



Comment Summary

Application #: PL2021-50

Address: 8525 and 8545 Penn Avenue South, Bloomington, MN 55431

Request: **Change in Condition for Case #PL2020-133 related to the access requirements for Penn Lake CityHomes townhome development**

Meeting: Planning Commission – April 15, 2021
City Council (projected) – May 03, 2021

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

Planning Review Contact: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) Emergency vehicle access must be available for use and maintained in adequate condition year round. The area must be kept clear of snow and ice during winter months.
- 2) Area must remain clear and available to facilitate safe turn-around movements for non-emergency, larger vehicles that serve the development.

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

- 1) Applicant shall ensure all entry and exit points from the property (Penn and 86th Street) will meet the turning radius requirements for BFD Ladder 3. This includes entry into the property from Penn Avenue. Any obstructions, including surmountable curbing, shall be reviewed for compliance prior to installation.

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

- 1) Provide detail of mountable curb to be constructed from the turn around and along Penn Avenue/CSAH 32
- 2) Specify MnMUTCD R5-1 regulatory, Red on White, 30" by 30" "Do Not Enter" sign facing Penn/CSAH 32, for enforceability
- 3) The City is working on developing a detail of options for barriers to place at intersections between emergency access only driveways and public roadways. Additional treatment may be needed at time of construction.

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

- 1) Where are the proposed snow storage areas?

Water Resources Review Contact: Bryan Gruidl at bgruidl@BloomingtonMN.gov, (952) 563-4557

- 1) Provide documentation to confirm previously approved stormwater management plan for the site meets requirements with proposed changes.