



# PLANNING COMMISSION SYNOPSIS

**CALL TO ORDER**

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Chairperson Bruce called the Planning Commission Meeting to order at 6:00 p.m. on July 24, 2008 in the City Council Chambers of the Bloomington Civic Plaza.

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**COMMISSIONERS PRESENT:** Bruce, Baloga, Klassen, Lucas, Catania, Saccoman

**COMMISSIONERS ABSENT:**

**STAFF PRESENT:** Hawbaker, Pease, Markegard, Doyle, Sharlin, Dixon, Farnham, Shevi, Lee, Ornstein, Keel, Osberg, Hiller

Baloga stated he has been approached by numerous citizens from Bloomington regarding this case but feels he maintains impartial and does not need to recuse himself from the item.

**ITEM 1**  
6:00 p.m.

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**CASE:** 10790ABCDEF-08  
**APPLICANT:** Target Corporation  
**LOCATION:** 5401 and 5501 West Old Shakopee Road and 10800 Normandale Boulevard  
**REQUEST:**

- 1) Amend the Comprehensive Land Use Plan from Industrial to Community Commercial for 246,710 square feet of retail, service station and restaurant uses (Case 10790A-08);
- 2) Rezone from I-1(PD) Industrial (Planned Development), IP Industrial Park and IP(PD) Industrial Park (Planned Development) to B-2(PD) General Commercial (Planned Development) for 246,710 square feet of retail, service station and restaurant uses (Case 10790B-08);
- 3) Preliminary and Final Development Plan for 246,710 square feet of retail, service station and restaurant uses (Case 10790CD-08);
- 4) Conditional use permit for up to four restaurants of 21,200 square feet, including drive-through services (Case 10790E-08); and
- 5) Preliminary and Final Plat of Worldwide 4<sup>th</sup> Addition (Subdivide two lots into five lots) (Case 10790F-08)

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**APPEARING FOR THE APPLICANT:**

Jaci Bell, Senior Development Manager, Target Corporation  
William Griffith, Larkin Hoffman Daly & Lindgren LLC  
Tom Carrico, Regional Real Estate Manager, Target Corporation  
Allan Klugman, Senior Transportation Engineer, Westwood Professional Services  
Joanna L. Vossen, Attorney, Larkin Hoffman Attorneys

**SPEAKING FROM THE PUBLIC:**

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| John Chadwick (11430 Zion Circle)                        | John Williamson (5135 Balmoral Lane)                               |
| Dennis Wipperling (8128 109 <sup>th</sup> Street Circle) | Carole Magnuson (10900 Abbott Avenue)                              |
| Renee Raming (9609 Upton Road)                           | Susan Mayer 11108 Vessey Avenue)                                   |
| Christopher Cole (9716 Colorado Road)                    | Judi Shaw (5109 Balmoral Lane)                                     |
| Lori Garin (5216 West 111 <sup>th</sup> Street)          | John Eagle (10625 Vessey Road)                                     |
| Lisa Bramer (10329 Colorado Circle)                      | Bob Davis (10800 Normandale Boulevard)                             |
| Betsy Marvin (10425 Brunswick Circle)                    | Robert Siefert (10314 Harriet Avenue)                              |
| Justin Myhre (9724 Colorado Road)                        | Greg Buechler (5017 West 110 <sup>th</sup> Street)                 |
| Andrew Loo (7610 Bush Lake Road)                         | Pat Reichert (5148 Balmoral Lane)                                  |
| Marlene O'Donnell (4608 Old Shakopee Road)               | Libby and Matt Kelley (10921 Normandale Boulevard)                 |
| Mary Kelly (11110 Stanley Circle)                        | Jan Jarvis (10200 Berkshire Road)                                  |
| Carla Paulson (5236 Balmoral Lane)                       | Vicki Wisniewski (10555 Bush Lake Road)                            |
| Cal Senechal (10224 Scarborough Road)                    | DeEtta Marconnett (5111 Balmoral Lane)                             |
| Dan Heintzman (5201 Overlook Drive)                      | Suzanne Krenietz (9009 Lakeview Road)                              |
| Ted May (5320 Northwood Ridge)                           | Dan Shidler (5901 West 102 <sup>nd</sup> Street)                   |
| Mel Soderholm (5217 West 108 <sup>th</sup> Street)       | John Koski (5600 West 107 <sup>th</sup> Street)                    |
| David Brunner (10933 Normandale Boulevard)               | Joe Campo (11670 Normandale Boulevard)                             |
| Dan Kremarick (5224 West 110 <sup>th</sup> Street)       | Dave Felloy, Progressive Builders #703 (300 Sull Street, St. Paul) |
| Gabriela Ferski (2407 Maple Avenue)                      | Howard Cox (5533 Auto Club Road)                                   |
| Jan Schneider (7540 Auto Club Circle)                    | Steven Kallsen (5213 Overlook Drive)                               |
| Michael Soderlund (2911 West 110 <sup>th</sup> Street)   | James Duggan (5248 Heritage Hills Drive)                           |
| Byron Paulson (10822 Oxborough Avenue)                   | Gerald Brandenhoff (8413 West 100 <sup>th</sup> Street)            |
| Tom Hulting (6717 Auto Club Road)                        | Jenny McGuire (11320 Louisiana Avenue)                             |
| Tim Nelson ((11200 Xavier Court)                         | Ted Kollars (10810 Toledo Circle)                                  |
| Don Johnson (5125 West 105 <sup>th</sup> Street)         | Jeff Choquette (10949 Abbott Avenue)                               |
| Alex Dymoke (8041 Sheridan Avenue)                       | Fred Brennan (5232 West 113 <sup>th</sup> Street)                  |
| John Japs (10335 Colorado Road)                          | John Rockwell (11200 Harrison Avenue)                              |

