing. Motion carried 6-0.

**M/Nordstrom, S/Marsh:** Having met the findings in Case 4045A-11, the Planning Commission recommends approval of a Conditional Use Permit for a child care center at 9100 Russell Avenue subject to 8 conditions listed in the staff report. Motion carried 6-0. (Felkner recused)

**CONDITIONS OF APPROVAL RECOMMENDED BY THE COMMISSION:**

- 1) Child care operations are limited to the facilities within the place of assembly for worship as identified and approved on the plans in Case 4045A-11, unless otherwise reviewed and approved by the Planning Manager;
- 2) No increase in license capacity of 38 children during the permit period without the review and approval by the Planning Manager and the Fire Marshal;
- 3) All pick-up or drop-off and parking for the child care facility shall occur on-site and off of the adjacent public street;
- 4) All children must be accompanied into and out of the center by an adult;
- 5) Any signage for the childcare center must be incorporated into the legal signage for the place of assembly site as a whole, and no off-site signage is allowed;
- 6) All necessary State and local licenses shall be properly obtained and maintained;
- 7) Food service facilities are subject to approval by the Environmental Health Division; and
- 8) During the construction of West 91<sup>st</sup> Street and the streets in the neighborhood to the south, the center caretakers are to avoid taking the children on walks into the construction area for safety purposes.

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**ITEM 2**

6:10 p.m.

<b>CASE:</b>	10869ABC-11
<b>APPLICANT:</b>	Pulte Homes of Minnesota and Bethany International
<b>LOCATION:</b>	6820 Auto Club Road
<b>REQUEST:</b>	1) Final Development Plan for a 40 unit single-family residential development (Case 10869A-11); and 2) Preliminary and Final Plat of Hidden Bluffs Addition (Case 10869BC-11)

**APPEARING FOR THE APPLICANT:**

Ian Peterson, Vice President of Land: Minnesota Division

**DISCUSSION BY THE COMMISSION:**

Pease summarized the process and deviations of the previous approvals in the Preliminary Development Plan.

Pease summarized the staff report for Case 10869A-11 recommending approval of a Final Development Plan for a 40 unit single-family residential development at 6820 Auto Club Road subject to the 15 conditions and 6 code requirements listed in the staff report.

Pease summarized the staff report for Case 10869BC-11 recommending approval of the Preliminary and Final Plat of Hidden Bluffs Addition subject to the 8 conditions and 1 code requirement listed in the staff report.

Willette asked staff if there should be some mention in the conditions of approval with regard to special care for the proposed 14-foot trees being planted for screening near the gymnasium. Pease stated a landscape bond is required for one life cycle (1 year) for care and replacement and should be adequate.

Oleson asked for an update regarding the western border fence issue raised during the previous application approval and the span of time the applicant expect for selling and constructing the homes on the 40 lots. Pease stated he will defer those questions to the applicant.

Fricke asked for clarification regarding the recommendations the Planning Commission made to City Council on the side yard setbacks and the height variations. Pease stated City Council adopted the recommendations the Planning Commission approved.

Ian Peterson stated he has reviewed the staff report and is in agreement with the conditions listed in the staff report. He stated Pulte is eager to begin construction. He stated he has not yet walked the fence line with the owners to the west of the property and reiterated his commitment to doing so once the snow is gone and weather permits. He stated Pulte still expects about a two year build-out (about 20-24 homes a year). Peterson stated the storm water erosion and a condition of the lots until they are completed is taken very seriously and City staff member Scott Anderson will keep them in line with regard to seeding, maintenance and storm water.

Oleson asked Anderson for clarification with regard to the strip of land which provides easement access for the City to the storm water pond. Peterson stated the access is part of those individual lots. He stated typically gravel is installed below the turf which allows for heavier equipment to pass over the easement without damaging the turf. He stated irrigation is typically not placed in the easement area,

but along its edges to allow for watering of the area. He stated the individual property owners will maintain the easement area since they own the property.

Willette asked for clarification on the fences to the west, north and east of the site. Peterson stated after the snow is gone and weather permits, he will walk the entire fence line with the neighbors to discuss concerns. Willette stated he can see the need for the western and northerly fence line, but not the easterly.

