



Development Review Committee

Approved Minutes

Pre-Application, PL201900051
Meeting Date: April 9, 2019
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Scott Breuer (Park & Rec) 952-563-8899
Brian Hansen (Eng.) 952-563-4543	Erik Solie (Env. Health) 952-563-8978
Rozlyn Tousignant (Eng) 952-563-4627	Megan Rogers (Legal) 952-563-4889
Kent Smith (Assessing) 952-563-8707	Maureen O'Brien (Legal) 952-563-8781
Liz O'Day (Planning) 952-563-8919	

Project Information:

Project	Planet Fitness New location CUP
Site Address	10520 FRANCE AVE S, BLOOMINGTON, MN 55431
Plat Name	VALLEY WEST SHOP CENTER 2ND ADDITION;
Project Description	conditional use permit to relocate an existing fitness facility to a different tenant space within the same multi-tenant building
Application Type	Conditional Use Permit
Staff Contact	Elizabeth O'Day - eoday@BloomingtonMN.gov (952) 563-8919
Applicant Contact	Brandon Seibert - bseibert@pfbaseline.com
Developer	Brandon Seibert - bseibert@pfbaseline.com
Post Application DRC	NO

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL201900051" into the search box.

Guests Present:

Name	Email
Alex Martensen	Alex@PFBaseline.com
Brandon Seibert	BSeibert@PFBaseline.com

INTRODUCTION – Liz O'Day (Planning):

Planet Fitness received conditional use permit approval in 2009 for their existing space at Valley West Shopping Center. They are proposing to relocate to the Big Lots! space at Valley West which will require a new conditional use permit. The proposed space is 19,000 square feet. The intent of the move is to provide a larger footprint to match the growing membership base. They would offer tanning and hydro massage beds. The facility would be operated 24/7.

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.

- Scott Breuer (Park and Recreation):
 - No comment
- Glen Markegard (Assessing):
 - No comment
- Erik Solie (Environmental Health):
 - Solie noted that the facility will need licenses for the tanning beds.
 - Solie asked the applicant if there was any intent on providing food.
 - Applicant noted that the facility will utilize vending machines.
- Laura McCarthy (Fire Prevention):
 - McCarthy addressed the need for sprinklers and fire alarm systems, highlighting horns and strobes based on the calculated occupancy load.
 - McCarthy noted that Building & Inspections had comments in the Comments Summary sheet regarding ADA compliance.
- Brian Hansen (Engineering):
 - Hansen directed the applicant to highlight the bike rack locations on the application plans.
- Maureen O'Brien (Legal):
 - No comment
- Liz O'Day (Planning):
 - O'Day noted to include the intended garbage use on the application plans.
 - O'Day addressed exterior façade codes.
 - O'Day informed the applicant they will need to submit plans for conditional use permit. The project will need to go to the Planning Commission which will take approximately 6 weeks.



Comment Summary

Application #: PL201900051
Address: 10520 FRANCE AVE S, BLOOMINGTON, MN 55431
Request: conditional use permit to relocate an existing fitness facility to a different tenant space within the same multi-tenant building
Meeting: Pre-Application DRC - April 09, 2019

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

Planning Review - Pre-App Contact: Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

- 1) Parking lot lighting must be compliant by December 31, 2020. Please continue to work with staff on compliance.
- 2) Which trash location will be used? The existing legally non-conforming trash area must be roofed for compliance.
- 3) Are there any exterior modifications proposed? Any changes must comply with City Code.
- 4) Signage must comply with the City Code and the Valley West Shopping Center Uniform Sign Design (USD).

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

- 1) Must provide Ambulatory stalls per MN State Accessibility Code 2015
- 2) Shower to meet MN State Accessibility code
- 3) Portion of counter to meet MN State Accessibility Code
- 4) Must have Trash/Recycling Area
- 5) Depending on the adjacent tenant use, a fire separation may be required.

Fire Department Review - Pre-App Contact: Lance Stangohr at lstangohr@BloomingtonMN.gov, (952) 563-8969

- 1) Provide fire alarm system for an A occupancy.

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

- 1) List the number of parking spaces required by city code and the number of spaces provided on the site plan, for the entire mixed use site.
- 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. Number of required spaces to be determined by City Engineer. If there are existing bike parking spaces on the site, please provide the location (including distance from front entrance of this space) and number of storage spaces provided.

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

- 1) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.