**DISCUSSION BY THE COMMISSION:**

Pease summarized the format for his presentation. He explained the basis for industrial designation of the land use area for the proposed site including: 1962 Economic Study, 1966 Study of Western Industrial Park Expansion, Western Area Plan, Amended Western Area Plan, 1980 Comprehensive Plan, 200 Comprehensive Plan and the 2008 Draft Comprehensive Plan. Pease summarized some issues raised by the proposed development including: Community Commercial Designation does not allow “big box” retail, proposed zoning does not allow a single tenant to exceed 80,000 square feet, Comprehensive Land Use Plan provides Regional Commercial for “big box” retail, and Regional Commercial designations shall be in “close proximity” to freeways. Pease summarized the possible impacts of the proposed development: works against land use balance, erodes industrial base, and overtaxes roads.

Pease stated the applicant has done a good job regarding the development portion of the application. The Planned Development deviations are kept to a minimum except for the single tenant maximum of 80,000 square feet or less, the proposed SuperTarget is 179,598 square feet.

Pease stated staff recommends denial in Case 10790A-08 of a Comprehensive Plan Amendment from Industrial to Community Commercial for the SuperTarget development at 5401 and 5501 West Old Shakopee Road and 10800 Normandale Boulevard for the reasons outlined in the staff report; staff recommends denial in Case 10790B-08 of the rezoning from I-1(PD), Industrial (Planned Development), IP Industrial Park and IP Industrial Park (Planned Development) to B-2(PD) General Commercial (Planned Development) for 246,710 square feet of retail, service station and restaurant uses at 5401 and 5501 West Old Shakopee Road and 10800 Normandale Boulevard for failure to make findings A, C, D, F, G, and H; staff recommends denial in Case 10790CDE-08 of a Preliminary and Final Development Plan for 246,710 square feet of retail, service station and a Conditional Use Permit for up to four

restaurants of 21,200 square feet, including drive-through services for the SuperTarget development at 5401 and 5501 West Old Shakopee Road and 10800 Normandale Boulevard as the proposed development is in conflict with the Comprehensive Plan or City Code; and staff recommends denial in Case 10790F-08 of the Preliminary and Final Plat of Worldwide 4<sup>th</sup> Addition (Subdivide two lots into five lots) at 5401 and 5501 West Old Shakopee Road and 10800 Normandale Boulevard on failing to meet the minimum lot frontage requirements without a Planned Development.

Catania asked Pease to clarify comments from the staff report on page 1.6 in the last paragraph of the Regional/Community Uses section regarding alternative suitable sights for this development located within Bloomington. She also asked staff to identify any other Regional/Commercial uses in Bloomington over 80,000 square feet in size. Pease stated he is not aware of any developments in the B-2 zoning district over 80,000 square feet. He speculated some alternative sights by some include Valley West, Bloomdale, and Clover Center/Ford Dealership locations. Pease stated the 2001 study found there are not enough rooftops to attract many retail businesses that are attractive to the residents in this area. He stated Regional Commercial designations should be in close proximity to freeways like the Interstate 35W/I-494 interchange area and the I-494/HWY 77 interchange area. He stated the B-2 zoning district is a relatively new district.

Saccoman asked staff to comment regarding the findings for letter A in the staff report. Pease stated allowing the erosion of industrial land could set a precedent allowing industrial land to be replaced with Community Commercial uses. Pease stated since there is no more undeveloped industrial land in Bloomington, it would decrease the amount of industrial land available for redevelopment.

Klassen asked staff to comment on where industrial redevelopment would likely occur first. Pease stated both east and west Bloomington are equally attractive. Klassen asked staff to comment on the importance of the rail system in Bloomington. Pease stated the rail system may be better developed in the western part of the city since the rail line dead ends at Highway 62 in the eastern part of the city.

Baloga asked staff to comment on the balance of land and land uses. Pease stated there historically is a high demand for industrial uses in Bloomington. Baloga stated the industrial vacancy rate is increasing in Bloomington and is currently between 10-13 percent. Pease stated in 2005 and 2006 the city added a large portion of industrial land, especially in the western part of Bloomington. Pease stated if this proposal were approved it would be adding 42 percent more retail to west Bloomington within a 2 mile location of the site. Baloga asked staff to comment on how this proposal if approved would affect the Mall of America (MOA). Pease stated the Mall of America is in a class all by itself since it is a regional retail facility. He stated many east Bloomington residents have voiced opposition to the SuperTarget being proposed for west Bloomington while the eastern half of Bloomington is in more need of retail uses. Hawbaker stated the MOA is a regional retail facility while the market study conducted was community based specific to west Bloomington.

