



Development Review Committee

Approved Minutes

Development Application, #PL202000166

Mtg Date: 09/15/2020

WebEx Conference Call

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Engineering, Chair) 952-563-4543
Mike Thissen (Environmental Health) 952-563-8981
Rena Clark (Park & Rec) 952-563-8890
Tim Skusa (Bldg. & Insp) 952-563-8953
Laura McCarthy (Fire Prev) 952-563-8965
Steve Segar (Utilities) 952-563-4533
Julie Long (Engineering) 952-563-4865

Michael Centinario (Planning) 952-563-8921
Jason Heitzinger (Assessing) 952-563-4512
Eileen O'Connell (Public Health) 952-563-4964
Maureen O'Brien (Legal) 952-563-8781
Megan Rogers (Legal) 952-563-4889
Sue Hults Sellnow (Engineering) 952-563-54628

Project Information:

Project	Verizon Expansion - 10801 W. Bush Lake Rd. - Final Site and Building Plans
Site Address	10801 BUSH LAKE RD, BLOOMINGTON, MN 55438
Plat Name	BLOOMINGTON RNC ADDITION;
Project Description	Major revision to final site and building plans for an expansion of the existing Verizon Wireless facility at 10801 Bush Lake Road
Application Type	Final Site and Building Plan
Staff Contact	Mike Centinario mcentenario@bloomingtonmn.gov (952) 563-8921
Applicant Contact	Katherine McGah KMcGah@morrisönhershfield.com (404) 202-2563
PC (tentative)	October 08, 2020
CC (tentative)	PC decision authority, subject to 3 business day appeal period

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202000166" into the search box.

Guests Present:

Name	Email
Katherine McGah, Morrison Hirsh	KMcGah@morrisönhershfield.com
Doug Miller, Verizon Wireless	
Jim Pannebecker, Morrison Hirshfield	
Tony Baxter, ESI Engineering	
Andrew Schmitt, ESI Engineering	
David Pruett, Verizon Wireless	

Introduction – Mike Centenario (Planning):

Verizon wireless has submitted a final site and building plan application for a 16,722 square foot building expansion to their existing facility at 10801 Bush Lake Road. Project also includes the

addition of several air handling units, AC units and backup generators. The expansion would help implement multi-access edge computing systems.

Discussion/Comments:

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

- Renae Clark (Park and Recreation):
 - No comments
- Jason Heitzinger (Assessing):
 - No comments
- Mike Thissen (Environmental Health):
 - Reviewed the noise modeling completed by ESI, which appears to meet state rule. There is discrepancy between the city being a little more restrictive at the measurement sites, and decibel differences. In reading the rule, Thissen understood that statute states that cities can't be more restrictive, but requested that Legal staff provide their analysis of the code and statute.
 - For the study that will be completed after project is done with the generators running at max capacity (worst case scenario), include Thissen on distribution list for completed study so that he can ensure that outcomes are within the correct rule for noise decibels.
- Tim Skusa (Building and Inspection):
 - Door into the building addition on the west side, asked about the purpose of the entrance – employee access, bringing in equipment, convenience access.
 - Applicant responded that it is an emergency exit from the end of the corridor. It is large to accommodate the potential for bringing equipment if it made more sense than bring it in via the loading dock. It will not be utilized for employee access; employees will enter through the main security vestibule.
 - Skusa responded that the entrance as designed will be fine, as long as it is not being used as an employee entrance.
 - Requested that code analysis be provided when plans are submitted for the permit.
 - Other comments are listed in the Comment Summary document; contact B&I with any questions.
- Laura McCarthy (Fire Prevention):
 - Provide/maintain emergency vehicle access and turning radius around and to the existing building and new addition. Expressed concern of somewhat tight access on the north side of the property.
 - Provide an exhibit showing the turning radius through the property.
 - With the new gate in the northwest corner, will need a set up something similar to the gate on the south side to include a KNOX box or lockbox.
 - Provide/maintain hydrant coverage with 150' of all exterior sides of the existing and new building and within 50' of the fire department connection. Expressed concern about the number and/or location of the hydrants on the north side of the building—may need to add and/or move the hydrant(s). Reiterated that importance of an adequate access lane on the north side for trucks to navigate safely, but also to get access to the water supply.
 - Ensure Fire Prevention is involved when working on the plans inside the building for the various protection systems, particularly since there are some unique aspects to the protection systems in the existing building.

