



# Development Review Committee

## Approved Minutes

Pre-Application, PL201800305  
Meeting Date: September 11, 2018  
McLeod Conference Room  
Bloomington Civic Plaza  
1800 West Old Shakopee Road

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### Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Jay Forster (Fire Prev) 952-563-4812	Glen Markegard (Planning) 952-563-8923
Lance Stangohr (Fire Prev) 952-563-8969	Erik Solie (Env Health) 952-563-8978
Jim Urie (Park & Rec) 952-563-8881	Mike Thissen (Env. Health) 952-563-8981
Bernadette Gillespie (Bldg & Insp) 952-563-4709	Kelly Beyer (Bldg & Insp) 952-563-4703
Amanda Moe (Bldg & Insp) 952-563-8961	Eileen O'Connell (Pub Health) 952-563-4964
Brian Hansen (Eng) 952-563-4543	Tim Kampa (Utilities) 952-563-8776
Sue Hults Sellnow (Eng) 952-563-4628	

### Project Information:

Project	Fire Station #3 FSBP
Site Address	2275 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425 2263 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425 2255 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425 2271 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425 2305 E 86TH ST, BLOOMINGTON, MN 55425 2313 E 86TH ST, BLOOMINGTON, MN 55425 2325 E 86TH ST, BLOOMINGTON, MN 55425
Plat Name	LYLE GERHARDT ADDITION; LYLE GERHARDT ADDITION; LYLE GERHARDT ADDITION; AUDITORS SUBDIVISION NO 205; AUDITORS SUBDIVISION NO 205; AUDITORS SUBDIVISION NO 205; AUDITORS SUBDIVISION NO 205;
Project Description	Final Site and Building Plans for Fire Station #3.
Application Type	Final Site and Building Plan
Staff Contact	Nick Johnson - nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	Abby Hammes – <a href="mailto:ahammes@wendelcompanies.com">ahammes@wendelcompanies.com</a> - 612-332-1401
Developer	
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter "PL201800305" into the search box.

**Guests Present:**

Name	Email
Paul Schroeder, SRF Consulting Group, Inc.	<a href="mailto:pschroeder@srfconsulting.com">pschroeder@srfconsulting.com</a>
Abby Hammes, Wendel Companies	<a href="mailto:ahammes@wendelcompanies.com">ahammes@wendelcompanies.com</a>

**INTRODUCTION – Glen Markegard (for Nick Johnson):**

Site on E 86<sup>th</sup> Street and E Old Shakopee Road used to be seven single family lots that was acquired by the Metropolitan Airports Commission. The city acquired the land recently and is looking at building a new fire station on the site to replace Fire Station #3.

Final Site and Building Plans for Fire Station #3. A Preliminary and Final Plat combining seven parcels into one was approved 3/5/18. The proposed fire station is two stories in height, 29,800 square feet in size, and includes six apparatus bays, hose tower, training and admin areas, as well as dorm/day rooms. The building would be located on the north part of the site. Primary access would be off of E Old Shakopee Road, and would be right in and right out, although fire trucks will probably not always follow this. McCarthy added that they are working with Traffic Engineering to determine the best access in and out of the site for volunteers and emergency vehicles.

Mr. Schroeder provided the following comments as an introduction:

Met with Engineering last week regarding the E Old Shakopee Road improvement project and access to this site for emergency vehicles. The way that access is currently drawn on the plans is not necessarily final as discussions are still in progress with Engineering and with the County. Regardless of the outcome, appropriate signage will be posted for emergency vehicle access only.

In meetings with Engineering it was determined that the trail and boulevard changes will be part of the E Old Shakopee Road improvements project, but there are still discussions about which project covers the cost of the trail. Both projects are planning to start construction in 2019, and the fire station will hopefully be done by end of 2019.

Additionally, accommodation of a trail on the south side of E 86<sup>th</sup> Street was not included due to slope issues; there are concerns about the grade and potential for fire trucks bottoming out at the driveway.