Klassen stated if Bloomington has too much retail development, then why not rezone some retail land to industrial. Pease stated the highest valued land is typically commercial/retail. Land owners typically require public initiatives be involved when rezoning backwards (from higher value to lower value) in land use designations.

Tony Heppleman, WSB and Associates, stated his company was hired by the city to review the traffic study conducted by the applicant for this application. He stated in general he agrees with most of the analysis the Target traffic engineers have come up with except for some of the operational analysis. WSB's analysis summarized the existing conditions of the proposed development area and the estimated additional traffic impacts of the proposed development.

Heppleman displayed numerous simulations of the traffic patterns depicting current and estimated volumes after development of the proposed SuperTarget and associated retail development. Heppleman stated WSB's conclusion is that the intersection of Old Shakopee Road/Normandale Boulevard will change from a level of service of D to F as a result of the proposed application even with the road improvements. Target is proposing to make at its own expense. Heppleman stated their analysis did not take into consideration the railroad crossing and the pedestrian crossings. He stated these effects will only further negatively affect the results at the intersections.

Catania asked Heppleman if the analysis shows how this same intersection would operate if the site was occupied with an industrial use. Heppleman stated his analysis shows the level of service would remain at D with an occupied industrial use at the site.

Klassen asked Heppleman to comment on the noted differences in the data tables when using the Synchro method versus the Sim methods on westbound Level of Service 2011 p.m. builds. Heppleman stated the Synchro method takes into account the unavailable left turns due to back-up traffic while the Sim method does not. Klassen asked about why railroad crossing and pedestrian crossings were not taken into consideration in the analysis. Heppleman stated these areas were not covered in the applicants study, therefore, WSB's analysis was not able to address these areas.

Jack Pasternacki, City Assessor, stated taxation rates for industrial areas and commercial/retail are the same. Property values differ between industrial land and commercial/retail land, with retail generally being higher value. Pasternacki stated studies have shown residential property values generally decrease in value from 7-15 percent of market value depending on the levels of traffic. Pasternacki reminded attendees monies collected from property tax are divided between the city, state, county, school district, and other taxing jurisdictions.

Jackie Bell stated she works with projects like this in five different states. Bell stated her presentation would focus on three key areas: traffic, Target's community outreach and Target's community investment. Bell stated Target is committed to working with residents and staff to find a solution to the traffic issues at this site. She stated they have met with TTAC for possible solutions to the traffic problems associated with this application proposal and Target believes the conflicts with staff can be resolved. She stated Target has received a 30 day extension with TTAC to resolve some of the issues raised in their first meeting. She stated Target believes there are enough rooftops to support a SuperTarget in the proposed location. She stressed, if approved, the proposed traffic improvements would be done right away and at Target's expense before the store would open. Some of the traffic improvements are: adding and lengthening existing turn lanes, adjusting intersections and curb cuts, signal timing, and improving railroad crossings.

Bell stated Target has hosted 19 neighborhood outreach meetings gathering information from over 370 Bloomington residents. She stated their data, gathered from these neighborhood outreach meetings, shows more than 71 percent are neutral or in favor of the proposed application and 59 percent purely in support. Bell stated the proposal includes amenities for conveniences that include retail and restaurant uses. She shared some comments received from the public including: adding roundabouts, restaurants, trees, fencing, walking and bike paths, and a memorial fountain in honor of Tom Burnett, a Bloomington resident lost on United Flight 93.

Bell stated shopping patterns have changed over the years and proximity and convenience are important especially now with the high price of fuel. Bell stated she has heard rumors Target will close its other Bloomington site if this proposal is approved and built, she stated it is not true. She stated Target is willing to invest in the Bloomington community, the proposal is a \$40,000,000 investment. Bell stated Target owns the property and is committed to revitalization of the property site. Bell stated historical data has been used, some of it quite old, trends have changed, shopping patterns have changed, and gas prices have changed. She stated a SuperTarget averages between 350-450 new positions; peak shift is typically around 80 employees of which 25 percent are full time. A typical payroll per year is around 2.5 million dollars, and a discount is offered to all employees on food, pharmacy, and retail items. Bell stated the proposal is more than just a SuperTarget store, it is a community center with retail and restaurant uses. Bell stated the typical customer is a family with children and Target wants the community center to be safe and attractive to this consumer. Bell stated the specific retail to be built will be market driven and built by developers to reduce unoccupied buildings on the site. In summary, she stated Target is committed to working with the WSB consultants to maintain, if not improve, the traffic at this site. Target is investing in the Bloomington community by offering to make the necessary road /traffic improvements to make the proposal work.

Bill Griffith, Attorney, Larkin Hoffman Daly & Lindgren LLC, stated his presentation will focus on land and zoning issues. He stated Bloomington is a strong community, but it is also an aging community and the Commission has expressed redevelopment concerns in the past. He stated the City Council has identified key intersections through the city as a "string of pearls", with this intersection being one of the "pearls". He stated this is an opportunity to redevelop an aging building.

Griffith stated Target believes the customers are here to support this proposal. The City has put millions of dollars and time in redeveloping these key intersections. Target is providing the City with an opportunity to redevelop a corner of this intersection without public tax dollars or public subsidies, all with private investment of close to 41 million dollars. Target is asking the City to think of the big picture; to think about the tax dollars and public subsidies that would be necessary to redevelop this intersection on its own. Griffith used two examples to illustrate his points: Lyndale Greens and France/Old Shakopee Road.

