



# Development Review Committee

## Approved Minutes

Development Application, #PL201800344

Mtg Date: October 16, 2018

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

### Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965  
Mark Morrison (Park & Rec) 952-563-8693  
Duke Johnson (Bldg. & Insp) 952-563-8959  
Amanda Moe (Bldg. & Insp) 952-563-8961  
Brian Hansen (Eng.) 952-563-4543  
Kelly Beyer (Bldg. & Insp) 952-563-4519  
Kim Larson (Facilities) 952-563-4653  
Deb Heile (Bldg. & Insp) 952-563-4703

Kent Smith (Assessing) 952-563-8707  
Eileen O'Connell (Public Health) 952-563-4964  
Erik Solie (Env. Health) 952-563-8978  
Nick Johnson (Planning) 952-563-8925  
Glen Markegard (Planning) 952-563-8923  
Deb Williams (Facilities) 952-563-4535  
Jason Schmidt (Port Authority) 952-563-8922  
Eric Johnson (Comm Dev. Director) 952-563-8947

### Project Information:

Project	Fire Station #3 FSBP
Site Address	2255, 2263, 2271, and 2275 East Old Shakopee Road, Bloomington, MN 55425 2305, 2313 and 2325 East 86 <sup>th</sup> Street
Plat Name	AUDITORS SUBDIVISION NO 205; AUDITORS SUBDIVISION NO 205; AUDITORS SUBDIVISION NO 205; AUDITORS SUBDIVISION NO 205; LYLE GERHARDT ADDITION; LYLE GERHARDT ADDITION; LYLE GERHARDT ADDITION;
Project Description	Final Site and Building Plans for a six-bay, two-story fire station.
Application Type	Final Site and Building Plan
Staff Contact	Nick Johnson
Applicant Contact	City of Bloomington      Deb Williams, <a href="mailto:dwilliams@bloomingtonmn.gov">dwilliams@bloomingtonmn.gov</a>
PC	11/08/2018

**NOTE:** All documents and minutes related to this case can be viewed at [www.blm.mn/plcase](http://www.blm.mn/plcase), enter the permit number, "PL201800344" into the search box.

### Guests Present:

Name	Email
Paul Schroeder (SRF Consulting)	<a href="mailto:pschroeder@srfconsulting.com">pschroeder@srfconsulting.com</a>
Abby Hammes (FBD/ Wendel)	<a href="mailto:ahammes@wendelcompanies.com">ahammes@wendelcompanies.com</a>
Deb Williams (City of Bloomington)	<a href="mailto:dkwilliams@BloomingtonMN.gov">dkwilliams@BloomingtonMN.gov</a>
Kim Larson (City of Bloomington)	<a href="mailto:klarson@BloomingtonMN.gov">klarson@BloomingtonMN.gov</a>

## **Introduction:**

- Nick Johnson (Planning):
  - Final Site and Building Plans for Fire Station #3. The proposed fire station is a six-bay, two-story building that is 29,800 square feet in size. Uses within the building include offices, training, dormitories, and apparatus bays. The fire station will be primarily accessed from East 86<sup>th</sup> Street.

## **Discussion/Comments:**

### **PLEASE REVIEW THE COMMENT SUMMARY AND PLAN MARK-UPS AS ALL THE COMMENTS ARE NOT DISCUSSED AT THE MEETING.**

- Mark Morrison (Park and Recreation):
  - No comment
- Kent Smith (Assessing):
  - No comment
- Erik Solie (Environmental Health):
  - No comment
- Duke Johnson (Building and Inspection):
  - In looking at the 2<sup>nd</sup> level plan, you re-identified the sleeping courtiers as office dorms. Why? Applicant Abby Hammes replied: They won't be used as dorm rooms until they have a full time staff. Until then they will be office dorms. They will be reviewed as R3 and will meet R3 requirements.
- Laura McCarthy (Fire Prevention):
  - See comments in the Comment Summary section.
- Heidi Miller (Police):
  - Not present but she will reach out regarding lighting and will work with the applicants on security items i.e. entry lobby and providing a call switch.
- Brian Hansen (Engineering/Traffic/Utilities/Water Resources) representing Public Works
  - Please note the information in the Comment Summary.
  - Also noted that he met offline with the applicant(s) and already addressed most issues.
- Eileen O'Connell (Public Health):
  - No comment
- Nick Johnson (Planning):
  - Noted the detail on the metal panels must comply with the City's Exterior Materials and Finished Policies and Procedures Guide. Applicant Abby Hammes will get a warranty on this etc before the building permit will be issued.
- Glen Markegard (Planning):
  - No comment
- Jason Schmidt (Port Authority):
  - No comment
- Applicant Paul Schroeder had 2 additional comments:
  - Noted that he already connected with Brian Hansen about standard engineering details and will follow up.
  - Asked if there are marked up plans available. Nick Johnson said he will make them visible on the portal or he could email them if needed.