- Thissen brought up concerns about regarding the 1 or 2 generators, and possible connected fuel tanks—rupture/spills and the close proximity to the pond. Also asked about permits required.
 - McCarthy responded that staff will review the plans for the existing and new generators and associated fuel tanks, and containment will have to be provided.
- Raised a concern about the new exterior generator location due to the fact that the current interior generator louvers are located along the north side of the building and there is makeup air coming in from the west side, right where the addition is planned. If there is production of any flammable vapors, the new external generator cannot be located in front of those louvers. This issue impacts the overall planned location of equipment, and should be addressed immediately.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Stormwater management report has been received and is under review, but not yet approved.
 - One note from staff – NURP ponds are not considered a volume control practice. Keep this in mind as you work to meet the rate, volume, and quality per the Bloomington surface stormwater requirements.
 - Keep irrigation outside of easements and ROW areas.
 - Show location of a bike rack (existing or proposed) and bike rack detail on the plan if new/added racks are required. Hansen can provide the specific number required, which he believes to be approximately 4 spots.
 - If service connections are needed onto West Old Shakopee Rd (CSAH 1), Hennepin County right-of-way permit is required.
 - For the new 8' sidewalk along West Old Shakopee Rd, an easement will be needed to cover this sidewalk. Staff will be looking for a revision to the current easement, or a new easement which covers the new sidewalk/bikeway.
 - Ensure that all replaced sidewalk is ADA compliant.
- Steve Segar (Utilities):
 - On the Civil Plans ensure sufficient hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. A truck accessible hydrant is required within 50' of the FDC.
 - Sunde generally includes some Bloomington specific notes, which do not appear to be on the plans.
 - Appears to be one crossing of the sewer under the watermain. Verify that clearance to ensure this design meets city standards. A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
 - Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- Eileen O'Connell (Public Health):
 - No comments
- Megan Rogers (Legal):
 - Received the information sent by staff as it relates to the MPCA state preemption for the noise standards. The City code does contemplate the MPCA preemption, and but there are a number of exemptions within that the city regulates.
 - In addition, Staff has come to understand that the noise generated by the existing building has been the subject of various neighborhood complaints. Legal staff requested to meet with the applicants offline to address concerns and resolve issues.
- Mike Centinario (Planning):
 - Parking islands to be located throughout, minimum width and landscaping requirements must be met. Two new parking islands along the west parking bay are too narrow. Minimum width is 8-feet inside of curb to inside of curb. Also, code requires that trees are planted in each island. As a result the light located in the island in the west parking lot will need to be relocated since a tree in that island would be incompatible with the lighting.

- From a landscaping perspective, the plans indicate that trees will be removed to accommodate the new addition. These trees will need to be replanted or replaced. City code requires 1 tree per 2,500 square feet of lot area. The current landscaping proposal is deficient by about 30 trees.
 - Before a building permit is issued, staff will need to review a photometric plan; both an initial and a maintained lighting plans that accommodates some light loss factor. This is an industrial property, so lighting level requirements are lower, and staff sees no reason why city code standards cannot be met. In addition, if the lighting has not been updated in the last 10 years or so the entire site will have to meet city code. As a result there may need to be some upgrades to the existing lighting. Applicant should contact staff if there is a desire to discuss these requirements further.
 - As noted by others, staff recognizes that there are differences between MPCA standards and city code, and these inconsistencies are being reviewed.
 - Currently the project is tentatively scheduled for Planning Commission on October 8, 2020. The Planning Commission is the approval authority for this type of project, subject to a 3 business-day appeal period. Due to previously expressed concerns from the neighborhood regarding noise, the chance of an appeal is elevated.
- Applicant Questions:
 - Jim Pannebecker indicated that he will follow up with McCarthy on fire protection to discuss the issues that were brought up to ensure they are adequately addressed. Will work to resolve any acoustic issues once there is better understanding of the problems.
 - Katherine McGah requested additional clarification from Legal staff on the comments about exceptions as it related to the noise issue and meeting the MCPA code and/or city code.
 - Rogers responded that Legal staff is great at reading the code, but will need to work with Environmental Health staff to ensure a practical implementation of that code.
 - From a brief review of the MPCA code, Rogers understands that there are a variety of types of noise such as extended noise, long-term noise, and bursts of noise, as in the example of regularly scheduled generator testing. Further within the MPCA code there are different exceptions provided that are not subject to the preemption – those are for specific types of noise. It is unknown to Rogers if the types of noise created by this project would fall within one of those exceptions.
 - Rogers thoughts are that staff can work with the applicant to talk about the history for the noise generated by the facility, which very well may be preempted completely by the MPCA code. City code says that it has adopted the definitions and the associated restrictions from the MPCA code, “except for these scenarios.” Staff would then determine if their analysis is correct as to whether our code will apply or not.
 - Furthermore, Rogers suggested that they try to think about ways to strategically mitigate noise on the site without increasing costs for the applicant, but that make the neighbors happy. So that site, overall, receives fewer complaints, and both the company and the surrounding neighborhood experience a great result.
 - Additional off-line discussions including staff from Planning, Legal, & Environmental Health, and the applicants will be needed to bring this issue to conclusion.