Griffith discussed the Comprehensive Plan Amendment. He stated a lot has changed since the 1962, 1966, and 1970 Western Area Study materials were prepared. Griffith stated Bloomington is now nearly fully developed with only 2 percent of vacant land. Griffith stated the City has an opportunity with a top 100 company to redevelop an old industrial building which has been vacant for some time. He emphasized Target has done well because they own most of the properties they develop and are invested for the long term.

Griffith stated shopping patterns change and convenience is more important now than ever before. He displayed a photo of the I-494/Highway 77 interchange showing a nearly vacant freeway. He stated the photo was taken long ago when there were vacant parcels along I-494. Peoples driving habits have changed, they now avoid congested interchanges such as this and are looking for convenience and amenities close to their homes. Griffith stated Target believes Bloomington can support two SuperTarget stores within the city.

Griffith referenced a section from the Comprehensive Plan directing community/commercial land use locations should be based upon the market area served. Griffith argues a SuperTarget is no longer a "big box" retailer, but rather a community retailer serving a neighborhood area, not a regional area.. Griffith stated it is parents looking for convenience that is driving the support for this development application. Griffith emphasized this development would be good for the community and the Commission must act in the best interest of the community.

Griffith stated the Comprehensive Land Use Plan allows retail commercial land uses for development to be as large as 250,000 square feet and that is essentially what is being proposed in this application. It is essentially the same as what is going on at Valley West, so the size is not much different from an existing shopping center that already exists in a B-2 commercial zoning district and is labeled as community/commercial land use designation.

Griffith stated the B-2 zoning classification allows this type of use. He stated the purpose of using a Planned Development is to allow a development to fit within a community without being severely limited by code restrictions. These deviations from code are sometimes necessary to make the development work. Some examples of large deviations from code are the redevelopment of the Seagate site, Lyndale Greens and most recently, Southtown Baptist Church and Applewood Pointe.

Griffith stated Target is willing to do what is necessary to buffer the SuperTarget from the surrounding uses. Target has buffered the proposed site by surrounding it with restaurant and retail uses along Old Shakopee Road and Normandale Boulevard. Griffith stated the development for the restaurant and retail uses associated with the SuperTarget store will be market driven, meaning they will be developed when tenants have committed. This means no vacant buildings to fill.

Griffith summarized by making two points. Target prides itself on having a very significant outreach to the community and is proposing to make a considerable investment of near 41 million dollars in the community. He closed by stating it is Target's wish to continue discussions with the City to make the traffic work and to make this development fit within the City zoning and into the community.

Allan Klugman, Traffic Engineer, Westwood Professional Services, stated his firm completed the traffic study associated with this project. He stated Mr. Heppleman did a fine job of presenting the data associated with the study.

Klugman stated the study concludes 75 percent of the traffic will enter the site off of Normandale Boulevard at the proposed signaled light with two lanes in and three lanes out. He stated it is not unusual for two different traffic engineers to analyze the same data and conclude differing opinions on the findings. His analysis concludes with the proposed improvements, the traffic will operate at an acceptable level of service.

Klugman stated the 30 day extension granted will allow both parties to work out an agreeable traffic plan that makes the site work. He stated he and the Target representatives sincerely do not want this opportunity to go by without a chance to work with City staff to mitigate a traffic plan that works for everyone. He stated there will be a meeting held on July 28 where City staff, Target, and Westwood Professional Services representatives will be discussing issues such as entrance/exit placement and to begin resolving some of the issues for the development site. Klugman stated he disagrees with the comments in the staff report regarding the 110<sup>th</sup> Street and Nesbitt Avenue additional PM peak hour trips and would like to hear some justification for the increase.

Bell summarized the applicant's comments by stating Target is committed to working with staff to make this application work with regards to the traffic. She stressed Target is committed to community outreach by listening to the community input about what they want on the site. She stated target is committed to investing in the Bloomington community in this redevelopment without public subsidies.

Catania stated she received an email from staff regarding noise complaints at the I-494/Penn Avenue Target site and asked the applicant to respond. Carrico stated he is unaware of the noise complaints Catania was referring to, but assured Target is responsive to any complaints by either their customers or their neighbors.

Lucas asked the applicant to comment on the proposed traffic enhancements Target is funding. Klugman stated lengthening, adding turn lanes, and signaled timed lights are the improvements mentioned previously, but also geometrical changes will be discussed at the July 28 meeting. Lucas asked the applicant if they had approached the City for possible locations for a second Target store in Bloomington or whether Target purchased and proposed this location without City guidance. Carrico stated Target did meet with City and asked for location sites for potential SuperTarget development. Carrico stated the City suggested Valley West Shopping Center and Normandale Village. Carrico stated neither of these sites worked for Target, and they were approached by a real estate broker regarding the proposed site.

Lucas stated by pure size of the proposed SuperTarget store, it is classified as a regional commercial designation. Carrico stated because the SuperTarget store houses multiple uses under one roof (grocery, retail, deli, pharmacy, medical clinic, etc.) they consider themselves a community commercial designation and ask they city to view them as such as well. Carrico stated they expect to draw customers from 3 miles or less.

