



Development Review Committee

Approved Minutes

Pre-Application, PL201800392

Meeting Date:

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Duke Johnson (Bldg & Insp) 952-563-8959
Kelly Beyer (Bldg & Insp) 952-563-4703
Erik Solie (Env. Health) 952-563-8978
Mike Thissen (Env. Health) 952-563-8981
Brian Hansen (Eng.) 952-563-4543
Eric Wharton (Utilities) 952-563-4579
Deb Heile (Bldg & Insp) 952-563-4703

Kent Smith (Assessing) 952-563-8707
Michael Centinario (Planning) 952-563-8921
Glen Markegard (Planning) 952-563-8923
Elizabeth O'Day (Planning) 952-563-8919
Eileen O'Connell (Pub Health) 952-563-4964
Maureen O'Brien (Legal) 952-563-8781
Megan Rogers (Legal) 952-563-4889

Project Information:

Project Sustainable Safari

Site Address 8100 24TH AVE S, BLOOMINGTON, MN 55425

Plat Name MALL OF AMERICA 8TH ADDITION;

Project Description Sustainable Safari

Application Type Final Development Plan

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

Applicant Contact Bob Pilz - bob@cadzoo.net

Developer Wayne G. Hilbert - CNH ARCHITECTS - 952-997-4589 – whilbert@cnharch.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 "PL201800392" into the search box.

Guests Present:

Name	Email
Bob Pilz – Founder/Creator Sustainable Safari	bob@cadzoo.net
Wayne G. Hilbert - CNH ARCHITECTS	whilbert@cnharch.com

INTRODUCTION –:

Mike Centinario - The proposal is to establish a 49,000 sq ft zoo within the Mall of America. There is no formal zoning approval required depending on what the project entails. There are some requirements from building and environmental health perspectives.

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):
 - Not in attendance
- Kent Smith (Assessing):
 - Noted that the reference to this being a non-profit would not prevent the space from being taxable. In response, B.Pilz noted that the business is primarily a for-profit enterprise. They have a non-profit status for only a section of the business.
- Erik Solie (Environmental Health):
 - Questions.
 - Are you planning on having a sitting/eating room? B.Pilz responded that there will be no food other than for the animals except a birthday party room away from the attraction near the bottom of the escalator. Guests will bring food for the parties but the business would not supply them anything.
 - Doug Junker in the Licensing Division would like you to submit a Commercial Animal License application that will be reviewed by Mike Thissen. They would like a list of the animals, etc.
 - Will you be “lending” animals to other establishments/restaurants in the mall? B.Pilz replied, No, but noted that Rainforest Café asked about doing wildlife shows but Mr. Pilz decided to only conduct business in their own space.
 - How will you handle animal waste? B.Pilz anticipates there will be small piles (daily droppings) scooped into sealed Brute barrels. This will not be a feed lot operation so they will not have tons of feces. They also will have a hot water pressure system to keep the area clean. The mall has given the business space for a van to be parked on the dock so the animal waste can be removed daily.
 - Where will the barrels be stored? B.Pilz replied that the clean barrels will be in a storage room while the filling barrels will be in the back hallways of the common work areas with no public contact. Mr. Pilz has worked with the state with his petting zoo business.
 - What is your plan for odor control and ventilation? Wayne Hilbert, with CNH Architects, noted that three fourths of the wall space is on the exterior of the mall so they have the ability to vent directly outside. E.Solie asked if they are creating a negative pressure in the space. W.Hilbert answered yes. Mike Thissen noted that he does not want to receive complaints about the odor or noise. B.Pilz noted that noise will not be an issue and assured that ventilation and a sealed system is a priority to him and also to the mall administrators. B.Pilz noted: This is 2nd location proposal for MOA from a few years ago but it was determined that the other location wasn’t going to work because it was too confining with crowds, ventilation, etc.
- Duke Johnson (Building and Inspection):

- Be aware that this is Type 1 construction and therefore it is restrictive as far as the types of building materials that can be used.
- Smoke control is required in this space and there are two or three zones there so you'll need to work with Mechanical Engineers in the mall and note that we do test the system before occupancy is allowed.
- B.Pilz noted that his foliage is fire rated. D.Johnson said the products must be approved ahead of time.
- D.Johnson said when plans are approximately 70% completed we'd like to review them and do a code analysis review with you to assure it meets the MN State Building Code and MN Accessibility Code. W.Hilbert explained that the plans are just conceptual at this point.
- Laura McCarthy (Fire Prevention):
 - Fire Prevention will want to review the smoke control system and the separation between your space, Forever 21space and the mall space.
 - Also, the current design will present challenges with maintaining the sprinkler coverage and fire alarm systems so fire prevention would like to be part of the conversation early in the design phase.
- Heidi Miller (Police):
 - Not in attendance
- Brian Hansen (Engineering/Utilities):
 - No comment
- Eileen O'Connell (Public Health):
 - Regarding entrances and the dock: The City of Bloomington has an ordinance regarding no smoking or use of any nicotine devices within 25 feet of entrances, including the dock so make sure your employees know that.
 - Noted that when an employer has 1 or more employees they must have breast feeding friendly space separate from a bathroom and away from fecal material. E. O'Connell distributed a handout with information about state and federal laws.
- Maureen O'Brien and Megan Rogers (Legal):
 - No comment at this time
- Mike Centinario (Planning):
 - M.Centinario asked if the applicants anticipate any changes to the exterior space of the building. W. Hilbert noted there is a possibility of change to windows and required exits along with potentially a larger door to accommodate large equipment. There could also be a change to the exterior due to the required ventilation. M.Centinario noted that depending on extent of changes a formal review may need to take place regarding the requirements.
 - M.Centinario asked if there will be any exterior signage needed. B.Pilz noted that the exterior is overrun with LL Bean and doesn't anticipate that he will not to add to it. M.Centinario noted that signage at MOA can be complicated and would require a review.
- Laura McCarthy (Fire Prevention) reminded the applicants that they will get emailed minutes with contact information and invited them to reach out if they have questions as plans are developed.
- Bob Pilz asked about a Licensing representative at the meeting. E.Solie noted the license application previously talked about. As a final comment, Mr. Pilz noted that they intend to have full time veterinary on staff and plan to acquire AZA standard within 2 years (a high level zoo accreditation status).



Comment Summary

Application #: PL2018-392

Address: 8100 24TH AVE S, BLOOMINGTON, MN 55425

Request: Sustainable Safari Zoo at the Mall of America

Meeting: Pre-Application DRC - December 04, 2018

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

Planning Review - Pre-App Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) Establishing a zoo at the Mall of America does not require a formal zoning approval. However, it is important to provide and receive information from other Departments that may have applicable requirements.
- 2) Would there be any changes to the building exterior? If so, those changes would need to go through a formal review. Changes to the exterior would need to meet exterior building material requirements in Section 19.63.08.
- 3) All trash, waste, and recycling must be stored within the MOA building. Ensure waste facilities are adequate to handle the anticipated amount of animal waste.
- 4) Any exterior signage must meet requirements in Section 19.115 - the Class V sign district.
- 5) Ensure bus drop off areas do not obstruct drive aisle or emergency vehicle access.

Building Department Review - Pre-App 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.
- 4) Travel Distance: Must be within 250 feet to an exit that will lead to a public way.
- 5) Ramping in walkway areas must meet MN Accessibility Code
- 6) All artificial trees and foliage must meet Class I Flame Spread.

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

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

- 1) Although the entity might be a non-profit, this space will remain taxable since it is leased.

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.