



Development Review Committee

Approved Minutes

Pre-Application, PL201800325

Meeting Date: September 25, 2018

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965

Jim Urie (Park & Rec) 952-563-8881

Duke Johnson (Bldg & Insp) 952-563-8959

Brian Hansen (Eng.) 952-563-4543

Tim Kampa (Utilities) 952-563-8776

Sara Flagstad (Eng.) 952-563-4627

Don Palmer (Assessing) 952-563-4644

Erik Solie (Env. Health) 952-563-8978

Mike Thissen (Env. Health) 952-563-8981

Heidi Miller (Police) 952-563-4975

Michael Centinario (Planning) 952-563-8921

Project Information:

Project Log House Foods Addition

Site Address 8715 LYNDALE AVE S, BLOOMINGTON, MN 55420

Plat Name 10 027 24; 10 027 24;

Project Description Addition to Log House Foods

Application Type Final Site and Building Plan

Staff Contact Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921

Applicant Contact Tony Jardine - <NO PRIMARY PHONE>
tjardine@loghousefoods.com

Developer

Post Application DRC YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL201800325" into the search box.

Guests Present:

Name

Email

Anthony Jardine

tjardine@loghousefoods.com

INTRODUCTION:

- Mike Centinario (Planning):
This was before DRC several years ago. Applicant would like to add about 5000 sq. ft. to the south side of the building to accommodate liquid tankers. Due to the proposed size and location, it does not require a preliminary/final plat.
- Anthony Jardine explained the operation, and that the project hopes to give the tankers an enclosed space to unload liquid almond bark and coconut oil.

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.
- Don Palmer (Assessing):
 - If it requires a replat, there will be park dedication.
 - Per Centinario, this will not require a replat due to the size and location. Applicant could go through the process if they want to consolidate lots, but it is unnecessary. It will be required if they would like to expand to the north in the future.
- Erik Solie (Environmental Health):
 - How does the product leave the tanker?
 - Jardine responded that there are two types; one is belly fed, which shakes and the product flows to the middle. There is also a rear discharge model, which empties using gravity. The belly shaker takes approximately 30 minutes to unload, and the gravity feed is 45 min to 1 hour. It is temperature sensitive.
 - Will the enclosure have doors?
 - Jardine stated the enclosure will have doors. He compared it to a pole barn.
 - Will the building have a floor drain or stormwater drain? There may be requirements for a grease interceptor, depending where the spillage flows.
 - Jardine will look into this further. Solie added that the Building Department will review this further when the application comes in.
 - Jardine added that there has only been one spill in the past, which solidified and was scraped up. Product solidifies at 76 degrees.
- Duke Johnson (Building and Inspection):
 - The enclosure must be fully sprinklered; either dry or wet depending on if it is heated.
 - Until staff sees a plan, there are no further comments.
- Laura McCarthy (Fire Prevention):
 - Maintain emergency vehicle access (minimum 20 ft. around all of the structures).
 - Maintain access to hydrants.
 - Hydrant coverage is not great—may need to be improved. Depends on the scope of work being done on site. Fire Prevention will take a closer look into this.
 - Addition is required to be sprinklered

- Heidi Miller (Police):
 - Consider door numbering. Main entrance door would be number 1, then work clockwise and number doors that are for entry into the building. Numbering should be visible from the parking lot and be the same inside/out. This assists with response time.
 - McCarthy believed that this is required by ordinance, and recommended sending staff a plan of this beforehand for review to make sure doors aren't missed. She also stated that staff will send specs.
- Brian Hansen (Engineering/Traffic):
 - Depending on how far south the addition goes, staff will need to review the circulation plan. There should be a 24 ft. minimum width for two way traffic, 20 ft. for one way.
 - Jardine asked a clarifying question about the width; Hansen responded that the width is to where the stalls begin.
 - The building is in the Lyndale Corridor Superfund Area; review the MPCA website for considerations if there is soil disturbance.
- Tim Kampa (Utilities):
 - On the southwest corner of the drawing, there is a lot line; is that part of the building?
 - Jardine added that it is part of their building.
 - There is a ¾ inch waterline that goes in that is subject to freezing. Now is the time to fix this or remove it. There's an 8 inch service on the north side that could be used and plumbing could be easily changed over. There are also two other services in Lyndale which are not currently being used.
 - Jardine asked if the water service changes are something they would be responsible for.
 - Kampa replied that applicant would use a contractor who works with City staff. A plumber would cut off the service at the main.
 - When the service is cut off, that may be the time to bring a new hydrant in. Staff will work with Fire Prevention to see where it should go.
 - McCarthy will do a site visit to see where the fire connection is.
- Mike Centinario (Planning):
 - What is the plan for the buildings near the mobile home park?
 - Jardine stated there are two houses on the north. There is someone living in the southwest building. He is unaware of the status of the southeast house. Jardine stated there are no definite plans of expansion to the north.
 - An architect and engineer will be required to help with site design and dimensioned site plans.
 - There must be a 24 foot wide drive lane. There is currently about 24 feet from the edge of the building to the edge of the parking spaces. Compact spaces would be allowed (16 ft. depth instead of 18 ft.); staff does not want to see a reduction of parking stalls. This may impact the addition's dimensions.
 - With the building addition, applicant will have to do lighting above doors. By the end of 2020, lighting upgrades will be required for all sites to bring lighting up to current code requirements.
 - Pre-engineered "pole-shed" buildings are not permitted.
 - The City would allow decorative block or precast concrete.
 - Jardine added that they plan to match the existing building.

- Centinario clarified that flat block is no longer permitted, but split faced block or textured block is allowed.
- This should be able to be reviewed administratively. Once the expansion exceeds 5% of the building, the project must be reviewed by the Planning Commission.
 - There was some discussion about clarifying the building size. Assessing records are used, which indicate 103,000 sq. ft. current building size. Palmer added that mezzanine spaces are counted in square footage.
- There were some side conversations about the floor drain and hydrant coverage. Centinario added that the applicant's engineer and architect could help with this.
- Post-application DRC will be required for more detailed comments.