Klassen asked Peterson to comment on the landscaping during the construction phases. Peterson stated perimeter landscaping (in the back of the lots and along the gymnasium) will be done up front as the road is constructed and individual lot landscaping will be completed as the individual homes are constructed.

Oleson asked for clarification regarding the fire lanes described in code requirement number six. Peterson stated he believes the code requirement is referring to the parking restrictions on the proposed new road near the gymnasium area where the road narrows. Pease confirmed Peterson's statement with an affirmative head nod.

Klassen noted the correspondence received from the public and included in the materials the Commission received from staff.

Klassen stated this item will be heard at the April 4, 2011 City Council meeting.

#### **ACTIONS OF THE COMMISSION:**

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

**M/Fricke, S/Nordstrom:** Having met the findings in Case 10869A-11, the Planning Commission recommends approval of a Final Development Plan for a 40 unit single-family residential development at 6820 Auto Club Road subject to the 13 conditions and 6 code requirements listed in the staff report. Motion carried 7-0.

**M/Fricke, S/Nordstrom:** Having met the findings in Case 10869BC-11, the Planning Commission recommends approval of the Preliminary and Final Plat of Hidden Bluffs Addition subject to the 8 conditions and 1 code requirement listed in the staff report. Motion carried 7-0.

#### **CONDITIONS OF APPROVAL RECOMMENDED BY THE COMMISSION:**

In Case 10869A-11, the Planning Commission recommends approval of a Final Development Plan for a 40 lot single family development at 6820 Auto Club Road (Property) subject to the following conditions of approval:

- 1) A site development agreement, including all conditions of approval, shall be executed by the applicant and the City and shall be properly recorded by the applicant with proof of recording provided to the Director of Community Development;
- 2) The Grading, Drainage, Utility, Erosion Control, Traffic Control, Haul Route, Access, Circulation and Parking plans shall be revised for approval by the City Engineer;
- 3) A Stormwater Management Plan meeting the requirements of the City of Bloomington Comprehensive Surface Water Management Plan shall be provided for approval by the City Engineer;
- 4) As-builts of the completed pond grading shall be provided;
- 5) A review from the Lower Minnesota Watershed District shall be completed;

- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) shall be provided ;
- 7) An Erosion Control Bond shall be provided;
- 8) Sewer Availability Charges (SAC) shall be satisfied;
- 9) Deviations from the setback and height standards be as shown in the staff report 10869ABC-11;

and subject to the following conditions:

- 10) All construction stockpiling, staging, and parking take place on-site and off of adjacent public streets and public rights-of-way;
- 11) Development shall comply with the Minnesota State Accessibility Code.
- 12) All pickup, drop-off, loading and unloading occur on site and off of public streets; and
- 13) Alterations to utilities be at the developer's expense;

and subject to the following Code Requirements:

- 1) The property must be platted per Chapter 16 of the City Code and the plat must be filed with Hennepin County prior to the issuance of building permits (16.03, 16.05.01, 16.10);
- 2) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, MN State Fire Code Sec. 508);
- 3) Unused water services shall be properly abandoned. (11.15);
- 4) Electronic utility as-builts, per City of Bloomington requirements, shall be submitted to the Public Works Department prior to the issuance of the Certificate of Occupancy. (17.79(a));
- 5) Landscape plan, including tree reforestation, be approved by the Planning Manager and landscape bond be filed (Sec 19.52 and 19.53); and
- 6) Fire lanes be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3);

In Case 10869BC-11, the Planning Commission recommends approval of the Preliminary Plat and Final Plat of HIDDEN BLUFFS at 6820 Auto Club Road subject to completion of the following conditions, receipt of the title, necessary documents and deposits and review of all documents by the City Attorney prior to filing of the final plat with Hennepin County:

- 1) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within the past 6 months, shall be provided;
- 2) Consent to plat forms shall be provided for any mortgage companies with property interest;
- 3) Standard drainage and utility easements shall be provided as follows: 10-feet along all street frontage and 5-feet along all interior lot lines;
- 4) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages;
- 5) A 30-foot pond access easement shall be provided between Lots 10 & 11;
- 6) A watermain easement shall be provided between Lots 6 and 7 (or other approved location) to accommodate watermain looping;
- 7) Drainage or floodage easements may need to be provided on adjacent lots after analyzing the high water elevations of the proposed pond within Outlot A; and
- 8) Park Dedication shall be satisfied;

and subject to the following code requirement:

- 1) The approved final plat shall be filed with Hennepin County (Section 22.06).