Klassen asked the applicant if Target is committed to an after construction level of service D or better at the site. Carrico stated Target is on record with TTAC on agreeing to not proceed with this project if a level of service of D or better cannot be agreed upon with City staff.

Bruce asked the applicant if they could estimate the cost of the traffic improvements. Tom Carrico stated they do not know the costs, but are committed to making the necessary road improvements. Bruce stated he is aware the City will be spending millions of dollars for road improvements at Normandale and 82<sup>nd</sup> Street in an upcoming improvement project. Klugman stated the scope of the improvements at the proposed site will be substantially less than the intersection of Normandale and 82<sup>nd</sup> Street.

Baloga asked the applicant if the John Deere site was suggested by the City and whether Target discussed the site with the City. Carrico stated it was not suggested by the City, but did discuss the potential of the site with the City.

Saccoman asked the applicant for an estimate of the gross annual sales for the proposed site. Carrico stated that kind of information is proprietary and is not available to the public. Carrico stated every Target has to stand on its own financially. Bruce asked how many shopper they expect at the SuperTarget on a monthly basis. Carrico stated that information is not available. Bell stated we do study our existing stores for that kind of information, but the information is proprietary.

Chadwick stated he remembers when Worldwide Warehouse (current Holiday Warehouse) was built. He stated convenience and proximity to amenities is important today with high fuel prices. Having these amenities close makes sense and saves on fuel. He stated he is in favor of the proposal.

Williamson read a letter he prepared and distributed to the Commission stating his opposition to the application.

Wipperling stated he supports less traffic and driving less; he encourages the Commission to make decisions that make our cities and neighborhoods more walkable and accessible by bicycles.

Magnuson stated Bloomington does not need another Target. She stated it would have a negative impact on existing on existing businesses. She asked the Commission to support diversity and not big box retail.

Raming stated she is speaking on behalf of Target. She asked the Commissioners to act with a high level of discretion and open their minds to opportunity to clean up a tired, blighted area that has been vacant for some time. She expressed concern if the City does not take the time and effort to help the applicant other future applicants may not want to invest in Bloomington.

Mayer stated she and her other town home neighbors have no choice but to use Normandale Boulevard to exit their town home complex. Busses for the Masonic Home use Normandale Boulevard and Old Shakopee Road heavily and are required to stop at all railroad crossings. This in itself causes backup traffic. She has concerns of higher traffic congestion, crime, and negative impact on local existing retailers.

Cole stated the current land use policy is outdated and based on old studies from the 1960's. He stated the City has already set a precedent in land use policy by rezoning the land the Civic Plaza is located on from Industrial to public. He stated Target sees a need for retail in west Bloomington and would not be willing to invest so much money in Bloomington if there was not a need. Cole stated the type of retail west Bloomington needs is the real question.

Shaw stated she is opposed to the SuperTarget application. She stated she does not own a car and views life from a pedestrians viewpoint. She stated the area does not need more retail, but needs better public transportation.

Garin stated she and her husband are in support of the application and hosted the first neighborhood outreach meeting at their home. She stated the SuperTarget would be an asset to the neighborhood.

Eagle stated this development is the wrong time and wrong place and agrees with staff's recommendation of denial. Restaurants would create smell pollution that neighbors would have to experience everyday. He stated Bloomington residents who want to live close to a SuperTarget can move to Richfield and buy a home for cheap real close to the new store there.

Bramer stated this change can be good for the city. She stated it can help the city grow and create some new jobs. She stated the idea of villages and community centers where residents can walk and bike to would be nice.

Davis stated he represents the business owners at MN Valley Building. The employees within this building are highly skilled employees and encourage the Commission to leave the zoning the way it is now, industrial.

Marvin stated her home is too big for her and her husband as they approach their retirement years and were contemplating moving to a smaller home until she learned of this proposed development. She stated she would love to be able to walk to stores/retail from her home and the SuperTarget would allow her to do that. She stated the development would be more than a SuperTarget, it would be a community center.

Siefert stated he is the owner of Southside Heating and Air Conditioning (10800 Normandale Boulevard). His business employs over 6 families and it would create an extreme hardship on his business and customers if he would have to relocate his business of over 17 years. He and his employees urge the Commission and City Council to deny the SuperTarget application.

Myhre stated the proposed development would allow many Bloomington residents to be able to walk or bike to the location from the surrounding neighborhood and he supports the application. He stated he knows an individual whose name is on the opposed petition. He stated he knows the individual well and was told by the individual that he did not sign the petition. He stated the individual is petitioning the City to have his name removed from the opposed petition.

Buechler stated he attended the TTAC meeting where he witnessed the committee nearly reject Target's traffic study and only through in-hall sidebar discussions, out of the meeting room, was the 30-day extension granted to Target. He urged the Commission to rely on the recommendations of staff and the traffic consultant to deny the application. He asked attendees to stand up if they are opposed to the application and urged the Commission to not ignore the opposition. He urged the Commission to make the decision on this application today and not to continue the item.

Loo stated he is in favor of the application as it would create new jobs especially for students and recent graduates like him. He stated west Bloomington needs places to work closer than the Mall of America which is far away and difficult to get to during peak traffic congestion.

