



Development Review Committee

Approved Minutes

Pre-Application, PL202000120
Meeting Date: July 28, 2020
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Jason Heitzinger (Assessing) 952-563-4512
Renae Clark (Parks & Rec) 952-563-8890	Mike Thissen (Env. Health) 952-563-8981
Tim Skusa (Bldg & Insp) 952-563-8953	Eileen O'Connell (Public Health) 952-563-4964
Brian Hansen (Chair Eng.) 952-563-4543	Maureen O'Brien (Legal) 952-563-8781
Rozlyn Tousignant (Eng.) 952-563-4627	Liz O'Day (Planning) 952-563-8919
Steve Segar (Utilities) 952-563-4533	

Project Information:

Project	Health Club CUP - 7700 West Old Shakopee Road - Pre App
Site Address	7700 West Old Shakopee Road and 10750 Bloomington Ferry Road.
Plat Name	RESERVE ADDITION; RESERVE ADDITION;
Project Description	Conditional use permit for a health club in an existing shopping center
Application Type	Conditional Use Permit
Staff Contact	Liz O'Day - eoday@BloomingtonMN.gov (952) 563-8919
Applicant Contact	Yolanda Hunter - (612) 220-0004 yshunter75@gmail.com
Developer	
Post Application DRC	No

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202000120" into the search box.

Guests Present:

Name	Email
Yolanda Hunter	Yshunter75@gmail.com

INTRODUCTION –Liz O'Day (Planning):

The applicant proposes a conditional use permit for a health club at an existing shopping center. Go Yo Go would provide a membership for the health club users. The space would have several machines, free weight area and open space area for classes (10 max people). The hours of operation would be 5:45am to 8pm Monday through Saturday. There would be one trainer and one front desk employee available on site.

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.
- Tim Skusa (Building and Inspection):
 - Skusa explained that this project will require code analysis.
 - Skusa shared that the project may require an additional bathroom and stated that staff will work with the applicant on this.
- Laura McCarthy (Fire Prevention):
 - McCarthy reminded the applicant to ensure proper sprinkler coverage within the space.
- Brian Hansen (Engineering):
 - No Comment.
- Steve Segar (Utilities):
 - No Comment.
- Eileen O'Connell (Public Health):
 - O'Connell explained the mandate requiring a "mother's room" and shared that staff can work with the applicant on this item.
- Maureen O'Brien (Legal):
 - No Comment.
- Liz O'Day (Planning):
 - O'Day noted that a change of use will require work to become compliant with the approved landscaping plan.



Comment Summary

Application #: PL202000120

Address: 10750 Bloomington Ferry Road and 7700 West Old Shakopee Road

Request: Conditional use permit for a health club in an existing shopping center

Meeting: Pre-Application DRC - July 28, 2020

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

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

- 1) Parking for the health club is 1 space per 250 square feet. The required parking is 10 spaces. Required parking for the health club would be less than a retail use in the same tenant space.
- 2) Identify the existing trash facilities on a plan. Any change of use requires compliance with Code for indoor trash.
- 3) Signage to comply with the City Code and the Uniform Sign Design on file.
- 4) Review of the landscaping plan on file shows that many of the required trees and shrubs were removed. With the conditional use permit, the missing material must be replanted and a landscaping plan must be submitted prior to building permit issuance. The approved plan is available on the portal.
- 5) Parking lot lighting is compliant. No upgrades needed at this time.
- 6) The next deadline for submittal is Wednesday, August 5th by 2pm. This would bring the item to the September 10th Planning Commission meeting.

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

- 1) Must meet current 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code
- 3) Provide a code analysis with the plans.
- 4) SAC review by MET council will be required.
- 5) Restroom must meet fixture count per 2020 MN Building Code Chapter 29. Must also meet 2020 MN Accessibility Code.

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

- 1) Entire space(s) to have fully code complying sprinkler protection.
- 2) Entire space(s) must have fully Code complying sprinkler protection.

Environmental Health Review - Pre-App Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

If kitchenette area will be used for customer purchase of food related items, it must comply with the Minnesota Food code and will require review from this office prior to construction.