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**ITEM 3**

6:34 p.m.

<b>CASE:</b>	8915A-11
<b>APPLICANT:</b>	Al Farooq Youth and Family Center
<b>LOCATION:</b>	8201 Park Avenue
<b>REQUEST:</b>	Conditional Use Permit for a private school, a day care, a place of assembly, and a community center

**APPEARING FOR THE APPLICANT:**

Hyder Aziz, Director of the Al Farooq Community Center

**SPEAKING FROM THE PUBLIC:**

Jim Scheib (8245 Columbus Avenue, Bloomington 55420)  
 Kevin Thompson (650 East 82<sup>nd</sup> Street, Bloomington 55420)  
 Mohamud Mohamed (3116 Clinton Avenue, Minneapolis 55408)  
 Iftikhar Minhar (6614 14<sup>th</sup> Avenue South, Richfield 55423)  
 Fadi Zain (18 North 13<sup>th</sup> Street, Apt. A406, Minneapolis 55403)  
 Julian Chippendale (983 15<sup>th</sup> Avenue SE, Minneapolis 55414)  
 Diane Brandt (8120 Park Avenue, Bloomington 55420)  
 Tarek Nasr (9101 Old Cedar Avenue South, Bloomington 55425)

**DISCUSSION BY THE COMMISSION:**

Pease summarized the staff report for Case 8915A-11 recommending approval of a Conditional Use Permit for a private school, a day care, a place of assembly, and a community center at 8201 Park Avenue subject to the 6 conditions (as revised by staff during this meeting) and 6 code requirements listed in the staff report. Pease also summarized the required findings for Case 8915A-11.

Nordstrom asked staff to comment on the proof of parking negotiated with Xcel and asked if the existing agreement still stands. Pease stated there is a perpetual parking agreement with Xcel for the existing parking lot directly to the west of the structure and an agreement cannot be found for the 50 proof-of-parking spaces directly to the south of that lot. Pease stated because of the perpetual agreement, access to the property is not an issue in the future.

Willette asked Pease to point out on the overhead map where a potential sidewalk could be placed linking the southeast parking/Smith Park lot to the site. Pease demonstrated the connection would be along the southerly property line. Willette noted there are bicycle racks already on the site.

Felkner asked Pease who is responsible for maintaining/plowing the southeast/Smith Park parking lot. Pease stated the agreement states the City maintains the parking lot and the property owner maintains the ball fields and the gymnasium.

Fricke asked Pease if this Conditional Use Permit application is approved would there be a sunset or term associated with it. Pease stated it would be perpetual unless the building is vacant for 12 consecutive months. Pease stated the CUP could be revoked by City Council if the conditions of approval are not met.

Fricke asked for staff to comment on the parking for this site. Pease stated the parking concerns associated with this site have been the same since it was a high school. He stated the key is to limit the concurrent activities so that parking does not become an issue.

Klassen asked Pease to comment on code requirement number two requiring all trash and recyclable materials be stored inside the principal building. Pease stated there is an existing indoor trash room near the gymnasium that will need to be converted back to its intended use, the purpose of this condition is to memorialize it for future property owners.

Oleson asked Pease to comment on the fire sprinkler system code requirement and the existing system in the structure. Pease stated the original building is not currently sprinklered, but the code requirement stipulates the building shall be provided with an automatic fire sprinkler system as approved by the Fire Marshal. Sharlin stated this condition is the responsibility of the City Fire Marshal. Oleson commented that it surely makes sense to have a fire sprinkler system in place when it comes to the safety of children.

