



Development Review Committee

Approved Minutes

Pre-Application, PL2016-139

Meeting Date: August 16, 2016

McLeod Conference Room, Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Randy Quale (Park & Rec) 952-563-8876
Duke Johnson (Bldg & Insp) 952-563-8959
Jen Desrude (Eng.) 952-563-4862
Tim Kampa (Utilities) 952-563-8776

Don Palmer (Assessing) 952-563-4644
Erik Solie (Env. Health) 952-563-8978
Londell Pease (Planning) 952-563-8926
Mike Hiller (Planning) 952-563-4507

Project Information:

Project	Wendy's Interior and Exterior Improvements
Site Address	9624 Lyndale Avenue South
Plat Name	HOLLENBACK AND NELSON 1ST ADDITION;
Project Description	Minor Revision to Final Site and Building Plans for interior and exterior modifications to an existing drive-through restaurant.
Application Type	Final Site and Building Plan
Staff Contact	Nick Johnson; nmjohnson@BloomingtonMN.gov; (952) 563-8925
Applicant Contact	Jerad Ducklow; (651) 289-2167; jeradd@wendysfourcrown.com
Post Application DRC	Not required

Guests Present:

Name	Email
Jerad Ducklow, Wendy's FourCrown	jeradd@michaelholdings.com
Michael Givens, Wendy's FourCrown	michaelg@wendysfourcrown.com

Discussion/Comments:

- Londell Pease (Planning):
 - Applicant is proposing an upgrade of the interior and exterior façade of the existing restaurant to bring it up to current corporate standards. No changes are being proposed for the drive aisles, circulation, or parking.
 - Asked the applicant representatives what areas of the restaurant will be open during construction. Applicant representative stated the drive through will remain open to the public during construction.

- Randy Quale (Park and Recreation):
 - No comment.
- Don Palmer (Assessing):
 - No comment.
- Erik Solie (Environmental Health):
 - Confirmed there currently is not a tray washing area in the restaurant and that this area will be added as part of the project.
 - Asked the representatives what the shaded area and dotted line area represents on the submitted plan. Applicant stated they are not sure what the dotted line area represents on the submitted plan and the shaded area represents areas that will not be touched in the renovation.
 - Minimum food service permit will be needed for the small amount of changes.
 - Include cut sheets when making submittal.
 - If replacing counters/cabinets, the toe kicks on the legs must be removable.
- Duke Johnson (Building and Inspection):
 - Building , electrical, mechanical and plumbing plans will likely be required when submitting.
 - Follow Chapter 33 in the IBC.
 - Asked if there will be any overhead work outside where public would have to walk underneath construction. Applicant stated no.
 - Proper permits must be pulled from Building and Inspections.
 - Asked if kitchen hood will be replaced. Applicant stated not at this time. Solie added that a Piranha type system is required and believes one is already in place.
 - Fire Department access to the building must be maintained during construction.
- Jen Desrude (Engineering):
 - Construction parking, storage and staging must all be done on site and not in the public right-of-way (including Aldrich Avenue).
 - Site address must be posted during construction.
 - Parking lot permit may be required if doing more than a mill and overlay.
- Tim Kampa (Utilities):
 - Contact Met Council for a SAC determination. Phone number is on Comment Summary.
 - Provided sewer maintenance records to the applicants showing a grease problem in the sewer main at Aldrich Avenue. City is requesting an exterior grease interceptor be installed and a maintenance agreement be put in place to ensure its maintenance.
- Londell Pease (Planning):
 - Informed the applicant there are 8 comments on the comment sheet where only a few are highlighted
 - When making lighting changes, current Code must be met.
 - Exterior trim materials cannot exceed 15% and must meet the exterior materials standards. Coating should have 30 year warranty.
 - Landscape plan is on file and we believe is currently meeting Code, but replace any landscaping you destroy or remove during the renovations.
 - Trash is inside now and must remain inside.