



# Development Review Committee

## Approved Minutes

Pre-Application, PL202000075

Meeting Date: May 5, 2020

Remotely Via Webex

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### Staff Present:

Laura McCarthy (Fire Prev) 952-563-8965  
Kelly Beyer (Bldg & Insp) 952-563-4519  
Brian Hansen (Eng., Chair) 952-563-4543  
Steve Segar (Utilities) 952-563-4533  
Mike Hiller (Planning) 952-563-4507  
Rena Clark (Park & Rec) 952-563-4555

Jason Heitzinger (Assessing) 952-563-4512  
Mike Thissen (Env. Health) 952-563-8981  
Londell Pease (Planning) 952-563-8926  
Michael Centinario (Planning) 952-563-8921  
Megan Rogers (Legal) 952-563-4889  
Eileen O'Connell (Pub. Hlth) 952-563-4964

### Project Information:

Project	10801 Bush Lake Rd - Pre-app for Verizon Expansion
Site Address	10801 BUSH LAKE RD, BLOOMINGTON, MN 55438
Plat Name	BLOOMINGTON RNC ADDITION;
Project Description	Expansion of the existing Verizon facility
Application Type	Final Site and Building Plan
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Katherine McGah; KMcGah@morrisonhershfield.com
Post Application DRC	Yes, possibly another pre-application if there are major revisions to the plans

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 "PL202000075" into the search box.

### Guests Present:

Name	Email
Katherine McGah, Morrison Hershfield	<a href="mailto:KMcGah@morrisonhershfield.com">KMcGah@morrisonhershfield.com</a>
Jim Pannebecker, Morrison Hershfield	<a href="mailto:jpannebecker@morrisonhershfield.com">jpannebecker@morrisonhershfield.com</a>

**INTRODUCTION (Centinario):**

The applicant, Verizon Wireless, is proposing a 15,830 square foot expansion to their existing facility at 10801 W. Bush Lake Road. The existing facility was constructed in 2006 and an expansion was always intended. The site is zoned Industrial Park and the use is permitted. Provided the addition can be completed in a Code-compliant fashion, the Planning Commission would have approval authority, subject to appeal to the City Council.

Staff initially indicated that a setback variance would be required along W. Old Shakopee Road. After analyzing the plans, staff has determined that a variance is not necessary for the proposal as depicted in plans.

**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.

- Renae Clark (Park and Recreation):
  - No comments.
- Jason Heitzinger (Assessing):
  - No comment.
- Mike Thissen (Environmental Health):
  - There has been a history of noise complaints from residential neighbors to the north and southwest. The existing site characteristics and the addition must meet all standards of the noise ordinance.
  - Fuel tanks will require a spill containment plan and be provided to Fire Marshall and Public Works.
  - Noise study is required.
- Kelly Beyer (Building and Inspection):
  - Must meet MN Building and Accessibility Code.
  - SAC determination must be satisfied.
  - When plans are at 80 percent, contact Duke Johnson (952-563-8959) for a plan review meeting
- Laura McCarthy (Fire Prevention):
  - See Comment Summary and red-line plans.
  - Emergency vehicle access lane is critical. Need more details to ensure compliance.
  - Current building has unique suppression systems. Meet to discuss the suppression system(s) to assure compliance.
  - Need clearer information on the locations and size of the generators.
  - Recommend setting up a meeting with Fire, Utilities and possibly Planning regarding placement of generators and access road.
- Brian Hansen (Engineering):
  - New addition must meet Bloomington Surface Stormwater requirements.
  - Show location of a bike rack and bike rack detail on the plan.
  - Show correct property and easement lines. The lines shown on the plan are out of date.
- Steve Segar (Utilities)
  - Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
  - Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- Megan Rogers (Legal)
  - No comment.

- Eileen O'Connell (Public Health):
  - No comment.
- Mike Centinario (Planning):
  - The purpose/use of the training rooms has a significant impact on the overall parking requirement. If the training room is used for on-site employees, we would calculate the space as office. If the rooms are used for trainings where the participants are not located at site, we would calculate the space as assembly, which has a higher parking requirement.
  - Additional screening is needed along the north elevation to screen air handling units from single-family residential uses. Work with staff on the best wall and landscaping combination to adequately screen the mechanical units.
  - With the formal development application, please submit a noise study demonstrating compliance with City Code.
  - The project is considered a significant expansion and sidewalks must be brought up to the current standard. Along W. Old Shakopee Road and W. Bush Lake Road, the sidewalk requirement is either minimum 8-foot concrete or 10-asphalt. Sidewalk along Louisiana must be minimum 6 feet concrete.
  - For exterior materials, is the brick veneer on a pre-cast concrete wall panel? If so, the exterior material is compliant with City Code for an industrial building.
  - A landscaping survey will need to be conducted depicting landscaping that would be retained. Generally, the site must include 1 tree per 2,500 square feet and 1 shrub per 1,000 square feet of site area. A landscaping surety is required and the amount of the surety will be based on the project's disturbance area.
  - If significant changes are made to the plans, this item may need to come back for another pre-application DRC meeting.
- Jim Pannbecker
  - It is early in the process, many details have not been determined. Will follow up with Centinario to iron out some of the details. Willing to set up clarification meetings regarding parking, screening, and fire/safety details with the Fire Marshall.



