



Development Review Committee

Approved Minutes

Development Application, #PL201900127

Mtg Date: 08/06/2019

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Kris Kaiser (Fire Prev) 952-563-8968
Mike Palermo (Planning) 952-563-8924
Michael Centinario (Planning) 952-563-8921
Duke Johnson (Bldg. & Insp) 952-563-8959
Megan Rogers (Legal) 952-563-4889
Deb Heile (Bldg. & Insp) 952-563-4703

Jason Heitzinger (Assessing) 952-563-4512
Glen Markegard (Planning) 952-563-8923
Erik Solie (Env. Health) 952-563-8978
Tim Kampa (Utilities) 952-563-8776
Katelin Jaggi (Assessing) 952-563-4740
Maureen O'Brien (Legal) 952-563-8781

Project Information:

Project	2401 E 86th - Rezone, PDP and FDP - Skywater Technology Expansion
Site Address	2401 and 2411 E 86th Street
Plat Name	CYPRESS ADDITION; CYPRESS ADDITION;
Project Description	Rezone the base zoning of 2401 and 2411 East 86th Street from CO-1 Commercial Office 1.0 to IT Innovation and Technology and Major Revisions to preliminary and final development plans for an approximately 67,000 square foot expansion at Skywater Technology Foundry located at 2401 and 2411 E. 86th Street.
Application Type	Rezoning, Preliminary Development Plan and Final Development Plan
Staff Contact	Michael Palermo - 952-563-8924 mpalermo@BloomingtonMN.gov
Applicant Contact	Brady Busselman BBusselman@sambatek.com (763) 259-6674 Bryan Suchy bsuchy@tegragroup.com
Planning Commission	08/29/2019
City Council (tentative)	09/09/2019

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL201900127" into the search box.

Guests Present: No guests were present

Introduction: (Mike Palermo)

Skywater Technology Foundry is proposing a 67,000 square foot building addition on the south side of the current building. Part of the plan is to propose a rezoning of the property from CO-1 to IT. This will be a major revision to the preliminary and final development plan. It is expected to go to the Planning Commission meeting on August 29, 2019 and the September 9, 2019 City Council meeting.

Discussion/Comments:

Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.

- Jason Heitzinger (Assessing):
 - At this time it doesn't appear a need to replat so there will be no park dedication fee. If it is determined that a replat is necessary we can determine the fee at that time.
- Erik Solie (Environmental Health):
 - No comment
- Duke Johnson (Building and Inspection):
 - Please see the Comment Summary.
 - Must complete a code analysis of the existing and new building to reflect the type of construction and occupancy.
 - There will also be legal language requirements if they don't replat to verify that one plat does not affect the other plat.
- Kris Kaiser (Fire Prevention):
 - Please see the notes in the comment summary. No further comment.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Show a section of this area that includes the building foundation and the storm manhole close to corner of proposed building. Show how construction and future maintenance of the manhole would occur without undermining the building structure.
 - Show a section of the adjacent utilities and light pole foundation so proper clearances are provided.
 - Show location of bike rack.
 - Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
 - An erosion control bond is required.
- Tim Kampa (Utilities):
 - There are utility spacing and separation requirements that are not being met. Look at the routing of these utilities to be sure that they are far enough away from the building and from each other. There could be manholes over the top of other utilities that could cause damage. We're requesting a spread sheet with proposed top and bottom utility pipe elevations so we can review the pipe crossings and make sure they're meeting the city standards.
 - There are currently issues with sewer capacity, a building addition will make it worse. We are asking that the applicant petition for upgrades and will issue a Certificate of Occupancy only when upgrades are completed.
 - There is something discharging into the city system and into the Met Council system. Continue to work with the city and the Met Council to eliminate the material buildup that could affect the capacity of those pipes.
 - A hydrant within 50 feet of fire department connection is required.
 - Review the layout of valving and test all the new piping.

- Megan Rogers (Legal):
 - No comment
- Mike Palermo (Planning):
 - The precast exterior material may not meeting exterior material requirement. Please provide more detail and potentially request flexibility.
 - Applicant calculated the disturbance area of 99,000 sq. ft., staff calculated around 125,000 sq. ft. This may increase the number of required trees and shrubs. Please clarify the disturbance area.
 - The island nearest the building is 225 feet where the maximum is 200 feet. An intermittent island is required.
 - There are issues with the lighting that must be addressed.
 - Regarding the lot line going through building, you will need to request flexibility for that setback.
- Glen Markegard (Planning):
 - Along with flexibility noted, a tax parcel combination given the two separate legal properties.



