



# Development Review Committee

## Approved Minutes

Pre-Application, PL2020-176  
Meeting Date: September 22, 2020  
(Via Web-ex)  
Bloomington Civic Plaza  
1800 West Old Shakopee Road

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### Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543	Jason Heitzinger (Assessing) 952-563-4512
Julie Long (Eng.) 952-563-4865	Erik Solie (Env. Health) 952-563-8978
Tim Skusa (Bldg & Insp) 952-563-8953	Mike Thissen (Env. Health) 952-563-8981
Steve Segar (Eng.) 952-563-4533	Londell Pease (Planning) 952-563-8926
Mike Hiller (Planning) 952-563-4507	Liz O'Day (Planning) 952-563-8919
Laura McCarthy (Fire Prev.) 952-563-8965	Megan Rogers (Legal) 952-563-4889
	Renae Clark (Parks & Rec) 952-563-8890

### Project Information:

Project	CUP for Indoor recreation and entertainment (Billiard Hall)
Site Address	8050 MORGAN CIR, BLOOMINGTON, MN 55431
Plat Name	PENN AMERICAN ADDITION;
Project Description	CUP for Indoor recreation and entertainment (Billiard Hall)
Application Type	Conditional Use Permit
Staff Contact	Elizabeth O'Day - eoday@BloomingtonMN.gov (952) 563-8919
Applicant Contact	Paul Webster, Q Master Billiards
Post Application DRC	NO

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 "PL202000176" into the search box.

### Guests Present:

Name	Email
Paul Webster, Q Master Billiards	pcwebster@gmail.com

**INTRODUCTION –Liz O’Day (Planning):**

The applicant is proposing a conditional use permit for a pool hall at Morgan Circle Shoppes. There will be 18 pool tables and will offer tournaments and games for all ages. They are proposing a soda fountain as well as a pizza oven. There will be small retail area. Hours of operation is anticipated to be 10am-2am.

**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.
- Erik Solie (Environmental Health):
  - Any type of food or food service must be approved by Environmental Health prior to obtaining CUP.
- Tim Skusa (Building and Inspection):
  - Review bathroom facilities with B/I plan reviewer.
  - Building plans must be signed by a MN licensed architect.
  - Will need to discuss handicap accessible parking spaces once parking review is complete.
- Laura McCarthy (Fire Prevention):
  - Entire space(s) must have fully complying sprinkler protection.
  - New use will be classified as an assembly, may need to add fire alarm devices depending on the occupant load.
- Brian Hansen (Engineering):
  - Bike racks are required at the site, show locations on the plan to verify the center has a sufficient supply.
  - List the number of parking spaces required by City Code and the number of spaces provided on the site plan.
- Eileen O’Connell (Public Health):
  - Mother’s room required for any space that has two or more employees. Please show location on site plan.
- Mike Thissen (Env. Health)
  - Indoor trash room is required.
- Liz O’Day (Planning):
  - It appears some landscaping material has been removed from the property. An updated landscaping plan is required to be submitted prior to building permit issuance.
  - The Code does not have a specific parking requirement for pool hall. The Code allows staff to refer to credible sources for alternative parking requirements. The ITE standard for a pool hall use requires 1 space per 2.5 tables which amounts to 45 spaces for the pool hall. A parking review of the property will need to be conducted to verify parking compliance for the use.
- Paul Webster
  - The floor plan submitted for this meeting is a rough sketch and not for construction. Would like to discuss what was meant by “signed architect plans” with B/I since there is not going to be any major changes within the tenant space. Skusa suggested a side bar discussion where they could discuss the building permit requirements including the signed plans, bathrooms and the mother’s room.
  - Asked O’Day to help him with the next steps for the CUP and to discuss the timing and submittal requirements for the building permit(s) (if required).



# Comment Summary

**Application #:** PL202000176  
**Address:** 8050 MORGAN CIR, BLOOMINGTON, MN 55431  
**Request:** CUP for Indoor recreation and entertainment (Billiard Hall)  
**Meeting:** Pre-Application DRC - September 22, 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:** Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

- 1) It appears several trees and shrubs have been removed. The missing material must be replanted with the conditional use permit process. A revised plan must be submitted that shows the variety and placement of the new material, it must be submitted prior to building permit issuance. It must be planted prior to Certificate of Occupancy.
- 2) a Code compliant trash room is required. The existing trash room must be identified on a plan or a trash room must be constructed within the tenant space.
- 3) Parking lot lighting is compliant. No upgrades are required at this time.
- 4) The Code does not list a requirement for a pool hall. The Code says the ITE standard can be used to show similar uses. The ITE standard that is consistent with the pool hall use is 2.5 spaces per pool table, which is 45 spaces. A parking review will need to be completed to determine there is enough spaces to accommodate the use.

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

- 1) Must meet 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) Review bathroom facilities with Building and Inspections plan reviewer.
- 6) Building plans must be signed by a MN licensed architect.

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

- 1) 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

- 1) Any type of food or food service must be approved by this Division prior to obtaining CUP

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

- 1) Show location of a bike rack and bike rack detail on the plan.
- 2) List the number of parking spaces required by city code and the number of spaces provided on the site plan.