Comment Summary

Application #: PL202000166

Address: 10801 BUSH LAKE RD, BLOOMINGTON, MN 55438

Request: **Major revision to final site and building plans for an expansion of the existing Verizon Wireless facility at 10801 Bush Lake Road**

Meeting: Post Application DRC - September 15, 2020
Planning Commission - October 08, 2020

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

Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) The minimum parking lot setback is met for the expansion area.
- 2) A minimum 8-foot concrete sidewalk is required along Bush Lake and W. Old Shakopee Roads. The plan meets that requirement.
- 3) Prior to a certificate of occupancy, a proof of parking agreement must be executed and recorded against the property.
- 4) Two "new" parking islands along the west parking bay are too narrow. The minimum width is 8-feet inside of the curb to inside of curb.
- 5) City Code requires 1 tree per 2,500 square feet of lot area. Given the size of the property, 157 trees are required. The plan is deficient as currently depicted.
- 6) City Code requires 1 shrub per 1,000 square feet of lot area. Given the size of the property, 392 trees are required. The plan meets required the shrub quantity.
- 7) Brick exterior materials meet the City's exterior building material requirements. Any changes to proposed building materials must be approved by the Planning Manager
- 8) Noise mitigation must meet MPCA and City of Bloomington requirements.
- 9) The MPCA nighttime requirement is inconsistent with the City of Bloomington nighttime requirement. The City's legal staff will evaluate the State preemption noted in the report.
- 10) Exterior materials must meet Section 19.63.08. The proposed materials, brick exterior, meets this Section.
- 11) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 12) Interior trash and recycling must be provided.
- 13) Show location of a bike rack and bike rack detail on the plan.
- 14) 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).

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

- 1) Separate Parking Lot permit required for new parking spaces.
- 2) Must meet 2020 MN State Building Code

- 3) Must meet 2020 MN Accessibility Code
- 4) Provide a code analysis with the plans. Include area increase calculations in the code analysis.
- 5) SAC review by MET council will be required.
- 6) When plans are 80 percent complete please contact Building and Inspections for a plan review meeting.
- 7) Permit and Engineered plans required for retaining wall.

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

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

- 1) Provide/maintain emergency vehicle access and turning radius around and to the existing building and new addition.
- 2) Provide/maintain hydrant coverage with 150' of all exterior sides of the existing and new building and within 50' of the fire department connection.
- 3) Gate shall be accessible to emergency responders.
- 4) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

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

- 1) List erosion control maintenance notes on the plan.
- 2) Show erosion control BMP locations on the plan
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) Provide a turf establishment plan
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 8) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 9) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 11) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 12) NURP ponds are not considered a volume control practice
- 13) Provide separation between UGE and storm structure
- 14) Provide separation between light pole and storm structure
- 15) City highly encourages the use of biodegradable erosion control blanket
- 16) Keep irrigation outside of easements and ROW areas
- 17) Provide detail on how roof leader is connected to storm

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

- 1) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 2) Install interior chimney seals on all sanitary sewer manholes.
- 3) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. A truck accessible hydrant is required within 50' of the FDC. Hydrants should be 4' - 10' from back of curb.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

- 5) 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.
- 6) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) 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
Also check that utility notes meet City standard notes, also on City website.
- 9) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 10) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 11) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 12) Check Watermain removal limits, should match Utility plan
- 13) Please remove contour lines from utility plans to improve clarity
- 14) Show clearance between sewers, manholes and watermain, may require insulation.
- 15) Please remove contour lines from utility plans to improve clarity
- 16) Check you standard notes for water distribution, this specification conflicts with Bloomington's standards. See City Website:
<https://www.bloomingtonmn.gov/sites/default/files/Standard%20Specification%20for%20Construction.pdf>

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

- 1) Show location of a bike rack (existing or proposed) and bike rack detail on the plan if new/added racks are required.
- 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 Paul Jarvis (952-563-4548, pjarvis@BloomingtonMN.gov) for permit information.
- 3) If service connections are needed onto CSAH 1 (Old Shakopee Road), Hennepin County right-of-way permit is required.
- 4) 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. Add this note to the plan sheets.

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

- 1) Grant new sidewalk/bikeway easement to cover new 8' sidewalk.
- 2) Provide new sidewalk/bikeway easement for new 8' sidewalk. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

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

- 1) Ensure that all replaced walk is in ADA compliance.
- 2) Keep all plantings out of existing right of way and easements