



Development Review Committee

Approved Minutes

Pre-Application, PL202100258
Meeting Date: December 21, 2021
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Mike Thissen (Env. Health) 952-563-8981
Erik Solie (Env. Health) 952-563-8978
Laura McCarthy (Fire Prev) 952-563-8965
Glen Markegard (Planning) 952-563-8923
Tim Kampa (Utilities) 952-563-8776
Nick Johnson (Planning) 952-563-8925
Tim Kampa (Utilities) 952-563-8776

Londell Pease (Planning) 952-563-8926
Kate Ebert (Public Health) 952-563-4962
Rozlyn Tousignant (Eng) 952-563-4627
Melissa Manderschied (Legal) 952-563-4895
Renae Clark (Park & Rec) (952) 563-8890
Maureen O'Brien (Legal) 952-563-8781
Kelly Beyer (Bldg & Insp) 952-563-4519
Jason Heitzinger (Utilities) 952-563-4512

Project Information:

Project	Tommy's Express Car Wash
Site Address	200 West 98 th Street
Plat Name	Mattson Addition
Project Description	Conditional Use Permit and Final Site and Building Plans for Redevelopment of the existing office building into an express car wash.
Application Types	Conditional Use Permit and Final Site and Building Plan
Staff Contact	Nick Johnson – nmjohnson@bloomingtonmn.gov or (952) 563-8925
Applicant Contact	Tanner Brandt, Christianson Companies tanner@christiansoncompanies.com or (701) 499-3936
Post Application DRC	Yes

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202100258" into the search box.

Guests Present:

Name	Email
Tanner Brandt, Christianson Companies	tanner@christiansoncompanies.com
Matt	mkalbus@drteam.com
Jeff	jeffprasch@demarcinc.com

INTRODUCTION – Nick Johnson, Planner:

The applicant proposes redevelopment of the approximate 8,500 square foot office into an approximate 5,200 square feet automatic express car wash. No change to shared access from 98th is proposed. The shared access along West 97th street would become a dedicated access. The building would be centered on the property, approximately 140 feet north to south and 40 feet east to west. A three lane access to the transaction stalls would be along the east side of the building and funnel into a single access lane on the north. They provide individual washes as well as an unlimited club. The vehicles would exit on the south, toward West 98th Street. There would be 12 parking spaces with vacuums on the west side of the building.

No information regarding stormwater, landscaping, lighting, or building materials has been provided.

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):
 - Thissen highlighted noise concerns for the area.
- Kelly Beyer (Building and Inspection):
 - Beyer noted to check the proper occupant load for the mezzanine.
- Laura McCarthy (Fire Prevention):
 - McCarthy shared the plans indicate a requirement for a sprinklered building.
- Erik Norling (Police):
 - No comment
- Brian Hansen (Engineering):
 - Hansen explained a sidewalk connection is required from the private property to the public sidewalk on 98th Street.
 - Hansen requested the applicant supply a trip-generation numbers.
 - Hansen noted the property falls within the Nine Mile Creek Watershed District and suggested the applicant verify any permitting requirements with that agency.
- Tim Kampa (Utilities):
 - Kampa referred to comments in comment summary. Additional comments will be provided when detailed Civil Plans are submitted.
- Kate Ebert (Public Health):
 - No comment

- Melissa Manderschied (Legal):
 - No comment
- Nick Johnson (Planning):
 - Please refer to the plans and comment summary for additional comments.
 - Noise study will be required for the facility and external vacuums. Noise must comply with Section 10.29.02 of the City Code.
 - Exterior building materials must comply with City Code. EIFS is not a permitted primary exterior material.
 - Screening must be provided along the north boundary where vehicles are queuing.
 - Are any changes to the joint access easement proposed? If joint access is maintained, the five foot landscape yard along each side yard property line must be restored.



Comment Summary

Application #: PL202100258

Address: 200 W 98th Street

Request: **Conditional Use Permit and Final Site and Building Plans for Redevelopment of the existing office building into an express car wash.**

Meeting: Pre-Application DRC - December 21, 2021

NOTE: All comments are not listed below.

Please review all plans for additional or repeated comments.

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

- 1) Building plans must be signed by a MN licensed architect.
- 2) Must meet 2020 MN State Building Code and 2020 MN Accessibility Code.
- 3) SAC review by MET council will be required.
- 4) Provide a detailed code analysis with the plans.
- 5) Observation mezzanine shall comply with 2020 MN Building Code and Accessibility Code. Please identify any exceptions being used. Identify occupant load factor in code analysis.

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

- 1) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) Entire space(s) must have fully Code complying sprinkler protection.
- 4) Building/property shall be adequately signed for emergency response.
- 5) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

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

- 1) Private common driveway/access easement/agreement must be provided.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) 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.
- 3) Provide a sidewalk connection from the building to public sidewalk or street.
- 4) Provide trip generation numbers for the site using ITE Trip Generation Standards.