**Discussion/Comments:**

**PLEASE NOTE: Below is not a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.**

- Jim Urie (Park and Recreation):
  - No comment
- Kent Smith (Assessing):
  - No comment

- Erik Solie (Environmental Health):
  - Will the kitchen be for the use of the fire fighters only?
    - McCarthy: Confirmed that only fire fighters will use this kitchen, located on the 2<sup>nd</sup> floor which is only accessible by fire personnel. They do not anticipate doing a commercial kitchen at this time.
  - Asked if the plan will be to house any people at the facility?
    - McCarthy: Responded that at this time there are no plans. However, it may be a possibility in the future and they are anticipating having dorm rooms at the site in the future. The intent is to build this station with a 50-year horizon in mind, and it is unknown at this time what response “model” they will be using in the future.
      - Solie: If this does occur, then there may be a lodging issue. Suggests that an off-line meeting take place to discuss these potential future plans because it could also impact the kitchen.
      - McCarthy: Agrees that we need to have this conversation early (to include the architects) and ensure that we are planning for this future potential use.
  - All the wells from the existing residential properties have been sealed according to state statute, and there are no issues.
  - Need to get the Geotechnical Report from Braun for the well soil borings that were completed last week.
    - Mr. Schroeder confirmed that this report will be submitted as part of the official application.
- Bernadette Gillespie (Building and Inspection):
  - Must meet the building code. Will review further once a full set of plans is available.
- Lance Stangohr (Fire Prevention):
  - Fire hydrants - ensure they are within 150 feet from building and 50 feet from the FDC.
    - Mr. Schroeder commented that the address for the site will be E 86<sup>th</sup> Street, which is where the FDC will be located. The plans do not show this currently because it was just recently determined that the property address will be E 86<sup>th</sup> Street. So an adjustment will be made to the plan for this.
- Brian Hansen (Engineering):
  - A pad on Sheet 2 in the plans is currently labeled as an Xcel pad, but it should be identified as a traffic signal pad.
    - Mr. Schroeder: In a meeting last Friday, Engineering indicated that they would be relocating that pad as part of the improvements project.
  - Engineering is still pursuing the sidewalk on the south side of E 86<sup>th</sup> Street across the driveway, along the north side of the property. Added that we can discuss if that signal pad needs to be relocated to accommodate that new sidewalk.
    - McCarthy commented that Fire Prevention has concerns about having a sidewalk in that location due to the fire truck traffic which could be an unsafe situation for pedestrians. Fire would prefer, for safety reasons, that pedestrians cross E 86<sup>th</sup> Street and use the sidewalk on the north side of the street to access the trail system.
    - Mr. Schroeder commented that a sidewalk on the south side of E 86<sup>th</sup> Street would basically be a dead-end, and that with the slope of the driveway area, it is not conducive to having a sidewalk. What is being proposed is a very large boulevard and a very large trail which is significantly different than the standards. This design causes problems with grading and slope for the driveway.

- B. Hansen stated that Engineering can look at this with Fire to get a better understanding of the concerns. However, he noted that a sidewalk on the south side of E 86<sup>th</sup> Street would *not* dead-end, as it does connect into the trail access located at the cul-de-sac at the end of E 86<sup>th</sup> Street.
  - Forster commented that they have significant concerns regarding having a sidewalk in front of the fire station.
  - Markegard suggested that a separate meeting be called to discuss this outstanding sidewalk issue; be sure to include Planning in that meeting.
- Driveway entrance on the south side off of E Old Shakopee Road, will fire trucks be turning there as well? Engineering has some concerns about turning radius if they do use it.
  - Stangoehr indicated that that entrance would not be used by fire trucks, they would use the entrance off of E 86<sup>th</sup> Street. This south entrance would be utilized by the fire fighters entering and exiting the property, but not the trucks.
- Retention Pond on the east side, which is shown on Sheet 4 of the plans, note that there is a 10 foot drainage utility easement. Ensure that the pond is outside of that easement.
  - Mr. Schroeder agreed that they will update the plans to ensure they stay 10 feet away on the street side and 5 feet away on the property side; just to stay out of the water level.
- Tim Kampa (Utilities):
  - Plan shows using a 10" water service coming off of an 8" main. 10" is an odd size; usually we see an 8" or a 12".
  - Also, should include this water service on the loop to provide for redundancy. A loop already exists, just need to include this water service in the loop. To clarify, if water is cut off on E 86<sup>th</sup> Street, the station will lose water, with this current plan. By including this water service in the loop around the building, if water is shut off on E 86<sup>th</sup> Street, the building will still get water from E Old Shakopee Road. Loop around the building, and the second tap can be eliminated.
  - 8 water services to the old single family homes must be abandoned at the main as part of the city code. This project should account for ensuring these services have been properly abandoned, since it is the property owner's responsibility.
    - Mr. Schroeder asked if there are As-Built Plans that can be provided showing the location of these old water services.
    - Kampa provided a copy of a plan that shows roughly where these services are located (indicated by the blue marks) and Utilities will work with OneCall locator to help determine the exact locations.
    - Kampa also indicated that the sewer lines were already cutoff at the lot lines, it's just the water services that remain to be abandoned.
      - Mr. Schroeder: Do they leave the connection at the main?
        - Kampa: Shut off at the copper, and they will put a plug on that copper – ¾".
- Eileen O'Connell (Public Health):
  - Provided applicant with brochure on state law about mother's room requirements; this must be in the plan and separate than the common bathroom.
- Glen Markegard for Nick Johnson (Planning):
  - Existing driveway curb cuts to the former residential units – will they be removed and restored?