Reichert stated she is opposed to the application. She stated she is on portable oxygen because of a medical condition which makes her intolerant to air pollution. She stated the proposed application would increase air pollution through increased traffic and restaurant emissions. She said she is concerned she may have to move if the development is built.

O'Donnell stated the traffic in this area is already miserable and makes it difficult for her to back out of her driveway or make a left turn into her driveway. She also has safety concerns with snow removal for visibility and in a recent storm flooding occurred in this area.

Kelley stated her home is one of the homes that will have limited access due to the proposed median and stoplight as stated in the staff report. She stated her and her husband have been trying to sell their home, but have been having a difficult time partly because of the proposed development being considered undesirable.

Kelly read a letter she wrote to the CEO of Target. She stated Target has repeatedly used the phrase "if it isn't good for Bloomington, it isn't good for Target"; she urged the Planning Commission and City Council to deny the application because the overwhelming majority of public opinion don't think this is good for Bloomington.

Jarvis stated she lives north of the proposed site. She urged the Commission to consider what happens north of OSR when studying the traffic solutions.

Paulson stated she is the president of her town home association and will be directly affected by the proposed development. She stated her husband is employed within the 10800 Normandale Boulevard business building which would be leveled if the development is approved. She stated these are hard economic time and it would be difficult to relocate his business during these hard times. She stated she would continue to shop the Penn Avenue Target and the proposed SuperTarget is unnecessary.

Wisniewski stated she is part of the grass roots organization in opposition to the SuperTarget development. She stated the signatures captured on the opposition petitions were done in a professional, courteous and politically correct manner. She stated she is concerned about the cut-through traffic that will increase with the proposed development. She stated her neighbor wanted her to ask a rhetorical question on her behalf, "How can a person who walks or bikes to Target carry an average of \$60 of goods back to their home through a 1,000 car parking lot?"

Senechal stated the proposed development will hurt local business which is already devastated. He noted vacancies of: 7 closed or empty stores at Normandale Village, 11 at Valley West and The Pointe. In addition, Bloomdale is been vacant and closed for a long time. He stated jobs created at the proposed SuperTarget would be lost at other local retail stores. He stated he is concerned cut-through traffic would only increase creating an unsafe condition on our residential streets.

Marconnett stated value of the industrial property and the balance of land use is reflected in the City's bond rating. She stated changing the balance could influence the rating the city receives. She expressed concern, if approved, Old Shakopee Road could begin to look like County Road 42 in Burnsville.

Heitzman stated there is no solution for the traffic at this intersection. He stated our founding fathers in Bloomington made wise choices in zoning, don't change the Comprehensive Plan.

Krenietz stated the community has spoken loudly and clearly on this matter and urged the Commission to deny the application.

May stated he is speaking for himself and his neighbors. He stated they are against the proposal. He stated Target is using a stalling tactic to keep the City talking about the application, he urged the Commission to deny the application.

Shidla stated he is opposed to the proposal. He stated the proposal serves only Target and not the community. He stated Bloomington has a plan and room for Target, but not at Old Shakopee Road and Normandale Boulevard.

Soderholm stated the proposal would be detrimental to the rest of retail space in southwest Bloomington. He raised concerns regarding the train traffic and the potential for increased use of trains in the area. He stated the railroad traffic must be considered into the traffic plan.

Koski stated he is a Target supporter, but opposed to this location. He stated it is not a good walk-in site. He stated the application is asking for too many waivers to the code and they should not be granted.

Brunner stated he has concerns regarding back-up traffic and getting in and out of his driveway because of it.

Kuzmarzik stated he has concern regarding reduced property values. He stated that widening Old Shakopee Road will be necessary to accommodate the proposal. He stated residents in these neighborhoods do not want to live next to a busy highway; and like him, would move away if SuperTarget is built here.

Campo stated he was on the Bloomington Traffic Committee about 12 years ago and there are too many traffic issues with this proposal. He stated the renderings showed by Target showed a beautiful development with lots of green space; but urged everyone to not believe it.

Dave Phellen (President of Progressive Rail) stated he wanted to make two points. He stated rail transportation is four times more fuel efficient than trucks, so if Bloomington is wanting to be more eco-friendly, than this is a consideration. He stated there has been no appreciable communication between Target and Progressive Rail regarding future rail traffic plans at this site. He stated safety is a concern since it takes a quarter mile to stop a train at speed. He stated this property should be kept as industrial and not rezoned.

Ferski stated public opinion matters and City codes are made for reasons and should be adhered to.

Cox commended staff on providing a well written and thorough report and agrees with staff that denial of the application is appropriate as traffic is a major concern. He stated he questions if a two mile radius has enough rooftops to support the proposed store.

Schneider stated she remembers when she was on the Planning Commission that developed the current Comprehensive Plan. She stated nothing has changed since that time to make her consider a change from industrial use for this land.

Kallsen stated he doesn't see Target as a great need for himself or the community. He stated most people stop by a Target or other store as they drive to and from work and not as a destination location.

Soderlund stated 110<sup>th</sup> Street is being reduced from four lanes to two lanes the city to calm traffic on the street. He stated, if approved, this development seems counter productive and urges the Commission to deny the application at this location.