Hyder Aziz stated the organization is a non-profit (tax status 501(c)(3)) organized in Minnesota in 1996. The organization serves American citizens and immigrants from more than 30 countries around the world making it the most diverse Muslim community center in the Twin Cities. The organization's commitment covers areas of cultural, religious, educational and social spheres and the organization has been active in Minneapolis for the past 15 years. He stated the organization has had an excellent relationship with its neighbors holding an annual meeting with neighborhood residents and always having an open door policy to neighbors and all non-Muslims. He stated the proposed uses include: private and primary school and as a community center specially focused on providing athletic and educational activities for the community on the weekends and weekday evenings. Teachers for the school are proposed to be chosen as the best teachers available and may or may not be Muslim. A day care will be established before school begins enrollment. The day care centers may host 30-40 children and if space is available enrollment will be open to the public as well. A weekend academy (like Sunday school) will be open on the weekends and is part-time for religious and educational activities. The facility will house a women's only fitness and exercise room. We also propose to operate a free weekend community clinic open to the public staffed by some of the best doctors in the Metro area in the future pending approval of a separate application. He stated they plan to build a state-of-the-art conference room within the center and would be happy to share the room with the public for neighborhood meetings or private events. He stated weekend use of the building will be primarily used for the Muslim community. Friday prayers will be held in the chapel which holds about 200 people. The library will be used by the primary school children and the small gym will be used as a play area for the primary school children. Plays and stage events will be held in the large gym and graduation will be conducted annually. Aziz stated there are no major changes planned for the building uses from what it used to be in the past. No extensive renovation work is immediately planned. A few years down the road, the roof may be replaced as needed. The Community Center usage will be mostly on weekends. Members and their children are expected to use the center and the small gym. The large gym will be open to the public for basketball, volleyball and soccer, especially during the winter season. They expect the facility will create approximately 50 jobs for Muslims and non-Muslims by the end of the first year. Upon moving in, they intend to establish a neighborhood outreach committee to address Smith Park neighbor concerns and issues. Prompt attention will be given to any and all problems or complaints. All problems

will be solved. A new webpage will be constructed to help Smith Park neighbors communicate suggestions, ideas, complaints or even appreciation with the center from work or home. Aziz stated we will not tolerate any discomfort or inconvenience to the Smith Park neighbors and will promote good relations with them. He stated if the neighborhood would like to have meetings on a monthly basis to discuss neighborhood improvements, etc. that can be done as well. Aziz stated this past weekend an open house was held at the site and the turnout was higher than anticipated. Aziz apologized to any Smith Park visitors who encountered limited parking available for use at the park during their open house.

Willette asked Aziz how many members they have in their organization. Aziz stated three to four hundred that visit frequently. Willette stated he has visited the Cedar Avenue facility and felt welcomed by members at the center.

Fricke asked Aziz where the current center is located and what activities they currently host. Aziz stated their current facility in Minneapolis is about 7,000 square feet and hosts a weekend school. Aziz stated because of the limited size of their current facility the activities are smaller in scope and are spread out at different locations. Fricke asked Aziz if there are any contingency plans if the demand for the proposed use is greater than what is foreseen. Aziz stated they plan to run a tight ship and will not tolerate overcrowding and will do their best to control parking through our volunteers and will turn away members if needed. Aziz stated they intend to work with a local church to bus people from off-site when necessary or even from Minneapolis for certain events.

Oleson asked Aziz to comment about the day care use and whether it would be run as a non-profit 501(c)(3) corporation as well. Aziz stated if this application is approved they would initially open the day care for employees/members only and would open the day care to the public only if there were spaces available. Oleson asked Aziz if he would be in the position of director for the proposed facility. Aziz stated a board of directors would determine who would be the director of the proposed facility.

Klassen asked Aziz to comment on the installation of the required fire sprinklering system. Aziz stated it was discovered during the process of this application the current owner of the building did not install a fire sprinklering system as they were required to do. Aziz stated their organization is in need of moving in as soon as possible and the current owner has agreed to install the sprinkler system while they are occupying the building. Aziz is hoping that the city allows them to move in before the sprinkler system is installed. Sharlin noted this is under the authority of the Fire Marshal and the City Building Official to determine when the applicant can occupy the building and is not really the purview of the Planning staff or the Commission.

Aziz stated Xcel has agreed to sell the west parking lot to either the current owner or Al Farooq Youth and Family Center so future access to the property should not be a concern.

Klassen asked Aziz if there is a process laid out for someone who wants to use the facilities and to explain that process. Aziz stated a process has not been laid out yet, but they will develop a process before occupying the building.

Oleson asked if the applicant is supportive of the conditions of approval as written in the staff report with the added revisions proposed by staff this evening. Aziz stated they are supportive.



