



PLANNING COMMISSION SYNOPSIS

CALL TO ORDER

Chairperson Baloga called the Planning Commission Meeting to order at 6:00 p.m. on February 18, 2010 in the Council Chambers of the Bloomington Civic Plaza.

COMMISSIONERS PRESENT: Baloga, Nordstrom, Klassen, Willette, Lucas, Fricke, Oleson, Felkner, Marsh

COMMISSIONERS ABSENT:

STAFF PRESENT: Hawbaker, Shevi, Hiller

Baloga led the attendees in reciting The Pledge of Allegiance.

ITEM 1

6:04 p.m.

CASE:	9391A-10
APPLICANT:	Lakeview Electric
LOCATION:	8124 Pillsbury Avenue
REQUEST:	Interim Use Permit for outdoor storage as a primary use

DISCUSSION BY THE COMMISSION:

Hawbaker summarized the staff report for Case 9391A-10 recommending approval of an Interim Use Permit (IUP) expiring August 24, 2014 for outdoor storage as a primary use at 8124 Pillsbury Avenue subject to the 5 conditions listed in the staff report.

Oleson asked staff to comment on the proposed expiration date of the IUP being requested. Hawbaker stated the proposed expiration date is being set to coincide with an IUP close in proximity and to bring both of the properties into code compliance. Oleson asked staff to comment on condition number five. Hawbaker stated the condition was included to ensure that the site is not used to store contractor debris.

Baloga stated this item will be heard at the March 1, 2010 City Council meeting.

ACTIONS OF THE COMMISSION:

M/Klassen, S/Nordstrom: To close the Public Hearing. Motion carried 9-0.

M/Lucas, S/Nordstrom: Having met the findings in Case 9391A-10 recommends approval of an Interim Use Permit expiring August 24, 2014 for outdoor storage as a primary use at 8124 Pillsbury Avenue subject to the 5 conditions listed in the staff report. Motion carried 9-0.

CONDITIONS OF APPROVAL RECOMMENDED BY THE COMMISSION:

- 1) The permit expires on August 24, 2014;
- 2) The existing fence be maintained in good repair;
- 3) The asphalt be removed from the boulevard and boulevard restored as approved by the City Engineer;
- 4) No on-street parking allowed; and
- 5) No exterior storage of construction debris allowed.

ITEM 2*6:10 p.m.*

CASE:	10824A-10
APPLICANT:	TB Bloomington LLC
LOCATION:	3 and 4 Appletree Square
REQUEST:	Revised Final Development Plan to allow EIFS as the primary exterior building material

DISCUSSION BY THE COMMISSION:

Baloga stated the applicant's representative (Larkin Hoffman) has withdrawn this application from Planning Commission consideration via a letter dated February 9, 2010.

ACTIONS OF THE COMMISSION:

M/Felkner, S/Klassen: To accept withdrawal of Case 10824A-10 by request of the applicant. Motion carried 9-0.

ITEM 3

6:12 p.m.

CASE:	10002A-10
APPLICANT:	City of Bloomington
REQUEST:	<ol style="list-style-type: none"> 1) Rezone parcels from FD-2, Freeway Development to C-4, Freeway Office at 9801 Dupont Avenue, 9930 Bloomington Freeway, 7801, 7807, 7815 and 7825 Washington Avenue, 6625, 6701, 7500, 7504 and 7700 West 78th Street, 7801 and 7807 CreekrIDGE Circle, 6301 and 6401 Cecelia Circle, and 7800 and a portion of 8000 East Bush Lake Road 2) Rezone parcels from FD-1, Freeway Development to C-4, Freeway Office at 801 West 106th Street, 10640, 10700, 10740 and 10800 Lyndale Avenue 3) Rezone portion of the parcel from RO-50, Residential Office to C-4, Freeway Office at 10800 Lyndale Avenue 4) Rezone parcels from R-1, Single-Family Residential to C-4, Freeway Office at 7508, 7600 and 7610 West 78th Street

APPEARING FOR THE APPLICANT:

Elizabeth Shevi, Planner

SPEAKING FROM THE PUBLIC:

Robert Hanson, owner of 10007 Colfax Avenue

DISCUSSION BY THE COMMISSION:

Shevi summarized the staff report for Case 10002A-10 recommending approval of rezoning the 25 named parcels to C-4, Freeway Office.

Shevi stated in 2006 the City Council adopted a series of new commercial zoning districts to reflect an updated vision for Bloomington's commercial districts which had for the most part been established in the 1950's to 1960's. The goal was to have fewer overall districts over time, and replace the old districts with the newly adopted districts. One of the new districts is the C-4, Freeway Office District which is intended to provide for office and hospitality uses.

Shevi stated the proposed rezoning to the C-4 zoning district better supports the updated City land use vision for the affected parcels than do the existing FD Freeway Development zoning districts which permit warehousing and manufacturing. Shevi presented a table highlighting key zoning district uses and standards for comparison purposes (see attached Zoning District Comparison, for the C-4, FD-1, and FD-2 zoning districts).

Shevi stated two landowner representatives attended an Administrative Hearing on January 26, 2010 concerning this series of proposed rezonings. The primary questions and discussion centered on how the proposed rezoning would affect the continued existing uses and whether any nonconformity will be created. Staff reviewed the existing uses and site characteristics for the two properties with the representatives and did not identify any use, lot, structure, or site characteristic nonconformities. To the extent there were any nonconformities created on other parcels, they could continue as provided by the City Code and State law, and as the affected properties are redeveloped over time they would be required to conform to the permitted uses and standards of the new C-4 zoning designation.