# Comment Summary

**Application #:** PL2020-75

**Address:** 10801 BUSH LAKE RD, BLOOMINGTON, MN 55438

**Request:** Final site and building plans for an expansion of the existing Verizon facility

**Meeting:** Pre-Application DRC – May 5, 2020

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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:** Mike Centinario at [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov), (952) 563-8921

- 1) The purpose/use of the training rooms has a significant impact on the overall parking requirement. If the training room is used for on-site employees, we would calculate the space as office. If the rooms are used for trainings where the participants are not located at site, we would calculate the space as assembly, which has a higher parking requirement.  
  
As office, the preliminary parking requirement is 120 stalls. As assembly, the parking requirement increases to 152 stalls. Either way, additional parking must be addressed with the plan submittal through additional parking provided on site and/or proof of parking.
- 2) The project description indicates there are a total of 107 parking stalls at the site - 99 stalls in the main parking lot and 9 stalls in the secure lot (108 total). Only 89 stalls are identified on the site plan.
- 3) Identify parking stalls in secure lot on the site plan.
- 4) What is the purpose of the building in the southeast corner of the site? It looks like a large carport and vehicle storage/service building.
- 5) For exterior materials, is the brick veneer on a pre-cast concrete wall panel? If so, the exterior material is compliant with City Code for an industrial building.
- 6) Show location of a bike rack and bike rack detail on the plan.
- 7) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 8) A landscaping survey will need to be conducted depicting landscaping that would be retained. Generally, the site must include 1 tree per 2,500 square feet and 1 shrub per 1,000 square feet of site area. A landscaping surety will be determined by the addition's disturbance area.
- 9) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter of the parking lot).
- 10) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 11) A three foot high screen for a parking lot adjacent to all public streets
- 12) Interior trash and recycling must be provided.
- 13) Parking and structure setbacks for the IP Zoning District are met.
- 14) A noise source shall not exceed an L10 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L10 noise level of 50 dBA in the nighttime (10:00 p.m. to 7:00 a.m.) as measured on the property line

of the source (Section 10.29.02(b)). With the formal development application, please submit a noise study demonstrating compliance with City Code. The City has received noise complaints for the site in the past.

- 15) The project is considered a significant expansion and sidewalk requirements must be brought up to the current standard. Along W. Old Shakopee Road and W. Bush Lake Road, the sidewalk requirement is either minimum 8-foot concrete or 10-asphalt. Sidewalk along Louisiana must be minimum 6 feet concrete.

A sidewalk connection from the building to public sidewalk or street is currently provided.

- 16) Additional screening is needed along the north elevation to screen air handling units from single-family residential uses. Work with staff on the best wall and landscaping combination to adequately screen the mechanical units.
- 17) The east elevation was not included. Provide the east elevation as part of the submittal package.

**Building Department Review - Pre-App Contact:** Bernadette Gillespie at bgillespie@BloomingtonMN.gov, (952) 563-4709

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

- 1) Maintain emergency vehicle access and turning radius to/around all existing structures and for the new addition.
- 2) Hydrant coverage required with 150' of all exterior walls and within 50' of the FDC.
- 3) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the existing and new structures.
- 4) Fire alarm, annunciator panels and Knox box location(s) to be determined by the Fire Prevention Division.
- 5) All gate shall be accessible by emergency responders.

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

- 1) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 2) 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)
- 3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 4) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 5) An erosion control bond is required.
- 6) Show erosion control BMP locations on the plan
- 7) List erosion control maintenance notes on the plan.
- 8) Provide a turf establishment plan
- 9) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 10) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 11) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 12) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

- 13) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

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

- 1) Show dimensions of the access aisle
- 2) Show parking spaces lost with the creation of this access aisle and building addition and where those spaces will be replaced.
- 2) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.
- 3) 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.
- 4) Show location of a bike rack and bike rack detail on the plan.
- 5) Show and label dimensions of the new access aisle around the north side of the building. The minimum drive aisle width must meet the City Code requirements (21.301.06)

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) 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.
- 5) 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)
- 6) Show and label all property lines and easements on all plan sheets.
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 9) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 10) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 11) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 12) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 13) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 14) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 15) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 16) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 17) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 18) 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.
- 19) Use schedule 40, SDR 26, or better for PVC sewer services.
- 20) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.

- 21) 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.

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

- 1) Show correct property and easement lines. These are old before re-platting.