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PL2019-127
Skywater Tech Foundry
2401 and 2411 East 86th Street

Comment Summary

Application #: PL2019-127

Address: 2411 E 86th Street and 2401 E 86th Street

Request: **Rezone the base zoning of 2401 and 2411 East 86th Street from CO-1 Commercial Office 1.0 to IT Innovation and Technology and Major Revisions to preliminary and final development plans for an approximately 67,000 square foot expansion at Skywater Technology Foundry located at 2401 and 2411 E. 86th Street.**

Meeting: Post Application DRC - August 06, 2019
Planning Commission - August 29, 2019
City Council - September 09, 2019 - Projected

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

Planning Review Contact: Michael Palermo at mpalermo@bloomingtonmn.gov, (952) 563-8924

- 1) Exterior materials must meet Section 19.63.08. Please provide a detail or spec sheet for the proposed precast walls. If the finish material is concrete it would not meet the exterior material standard. Flexibility from the planned development would be required.
- 2) I calculate disturbance area as 125,000 SF as seen on C5.02. Additional 10 trees would be needed. Please verify disturbance area.
- 3) Islands are required every 200 feet (21.301.06(h)). This is measured at 225 feet. An additional island is necessary.
- 4) Minimum foot candle is 0.75 for perimeter 25 ft. of parking along property line. (21.301.07(c)(12)).
- 5) Provide FC for entrance/exits - 2.0FC is required within 5 feet of secondary/emergency entrance/exits and 7.0 for main entrance. (21.301.07(c)(12)).
- 6) Any parking deviation will only be applicable to the proposed use of the building. Any future reuse of the proposed addition will be subject to a new parking review and study.
- 7) Demonstrate compliance with City Code for interior trash, recycling, and refuse storage. 21.301.17
- 8) The proposed building would cross over the property line violating setback requirements. Platting or a tax parcel combination is required. There are building code ramifications for tax parcel combination.
- 9) The site is within Safety Zone B, as designated by MSP Airport zoning standards. A FAA No Hazard Determination may be needed for cranes. Be mindful of the FAA review process, it is separate from the City process.

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

- 1) Must meet current MN State Building Code and MN Accessibility Code.
- 2) SAC review by MET council will be required.
- 3) When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.

Fire Department Review Contact: Kris Kaiser at kkaiser@BloomingtonMN.gov, (952) 563-8968

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 3) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 4) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 5) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Construction/Infrastructure Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher.
- 2) Chimney seal on all sanitary MH's
- 3) Need a fire hydrant within 50' of the FDC
- 4) Show a section of this area that includes the building foundation and the storm manhole and how construction and future maintenance of the manhole would occur without undermining the building structure.
- 5) Show a section of the adjacent utilities and light pole foundation so proper clearances are provided.

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

- 1) Add note to plansheet(s): Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 2) Add note to plansheet(s): All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 3) Add note to plansheet(s): Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 4) Add note to plansheet(s): 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.
- 5) Add note to plansheet(s): Install crosswalk pavement markings in accordance with MMUTCD
- 6) Show location of a bike rack on the plan.

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

- 1) There appear to be grade conflicts with the proposed pipes at several crossings. Look at alternative pipe routing to accomplish required vertical and horizontal separation without needing so many watermain offsets. Please provide mapping and a spreadsheet indicating the proposed top and bottom utility pipe elevations and separation calculations at all proposed pipe crossings.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 5) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 6) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 7) Provide peak hour and average day water demand and wastewater flow estimates.
- 8) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a fire truck accessible hydrant within 50' of the Building Fire Department Connection.

- 9) If the addition will include a grease producing food service facility they must provide an exterior grease interceptor and grease interceptor maintenance agreement.
Also something needs to be done to eliminate the grease like buildup from the waste slurry that is being deposited in the City and Met Council mainlines. Perhaps something like an interceptor should be installed.
- 10) Install interior chimney seals on all sanitary sewer manholes.
- 11) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 12) 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. Need the equivalent of 8' of cover.
- 13) Provide the equivalent of 8' of cover to prevent freezing.
- 14) Relocate valve so that all new pipe including Hydrant can be tested.
- 15) There is too much crowding here - the MHs may transfer loading to the sanitary sewer service pipe.
- 16) Will this MH be inside the building?
- 17) I calculate disturbance area as 125,000 SF as seen on C5.02. Additional 10 trees would be needed. Please verify disturbance area.
- 18) Islands are required every 200 feet. This is measured at 225 feet. Moving the islands or an additional island is necessary.
- 19) Minimum foot candle is 0.75 for perimeter 25 ft. of parking along property line
- 20) Provide FC for entrance/exits - 2.0FC is required within 5 feet of secondary/emergency entrance/exits and 7.0 for main entrance.

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

- 1) Site design engineer shall approve underground stormwater system shop drawings prior to submittal for City utility permits. No crushed concrete or calcareous stone for embedment. As-built to be certified by PE.
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. Underground stormwater system requires as-built certified by a Licensed Professional Engineer.
- 3) 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.
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 7) Check with the Minnesota Pollution Control Agency to determine if the use on this site will require coverage under the MPCA NPDES Industrial site stormwater permit program.
- 8) An erosion control bond is required.
- 9) Show erosion control BMP locations on the plan.
- 10) List erosion control maintenance notes on the plan.
- 11) 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.
- 12) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 13) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.