Duggan stated time to move forward. He stated the City and residents are in opposition to this development at the site. He urged Target to help clean up this area and make it the best distribution center in Minnesota.

Paulson stated he has concerns with the SuperTarget application. He stated that just five to six years ago this same intersection had some major improvements done. He stated Target has stated they will make the necessary road improvements, but seem vague in telling us where the land is coming from to add turn lanes. He concluded by stating he supports small business which give a more neighborhood feel to the community.

Brandenhoff stated this is the wrong project in wrong place. He stated traffic will be a mess especially during the winter months around the holidays. He stated Target has told us deliveries for the stores will be made during the rush hours. The US Postal Service facility access is already difficult when traffic is backed up.

Hulting stated he is not willing to sacrifice his quality of life for convenience. He stated there are a number of SuperTarget stores in the metro area, but to his knowledge none of those stores are surrounded on three sides by residential areas.

McGuire stated there are three Targets and two grocery stores all within 15 minutes of her home so the SuperTarget is not needed. She stated the proposed SuperTarget would bring strangers into the area so she has a concern for safety.

Nelson stated he is in principle in favor of a Target within walking distance to his home, but has concerns about existing and future traffic. He suggested a possible extension of 110<sup>th</sup> Street across the railroad tracks could alleviate some traffic from Old Shakopee Road.

Kollars stated he has concerns with intersections surrounding the site and does not support the current proposal. He stated the traffic study concentrates on the intersection at the site only and needs to be expanded. He stated the study does not address the railroad traffic which crosses two to four times a day.

Johnson stated he foresees many small businesses going bust if the SuperTarget is approved. He stated if there is a nickel of public subsidy in this proposal it is dear wrong.

Choquette stated he is opposed to the additional traffic created by the proposed SuperTarget. He stated he cannot efficiently get out of his driveway now much less if this proposal is approved. He stated if Target really has the community's best interest in mind, they would help subsidize the home owners who will have the value of their homes drop because of this development. He urged the Commission to deny the application.

Dymoke stated she lives across the street from the Penn SuperTarget store. She stated the convenience is great to be able to walk to the store, but supports those questioning whether it is feasible to carry the items because of the weight and strength involved. She stated there are times when noise and crime are problems, but stated she feels safe at her home. She stated after a shooting occurred at the Target store on Penn, she had her home searched by police because they suspected the shooter may have been hiding there.

Brennan stated he wanted to comment regarding accusations of faulty petition signatures. He stated he collected some of the signatures on the petitions and was told those signatures would be verified by phone call before being presented in data for this meeting. He stated the blight at the southwest corner of Old Shakopee Road and Normandale Boulevard is not blight at all because it is set back and not visible from the corner. He stated what will be blight is the vacancy that may occur at the intersection of France and Old Shakopee Road making that corner even worse than it is today.

Japs stated he works at the 10800 building and may move out of Bloomington if this development is approved.

Rockwell stated Bloomington needs the industrial base helps with the property taxes. Traffic numbers he heard today are diluted because drivers are already staying off the main street due to congestion. He stated this is not a good spot for a SuperTarget, but would make a great spot for a library or something like that.

Carrico stated Target asked for a continuance from TTAC because they had received the City's response to the traffic study the Monday prior to the TTAC meeting so they felt it was in everyone's best interest to have some time to analyze the issues they did not agree on. He stated Target is committed to making the traffic work, and if they cannot come to an agreement with the City and neighbors, they should not be approved.

Klugman stated he wanted to make two points. He stated WPS on two occasions met with Progressive Rail employees on location at the site to discuss their recommendations for safe crossing, once in 2006 and again in 2007. He stated traffic engineers can and often do have differing opinions about traffic data and remedies. He

stated WPS feels the study was not deficient in any way and that the analysis and recommendation were based upon WPS engineers recommendations to sustain a level of service D at the intersection post construction of the proposed project. Klugman stated WPS, Target, and City staff now need to come to agreement on road improvements needed to maintain the level of service D at the intersection.

Griffith stated he urged the Commission to continue the discussion on this item until after the August 14 meeting with TTAC. He stated the Comprehensive Plan is not a static document, it is a living, breathing document that has been amended 57 times since 1988 with the vast majority of the amendment are asked for by commercial/private developments like this. He stated a City either grows or declines. Target is proposing to make a significant investment in Bloomington.

Bell stated any truck traffic associated with a SuperTarget would be significantly less than the existing use. She stated the number of larger truck deliveries would be approximately 11-12 trucks a week for the SuperTarget store. She stated safety is a primary concern for Target. Each Target employs 4-6 full-time asset protection employees, uses closed circuit television cameras for surveillance, and partners with local police departments coordinating their security efforts. She stated Target is a leader in recycling and sustainability. She stated the amount of green space on the site would be increased from what is there now. She stated the traffic is in the midst of ongoing discussions. She stated Target is offering to make a significant investment in the community and are not asking for city subsidies.