- Mr. Schroeder: Yes, in coordination with the E Old Shakopee Road improvement project or as part of this project.
- Current plan proposes 38 parking stalls, which is fine. Need to show some proof of parking where new spots would be added if and when they may be needed, just so this is on record. We suggest 6-8 proof of parking on the plans, but no formal agreement is needed.
- For the landscaping plan, note that trees in the public ROW can't count towards the tree requirements on the site.
- Southern portion of the site – any plans or just remain a grassed landscaped area?
  - Mr. Schroeder: Initially will be a low-maintenance landscaped area. Future plans are being discussed, for example a place-making location, a dog park, or training area. But initially the development application will have it as low maintenance landscaping.
- Mr. Schroeder asked if tree mitigation / preservation were required.
  - Markegard: This is not required when moving from a single family to a non-residential use site. But there are landscaping requirements. For example a certain number of trees will be required. You can count existing trees toward that if they are a certain species and are not prohibited trees, so there is some benefit to retaining trees.
- Mr. Schroeder asked about the parking lot landscape buffer requirement. Assumes this only for the parking areas, and not the drive aisles. Is this a correct interpretation of the code?
  - Markegard: The 3-foot screen does not apply since all the parking faces inward and not toward the neighborhood. A perimeter screen will be required between the fire station and the residential area to the south. Since there is a large setback and divide, it can be discussed how the requirement can be addressed.



## Comment Summary

**Application #:** PL2018-305

**Addresses:** 2305, 2313 and 2325 East 86<sup>th</sup> Street, Bloomington, MN 55425  
2255, 2263, 2271 and 2275 East Old Shakopee Road, Bloomington, MN 55425

**Request:** Final Site and Building Plans for Fire Station #3.

**Meeting:** Pre-Application DRC – September 11, 2018

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

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

- 1) Will the existing residential driveway curb cuts be abandoned and restored?
- 2) A private sidewalk link to the primary building entrance must be provided (Sec. 21.301.04(b)(2)(A)).
- 3) Parking islands must have eight feet in internal width and be three feet shorter than the adjacent parking stall (Sec. 21.301.06(c)(2)(H)).
- 4) Sidewalks perpendicular to 90 degree parking must be seven feet in width to account for vehicle overhang.
- 5) Stormwater management ponds are not allowed within the required landscape yards (20 feet along streets, 5 feet rear and side yards - Sec. 19.52(c)(4)).
- 6) The maximum building height allowed per the Height Limits Map (Sec. 21.301.10(b)(1)(A)) is 40 feet.
- 7) 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. Staff will provide the policy guide to the architect.
- 7) When factoring internal capture, the 38 parking stalls proposed meets the Code-required quantity of parking. However, planning staff recommends that six to eight proof of parking stalls be considered along the southern drive aisle southwest of the building.
- 8) Parking islands must have a minimum of one deciduous tree.
- 9) Trees within the right-of-way may not count towards the landscaping requirement. The species of existing trees on-site to be counted towards the landscaping requirement must be identified. Trees on the City's prohibited species list (Sc. 18.03) may not be counted

towards required landscaping. Existing trees must also be healthy and a minimum of four caliper inches in diameter (deciduous) or six feet in height (evergreen).

