



Development Review Committee

Approved Minutes

Pre-Application, PL202000106
Meeting Date: June 30, 2020
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Brian Hansen - Chair (Eng.) 952-563-4543	Jason Heitzinger (Assessing) 952-563-4512
Rozlyn Tousignant (Eng.) 952-563-4627	Mike Thissen (Env. Health) 952-563-8981
Tim Skusa (Bldg & Insp) 952-563-8953	Londell Pease (Planning) 952-563-8926
Laura McCarthy (Fire Prev) 952-563-8965	Liz O'Day (Planning) 952-563-8919
Eileen O'Connell (Pub. Health) 952-563-4964	Maureen O'Brien (Legal) 952-563-8781
Tim Skusa (Bld. & Insp.) 952-563-8953	

Project Information:

Project	Jiu Jitsu Training Center
Site Address	9061 Lyndale Avenue South
Plat Name	KEENAN 1ST ADDITION
Project Description	Conditional Use Permit Jiu jitsu - 9061 Lyndale Avenue - CUP - pre-application
Application Type	Conditional Use Permit for a sports training center (Jiu Jitsu)
Staff Contact	Londell Pease - lpeace@BloomingtonMN.gov (952) 563-8926
Applicant Contact	Kendall Commercial Advisors - (952) 220-4756 tkendall@kendallcommercial.com
Post Application DRC	NO (as determined during meeting)

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202000106" into the search box.

Guests Present:

Name	Email
Tom Kendall	tkendall@kendallcommercial.com
Topher Braddock	topbradd@hotmail.com
Karen Braddock	

INTRODUCTION – Liz O'Day, Planning:

The applicant proposes a martial arts training facility in a vacant 2,800 square foot space in a office/warehouse building at 9061 Lyndale Avenue. Currently there are 70 members. The use would relocate from an adjacent retail site to this site, subject to approval.

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 comment
- Jason Heitzinger (Assessing):
 - No comment
- Mike Thissen (Environmental Health):
 - No comment
- Laura McCarthy (Fire Prevention):
 - McCarthy noted that current plans show the building is sprinklered, any changes would require a permit.
- Brian Hansen (Engineering):
 - Hansen asked that the applicant show bike racks on the site plans.
- Eileen O'Connell (Public Health):
 - O'Connell explained Federal Law requiring a mother's room; staff will work with the applicant on any concerns or questions regarding this matter.
- Maureen O'Brien (Legal):
 - No comment
- Londell Pease/Liz O'Day (Planning):
 - Pease noted that parking is non-conforming, staff will work with applicant on options.
- Tim Skusa (Build & Inspections):
 - Skusa reminded the applicant to follow the updated MN Building Code.
 - A discussion was held regarding restrooms.



Comment Summary

Application #: PL202000106

Address: 9051 LYNDAL AVE S, BLOOMINGTON, MN 55420
9061 LYNDAL AVE S, BLOOMINGTON, MN 55420

Request: Jiu jitsu - 9061 Lyndale Avenue - CUP - pre-application

Meeting: Pre-Application DRC – June 30, 2020

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

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

- 1) Must meet 2020 MN State Building Code.
- 2) Provide a code analysis with the plans.
- 3) SAC review by MET council will be required.
- 4) Must meet 2020 MN Accessibility Code including locker rooms and shower.

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

- 1) Insure proper sprinkler coverage throughout the space.

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

- 1) 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.
- 2) Show location of existing or add bike storage within 50' of entrance. Include bike rack installation detail on the plan.
- 3) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

Planning Review - Pre-App Contact: Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

- 1) City Code required parking for the proposed athletic training facility is 15 spaces. City Records indicate the parking allocated to the existing office/warehouse use was eight spaces. The property records show the approved 40,694 square foot building is 22,422 SF office and 18,272 warehouse/storage with 85 parking spaces where City Code currently requires 97 spaces. Therefore, the parking required for the proposed change of use requires seven additional parking spaces. If the approved office/warehouse mix has decreased, adequate parking may be provided. Provide a detailed floor plan of the building for the review, if requested. Otherwise, staff supports a shared parking review for the one small athletic training use at this site without a third-party study. However, that requires the Conditional Use Permit be reviewed by both the Planning Commission and the City Council, as shared parking may not be approved administratively or by the Planning Commission.

- 2) A review of the approved landscape plan (attached to the file) must verify any missing landscaping is replaced. A Conditional Use Permit finding is the property complies with the City Code. One review for Code compliance is landscaping.
- 3) Parking lot and exterior security lighting must meet Section 21.301.07 for the 15 spaces closest to the proposed use entrance.
- 4) All signs must comply with the City Code and the approved Uniform Sign Design.
- 5) The next application deadline is July 8, 2020. The fee is based on the process required. For Code complying review the Planning Commission is the final decision unless appealed, the fee is \$220. If a shared parking agreement is required, a review by the City Council is also required as well as the preparation and review of the agreement, the fee is \$880.