Jim Scheib stated he is excited to see a potential use for this building as it has been vacant for too long. He stated he has two concerns. He hopes the athletic facilities will continue to be made available to the general public and the potential for overflow parking in the neighborhood. He stated if evening activities are going to be added at the facility, it will only exasperate the parking problems that already exist for evening athletic events on the outdoor athletic fields. He stated he has concern for children safety with the increased volume of traffic and the levels of youth that attend these activities. He stated he is concerned about periodic flooding that occurs after heavy rainfall in low areas even after new storm water sewer work was completed under Columbus Avenue so serious consideration needs to be given before adding any additional parking on the site. Scheib stated the southeast parking lot should be solely dedicated to Smith Park/athletic field users while those athletic facilities are being used by the public.

Kevin Thompson stated he echoes the previous speaker remarks regarding the parking issues and stated he also has concerns regarding the installation of the fire sprinklers. He suggested the City try to negotiate a long-term commitment for football/athletic field usage.

Mohamud Mohamed stated he attends the Muslim Community Center on Cedar Avenue/Old Shakopee Road and wanted to talk about parking issues. He stated off-site parking agreements can be reached with churches and other land owners if necessary and shuttling is also a suitable option in lieu of only offering on-site parking. He stated any faith-based organization should be welcomed into a community because they make people better, more honest and truthful and sincere.

Iftikhar Minhar stated he controls the parking at the Muslim Community Center on Cedar Avenue. He stated there are currently no parking problems at the facility he attends because they use bussing from off-site locations. He stated when their center first opened, they did experience some parking problems and the problems were solved. He offered his expertise to Aziz if they experience parking issues.

Fadi Zain stated he is one of the board members for the Al Farooq Community Center. He stated a solution for the large gym and outdoor fields would be to post an on-line schedule for the facilities use. He suggested having a representative available to coordinate the scheduling at the facilities or at the outdoor fields. He stated time will tell if there will be issues regarding the parking of this facility.

Julian Chippendale stated he lives a block away from a Muslim center in Dinkytown. He stated it is traditional to have members assist in parking and to make sure that overflow parking does not interfere with neighborhood parking needs. He stated he can assure the Commission and Smith Park residents that the Al Farooq members are committed to community outreach and accommodation.

Diane Brandt stated she has lived in this neighborhood for a long time and is unhappy about this quiet neighborhood turning into a very busy area.

Tarek Nasr stated lives near the Old Cedar Avenue Muslim Community Center. He stated he has walked around the neighborhood (5 block area) talking with neighborhood residents asking them to tell them what they are unhappy about so they can fix it.

Felkner stated he has heard three main concerns: public use of the athletic fields, parking issues, loss of a quiet neighborhood. He stated he supports the application as the requested use fits the zoning.

Fricke stated it seems the parking issues raised are only anticipated and conditions of approval and code requirements are in place to ensure the parking will be monitored. He stated it sound like the City, applicant and neighbors will need to work together to solve issues if they arise. He stated he supports the application.

Willette stated this application is a good use for property which has been vacant for some time.

Oleson asked staff to comment on what recourse the public would have if they feel spillover is occurring and becomes a problem. Pease stated conditions of approval are in place to address the parking needs and if the conditions of approval are not being met, City Council has the right to revoke the Conditional Use Permit. Sharlin stated staff could look into the on-street parking requirements of the surrounding area before Council Consideration. He stated staff at this time cannot assume there is going to be parking issues, nor can staff assume there will not be parking issues. It will have to be evaluated after the use has been in place. Sharlin stated the multiple use of this building with the City's Parks and Recreation Division will need to be monitored over time and will need everyone to work together to ensure proper utilization of the athletic facilities. Sharlin stated the Parks and Recreation Division do have concerns over future use of the athletic fields which will need to be addressed in the future. Sharlin stated any new parking that would be built on this site, would need to be approved through submitting Final Site and Building Plans or a Revised Final Development Plan which would have to meet all drainage, water quality, and rate control standards and requirements.

Nordstrom stated it is clear the City has a long standing relationship with the current land owner for use of the facility, gymnasium and the athletic fields and it appears the proposed owner wishes to continue that relationship. He stated there appears to be more than double the area needed for proof-of parking so there is adequate space if additional parking is needed on-site. He stated he would support approval as presented.