- 10) Foundation plantings should be considered to meet supplemental landscaping policy (50% of building foundations visible to public street must be landscaped).
- 11) Crosswalks must have twice the illumination of the surrounding area.
- 12) The maximum illumination along the internal property lines is 0.5 foot-candles.
- 13) Light levels and areas of lighting exceed Code in a number of areas. It is possible that greater efficiencies in design may be achieved. Contact Londell Pease in Planning at 952-563-8926 for staff suggestions or ideas.

**Building Department Review - Pre-App Contact:** Duke Johnson at [djohnson@BloomingtonMN.gov](mailto: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.
- 4) Must meet MN Accessibility Code
- 5) Must meet MN Accessibility Code
- 6) Bathroom and Shower Must meet MN Accessibility Code

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

- 1) There is a conflict with the existing Hydrant here. Keep the storm lines 10' away.
- 2) Keep the storm lines 10' away from the water line.
- 3) There is a conflict with the proposed Hydrant here. Do not cross the hydrant lead with the new storm.

**Public Works Review - Pre-App Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

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

- 1) This may be moved to another quadrant of this intersection. Will need to be discussed further between Xcel Energy and Bloomington staff.
- 2) Install Standard Non-Res Driveway Approach w/ sidewalk, include City of Bloomington Detail
- 3) Bloomington Engineering and Fire staff are discussing options for curbing and signage at this location to be done as part of the 86th St/Old Shakopee Rd street reconfiguration.

- 4) Engineering staff discussed this, and there needs to be sidewalk along E. 86th Street
- 5) Do not plant trees in easement areas
- 6) Include typical sections for light duty, heavy duty pavement and concrete

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

- 1) It's hard to clearly see the proposed utility lines on this sheet. The priority on this page should be Proposed Utility Lines so those symbols should be bolder than the lot lines and building lines to make the proposed work stand out.
- 2) There may be a conflict with the existing Hydrant here. Keep the storm lines 10' away.
- 3) Keep the storm lines 10' away from the water line.
- 4) There is a conflict with the proposed Hydrant here. Do not cross the hydrant lead with the new storm.
- 5) Showing a 10" water service off of an 8" main. Also 10" is an uncommon size in Bloomington use 8" or 12".
- 6) The building water service must be connected with the proposed new private looped water system.
- 7) Show the water and sewer services into the building and see notes regarding testing.
- 8) Make sure there is at least 18" between outsides of pipe at crossings.
- 9) 8' of cover required.
- 10) Add a valve somewhere in this area so that there is no more than 400' valve spacing.
- 11) A Minnesota licensed civil engineer must design and sign all civil plans.
- 12) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 13) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 14) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at [www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 15) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 16) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. There are 8 unused water services that must be abandoned.
- 17) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 18) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. - Add this note to the plans.



- 19) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. Make sure the service is also connected to this loop.
- 20) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 21) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 22) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 23) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 24) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 25) An inspection manhole is required on all commercial sewer services.
- 26) Use standard short cone manholes without steps.
- 27) Install interior chimney seals on all sanitary sewer manholes.
- 28) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. - Add this note to the plans.
- 29) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. - Add this note to the plans.
- 30) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 31) Use schedule 40, SDR 26, or better for PVC sewer services.
- 32) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - Add this note to the plans.
- 33) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed. - Add this note to the plans.

**Traffic Review - Pre-App Contact:** Tom Bowlin at [tbowlin@BloomingtonMN.gov](mailto:tbowlin@BloomingtonMN.gov), (952) 563-4914

**Water Resources Review - Pre-App Contact:** Steve Segar at [ssegar@BloomingtonMN.gov](mailto:ssegar@BloomingtonMN.gov), (952) 563-4533

- 1) Rate and volume not to exceed existing conditions to this discharge location.

- 2) Rate and volume must be controlled to not exceed the previously developed condition to E. 86th St. The downstream pond is on private property and we can't route additional water to the pond.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at [www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Note rate and volume control to E. 86th St. Ok to use previously developed conditions for pre-construction calculations.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) An erosion control bond is required.
- 9) Show erosion control BMP locations on the plan
- 10) List erosion control maintenance notes on the plan. Notes may need revisions as plans progress.
- 11)
- 12) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 13) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.

**PW Admin Review - Pre-App Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) No pond in easement area