Baloga stated the central issue seems to revolve around traffic. He asked staff to comment on the traffic portion of the application. Hawbaker stated the traffic issues resting with this application cannot be solved in 30 days, much less 60 day. He stated the solutions for the traffic issues are so significant for the surrounding area that staff needs to study the impacts. He stated the applicant has had a year to prepare that analysis, yet the city received the traffic study only after submission of the application. He stated staff feels there is more t this application than just traffic. There are significant land use issues that need to be considered. If you really want to bifurcate the land use issue from the traffic issue, then let the traffic commission deal with the traffic issues at their leisure and the Planning Commission should deal with the land use issue. If there is a continuation or a new plan, it is more appropriate that the applicant spend the time, do the required analysis for the significant improvements in the area, and let the city decide if the recommendations are appropriate. He stated Target submitted this proposal with traffic improvements they felt were adequate to solve the traffic issues. He stated the Planning Commission needs to deal with the proposal in front of them today.

Lucas stated he feels traffic is an issue, but not the only issue. He stated Bloomington would benefit from a 40 million dollar investment , but this is not the right location because it would hurt retail centers that are near. He stated he feels Target would better serve Bloomington by renovating an existing retail site and not in an existing industrial zoned parcel. He stated Bloomington needs to protect and strengthen its industrial base. He stated he does not believe there is away to fix the traffic issues that exist at this location and the railroad issue is too large to overlook. He stated he is against rezoning and feels industrial is appropriate for the land use.

Saccoman stated he agreed with Lucas' statements. He stated it is the right project in the wrong place. He stated home values are a major concern and the potential increased railroad traffic must be addressed. He stated he agrees with staff recommendations.

Klassen stated he could support a Comprehensive Land Use Plan change and the rezoning, but would not support the development portion of the application.

Bruce stated he has concerns over the proposed land use change. He stated the railroad plays a significant role in the industrial base. He stated the Comprehensive Plan is currently being drafted and he is not aware of any recommendations to change this area from its current land use designation.

Catania stated not in support of continuance of the item. She stated west Bloomington needs more retail/restaurant. She stated she understands the traffic concerns and may not support the development portion of the application, but would entertain a change in the land use portion of the application.

Baloga asked staff if the Commission would take the amendment to the Comprehensive Plan request first, and if denied, all other requests would be denied by definition. Hawbaker stated if the Comprehensive Plan amendment is denied, all other items would in fact be denied. Baloga stated he would not be able to support any of the application at this point in time.

Lucas stated he is not in favor of changing the Comprehensive Plan. He cautioned the other Commissioners on opening the door regarding changing the Comprehensive Plan for this property. Bruce and Saccoman concur with Lucas on setting a precedent regarding changing the Comprehensive Plan. Ornstein stated the Commission should move on all items before them even though they fail by definition.

Baloga thanked staff and Planner Londell Pease for the hard work and preparation for the meeting.

Bruce thanked the attendees for keeping order during the public comment portion of the meeting.

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

**M/Klassen, S/Baloga:** To close the public hearing. Motion carried 6-0.

**M/Klassen, S/Catania:** In Case 10790A-08, recommends approval of a Comprehensive Plan Amendment from Industrial to Community Commercial for the SuperTarget development at 5401 and 5501 West Old Shakopee Road and 10800 Normandale Boulevard. Motion failed 2-4. (Bruce, Baloga, Lucas, Saccoman voting nay)

**M/Lucas, S/Saccoman:** In Case 10790A-08, recommends denial of a Comprehensive Plan Amendment from Industrial to Community Commercial for the SuperTarget development at 5401 and 5501 West Old Shakopee Road and 10800 Normandale Boulevard for the reasons outlined in the staff report. Motion was denied 4-2.(Klassen, Catania voting nay)

**M/Baloga, S/Lucas:** Having failed to make the required findings in Case 10790B-08, recommends denial of the rezoning from I-1(PD), Industrial (Planned Development), IP Industrial Park and IP Industrial Park(Planned Development) to B-2(PD) General Commercial (Planned Development) for 246,710 square feet of retail, service station and restaurant uses at 5401 and 5501 West Old Shakopee Road and 10800 Normandale Boulevard. Motion was denied 5-1.(Klassen voting nay)

**M/Klassen, S/Lucas:** Having failed to meet the findings in Case 10790CDE-08, recommends denial of a Preliminary and Final Development Plan for 246,710 square feet of retail, service station and a Conditional Use Permit for up to four restaurants of 21,200 square feet, including drive-through services for the SuperTarget development at 5401 and 5501 West Old Shakopee Road and 10800 Normandale Boulevard as the proposed development is in conflict with the Comprehensive Plan or City Code. Motion was denied 6-0.

**M/Klassen, S/Lucas:** Having failed to meet the minimum lot frontage requirements without a Planned Development in Case 10790F-08, recommends denial of the Preliminary and Final Plat of Worldwide 4<sup>th</sup> Addition (Subdivide two lots into five lots) at 5401 and 5501 West Old Shakopee Road and 10800 Normandale Boulevard. Motion was denied 6-0.

**M/Baloga, S/Klassen:** To approve the minutes of July 10, 2008 as published. Motion carried 6-0.

**M/Baloga, S/Klassen:** To adjourn the meeting. Motion carried 6-0.

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The meeting adjourned at 10:30 p.m.

**Prepared By:**     MH     **Reviewed By:**     BH, LP      
**Approved By Planning**  
**Commission:**                     9/25/08