Oleson noted City Council will hear this case after the Planning Commission makes a recommendation on this application and stated he is ready to make a motion on this item.

Klassen stated he feels this use will exceed parking limits and is disappointed fire sprinkler system is not be required to be installed prior to occupancy.

Klassen stated this item will be heard at the April 4, 2011 City Council Meeting.

#### **ACTIONS OF THE COMMISSION:**

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

**M/Oleson, S/Fricke:** Having met the findings in Case 8915A-11, the Planning Commission recommends approval of a Conditional Use Permit for a private school, day care and place of assembly and a community center at 8201 Park Avenue subject to 6 conditions as revised during tonight's meeting and 6 code requirements as presented in the staff report. Motion carried 6-1. (Klassen voting against)

**CONDITIONS OF APPROVAL RECOMMENDED BY THE COMMISSION:**

The Planning Commission recommends approval of a Conditional Use Permit for a private school, a day care, place of assembly and a community center at 8201 Park Avenue South subject to the following conditions of approval being met prior to issuance of a certificate of occupancy:

- 1) Proof of parking agreement for 50 spaces be approved by the Planning Manager;
- 2) Sewer Availability Charges (SAC) shall be satisfied, if applicable;

and subject to the following conditions:

- 3) To ensure sufficient off-street parking:
  - a. The use of the gymnasiums and cafeteria is limited to school activities while schools are in session.
  - b. The 50 proof of parking spaces approved in 1998 (or as modified by Condition #1) must be constructed by the applicant/owner if overflow parking occurs.
  - c. A sidewalk connection, as approved by the City Engineer, linking the school with the southeast Smith Park parking spaces must be constructed if overflow parking occurs.
  - d. The user of the site must maintain rights to utilize the off-site parking spaces identified in the staff report and must provide copies of agreements/leases to the Planning Manager.
  - e. Changes in occupancy, building use or access to the off-site parking spaces identified in the staff report must be reviewed and approved by the Planning Manager and may require an amendment to the Conditional Use Permit.
- 4) Development must comply with the Minnesota State Accessibility Code.
- 5) All pickup, drop-off, loading and unloading must occur on site and off of public streets; and
- 6) Alterations to utilities are at the developer's expense;

and subject to the following Code Requirements:

- 1) Building shall be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903);
- 2) All trash and recyclable materials be stored inside the principal building (Sec. 19.51);
- 3) Recyclable materials shall be separated and collected (Sec. 10.45);
- 4) Fire lanes be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3);
- 5) Parking lot and site security lighting shall satisfy the requirements of Section 21.301.07 of the City Code; and
- 6) Sign Design be in conformance with the requirements of Chapter 19, Article X of the City Code.

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**ITEM 4**

8:12 p.m.

<b>APPLICANT:</b>	City of Bloomington
<b>REQUEST:</b>	2011 Election of Officers

**DISCUSSION BY THE COMMISSION:**

The Commission conducted a secret ballot for the positions of Chair and Vice-Chair.

**ACTIONS OF THE COMMISSION:**

Loren Klassen was elected to Chair position and Craig Nordstrom was elected to Vice-Chair position.

**M/Willette, S/Nordstrom:** To nominate Michael Hiller as the Planning Commission Secretary.  
Motion carried 7-0.

**APPROVAL OF MINUTES**

**M/Nordstrom, S/Felkner:** To approve the synopsis of the January 27, 2011 Planning Commission meeting as presented. Motion carried 7-0.

**M/Willette, S/Nordstrom:** To approve the synopsis of the February 10, 2011 Planning Commission meeting with changes proposed by Marsh. Motion carried 6-0. (Fricke not voting due to absence at this meeting)

**M/Nordstrom, S/Willette:** To approve the synopsis of the February 24, 2011 Planning Commission meeting as presented. Motion carried 6-0. (Fricke not voting due to absence at this meeting)

Klassen stated the next Planning Commission meeting will be April 7, 2011 at 6:00 p.m. in the Council Chambers.

The meeting adjourned at 8:18 p.m.

**Prepared By:**   MH   **Reviewed By:**   BS, LP  

**Approved By Planning  
Commission:**

          4/21/11          

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