- Duke Johnson (Building and Inspection):
  - Asked when this project will start? Abby Hammes: The plan is to complete construction documents in January and start in the spring. There is no plan to fast track it.
- Paul Schroeder (Applicant)
  - Also noted the challenge with the Old Shakopee Rd improvements and coordinating with Utilities regarding disconnects and reconnects and the staging of that, for example, which segments? and who goes first? etc. Also coordinating with Bob Simons and Xcel Energy regarding overhead utilities and light poles.
- Deb Williams (Facilities):
  - Added that they will also be running fiber from Fire Station 3 and she is working with a consultant on that.
- Laura McCarthy (Fire):
  - Noted that Tim Kampa wanted to make sure the pressure sensor from old Fire Station 3 will be brought to new Fire Station 3. Deb Williams stated the current fire station property will be held for approximately 5 years and the sensor will be moved to the new station at that time.
- Nick Johnson (planning)
  - Regarding signage, the ordinance is very restrictive for nonresidential uses on properties zoned R-1. The signage shown on the architectural plans likely exceeds what is allowed in Code. Planning staff will work with Deb Williams and the Fire Department on signage.



## Comment Summary

**Application #:** PL201800344

**Address:** 2255, 2263, 2271 and 2275 East Old Shakopee Road, Bloomington, MN  
2305, 2313 and 2325 East 86<sup>th</sup> Street, Bloomington, MN

**Request:** **Final Site and Building Plans for a six-bay, two-story fire station.**

**Meeting:** Post Application DRC - October 16, 2018  
Planning Commission - November 08, 2018

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**NOTE: All comments are not listed below. Please review all plans for additional or repeated comments.**

**Planning Review Contact:** Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) Metal panels must comply with the City's Exterior Materials and Finished Policies and Procedures Guide. Specifications and other pertinent information must be submitted to document gauge, composition, durability, finish, warranty, and other information.
- 2) Building identification signage must comply with Section 19.110 of the City Code and other pertinent signage regulations in Chapter 19, Article X.
- 3) The Lighting Plan must include both initial and maintained (LLF 0.81) photometrics.

**Building Department Review Contact:** Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) SAC review by MET council will be required.

**Fire Department Review Contact:** Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 2) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 3) Provide emergency vehicle access and circulation throughout the property.

**Construction/Infrastructure Review Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Call out curb opening and tapers
- 2) Provide detail of curb and connection to sidewalk
- 3) Dimension sidewalk
- 4) Dimension opening and provide auto-turn plansheet
- 5) Relocated?
- 6) Unused Water Services on Old Shakopee Road will be abandoned by City Utility Dept, Unused services on 86th St will be responsibility of this project
- 7) By Others
- 8) All work within Hennepin County Right of Way (along E Old Shakopee Rd) will require a Hennepin County Right of Way/Utility permit.
- 9) Reference Note 1 below, this is not accurate and confusing
- 10) Bloomington Utility staff is abandoning water services on Old Shakopee Rd this Fall. Water service abandonments on 86th St will be the responsibility of this project

**Utility Review Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Call out Watermain Tap by City Forces
- 2) These note pointers need to be fixed
- 3)
- 4)
- 5)
- 6) The water service must be metered within 10' of where it enters the building. And the service must be protected from freezing - Will proximity to the large doors make this difficult?
- 7) Must have 10' separation between hydrant and storm sewer.
- 8) The lines for the Proposed Water and Sewer work are still shown as very thin lines on these plans. They should be the most prominent.

Please make those lines bolder so that reviewers and contractors don't miss anything.

- 9) Show the FDC and a hydrant within 50'.

**Traffic Review Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.

- 2) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
- 3) Show location of a bike rack and bike rack detail on the plan.

**Water Resources Review Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) RCP preferred under paved surfaces
- 2) Storm sewer is within D&U easement, how do you install it without trespassing onto southerly property? See Note 13 for trench sloping.
- 3) Draintile valve not shown as stated on C5-4
- 4) 908? Is this a stub for future? Conflict with light base?
- 5) Show 45 deg bends (max) or wyes for draintile.
- 6) Show cleanouts
- 7) Show basket style and/or sack-style inlet protection detail, inlet protection should have emergency overflow capability at low points
- 8) CBMH shown with 2'x3' opening, use 2'x3' CB casting detail
- 9) Driveway casting not shown on plans, use 2'x3' standard CB frame and casting
- 10) Reinforcement in the weir? Hole for draintile?
- 11) What is the equivalent in bar size and spacing? this seems light.
- 12) Really only need (2) - elbows, pipe and the cap for these cleanouts. This detail is for when houses connect to a city draintile.
- 13) (2)- draintiles shown in plan view
- 14) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 15) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Approved.
- 16) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 17) An erosion control bond is required.
- 18) Show erosion control BMP locations on the plan
- 19) List erosion control maintenance notes on the plan.
- 20) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

- 21) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 22) Move storm sewer pipe, light base, landscaping, pond, retaining wall, or other structure out of right-of-way or easement.

**Assessing Review Contact:** Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) No comment.