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

- 1) Stormwater Management is required.
- 2) List erosion control maintenance notes on the plan.
- 3) An erosion control bond is required.
- 4) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 5) Show erosion control BMP locations on the plan.
- 6) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 10) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) may be required for this site. It should be provided with future submittals.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

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

- 1) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. The water meters must be located within 10 feet of where the water service crosses under the outside wall of the building.
- 4) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 5) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There needs to be a hydrant within 50' of the Building Fire Dept. Connection that is accessible by fire trucks.
- 6) An inspection manhole is required on all commercial sewer services.
- 7) Install interior chimney seals on all sanitary sewer manholes.
- 8) A Minnesota licensed civil engineer must design and sign all civil plans.
- 9) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 10) 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.
- 11) Use standard short cone manholes without steps.
- 12) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 13) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 14) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 15) Use schedule 40, SDR 26, or better for PVC sewer services.
- 16) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.

- 17) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 18) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 19) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 20) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 21) 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
- 22) 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.

Environmental Health Review Contact: Mike Thissen at mthissen@bloomingtonmn.gov, (952) 563-8981

- 1) Noise shall not exceed L50 of 60dba and L10 of 65dba during 7am-10p on residential properties. Noise shall not exceed L50 of 50dba and L10 of 55dba during 10p-7a on residential properties.
- 2) Provide a noise study of sound produced by carwash motors and outdoor vacuum stations.
- 3) There is going to be several outdoor vacuum stations on the north side facing residential apartments. Provide solid fencing or evergreens trees for sound mitigation along north, west, and east property lines.
- 4) How many air dryer motors are provided? 14?
- 5) How many outdoor vacuum stations are provided?
- 6) Extend carwash exit to provide more indoor insulation of carwash motors for noise control.
- 7) Add automatic exit doors for sound control.
- 8) Any food provided for customers?
- 9) No use of exterior vacuums outside of the hours of 7am-10pm on weekdays and 9am-9pm on weekends.

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

- 1) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candle for the outer property perimeter of the parking lot). All lighting must be 90 degree cut-off without an exposed lens. The brochure shows large up-lighting fixtures, which are not allowed. All façade lighting is restricted and the source fully shielded from view.
- 2) Landscape plan must be provided with 19 trees and 47 shrubs (Sec. 21.301.15(c)(2)). The landscaping must be distributed throughout the site, including all islands and along West Old Shakopee Road.
- 3) Exterior materials must meet Section 19.63.08(c) of the City Code. Permitted primary exterior materials include glass, stucco, stone, brick, architectural concrete and metal meeting certain durability, thickness and warranty criteria. EIFS is not a permitted primary exterior material. Secondary materials are limited to 15% of each individual building elevation.
- 4) There are limitations on noise source as measured on the property line of the source (Section 10.29.02). A noise impact statement/study demonstrating compliance must be prepared by a qualified professional and submitted as part of a formal development application - see Section 10.29.04. Please consult with City staff on the methodology and measurement locations associated with the noise study. Similar uses in the City close to residential uses have a restriction that the doors must be closed during equipment operation.
- 5) All signage (wall, freestanding, etc.) must comply with Section 19.113 of the City Code, limited to two sides. Freestanding signs must have a minimum setback along public streets of 20 feet. Signs must be individual letter or cabinet only and due to the adjacent residential uses, any electronic sign has specific restrictions. Appears the signs on the product brochure provided may not meet the City Code. Also, it appears there are small freestanding advertising signs along the east side of the building. They would not be permitted.

- 6) Provide more information about the existing shared access easement/agreement. Show the extent of the easement on the site/civil plans. If changes are proposed to the easement, provide more information about these changes, along with adjacent property owner support/consent.
- 7) If joint/shared access is no longer proposed, the sideyard setback must be five feet on each side and be landscaped (Sec. 21.301.15(c)(4)(A)).
- 8) Provide more information about proposed sidewalk connection. Are multiple curb ramps envisioned to make the connection ADA compliant?
- 9) The parking requirement for the car wash is 14 parking spaces (one space per 375 square feet)(Sec. 21.301.06(d)). If vacuum spaces are restricted from employees and other customer parking, those spaces do not count towards the parking supply.
- 10) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 11) Perimeter drive lane/queuing area screening is required to block vehicle headlights (Sec. 21.301.05(d)).
- 12) Three-foot parking area screening required (Sec. 21.301.15(d)(3)).
- 13) Do vacuums include canopy structures? If so, they must meet principal structure setback (35 feet).
- 14) Sidewalks must provide a minimum five feet clear for pedestrian movements. The sidewalk east of the proposed vacuums must be widened, currently 4 feet 6 inches.
- 15) For windows facing public or private streets or pedestrian corridors, no more than 25 percent of the total window area and no more than 25 percent of linear eye-level window width may be obscured by signs, product displays or similar covering. It appears the blackened windows on the north may not meet this requirement.