



# Development Review Committee

## Approved Minutes

Development Application, #PL202100216

Mtg Date: 11/23/2021

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

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### Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543  
Rozlyn Tousignant (Eng) 952-563-4627  
Julie Long (Eng.) 952-563-4865  
Laura McCarthy (Fire Prev) 952-563-8965  
Kelly Beyer (Bldg & Insp) 952-563-4519  
Maureen O'Brien (Legal) 952-563-8781  
Renae Clark (Park & Rec) (952) 563-8890  
Steve Segar (Utilities) 952-563-4533

Jason Heitzinger (Assessing) 952-563-4512  
Erik Solic (Env. Health) 952-563-8978  
Mike Thissen (Env. Health) 952-563-8981  
Londell Pease (Planning) 952-563-8926  
Liz O'Day (Planning) 952-563-8919  
Glen Markegard (Planning) 952-563-8923  
Kate Ebert (Public Health) 952-563-4962

### Project Information:

Project	Kids Empire CUP - 10520 France Ave S - CUP
Site Address	10520 FRANCE AVE S, BLOOMINGTON, MN 55431
Plat Name	VALLEY WEST SHOP CENTER 2ND ADDITION;
Project Description	Conditional Use Permit for an indoor entertainment and recreation use in an existing multi-tenant shopping center.
Application Type	Conditional Use Permit
Staff Contact	Elizabeth O'Day
Applicant Contact	Tim Marco tim.marco@krausanderson.com
PC (tentative)	December 16, 2021

CC (tentative)

**NOTE:** All documents and minutes related to this case can be viewed at [www.blm.mn/please](http://www.blm.mn/please), enter the permit number, "PL202100216" into the search box.

### Guests Present:

Name	Email
Tim Marco (Kraus Anderson)	
Alton Klein	

### Introduction: Liz O'Day (Planning)

Kids Empire would be occupying 10,300 square feet of space in the southern end-cap of Valley West Shopping Center, next to Dunkin Donuts. Kids Empire would provide indoor play and recreation for children. The play apparatuses would be multi-tiered play structures, ball pits, and slides. The Disco Room is a dance room. More information can be found on their website. The pantry space would hold party decorations, pre-packaged food, supplies. All food sold will be pre-packaged food including cookies, chips and drinks. Birthday cakes and pizza would be ordered from a local shop. No cooking would be conducted on-site.

This is going to Planning Commission on December 16<sup>th</sup> as a final decision.

## 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):
  - Solie noted the food pantry will require licensing, staff will work with the applicant following the meeting.
- Laura McCarthy (Fire Prevention):
  - McCarthy sprinkler system may need to be upgraded depending on the type of exercise equipment and furnishings installed.
  - McCarthy noted that commercial grade food-heating elements may require additional fire suppression systems.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
  - Hansen discussed traffic review requirements, particularly in regards to trip generation.
  - Hansen requested that the applicant add bike racks to the plans or identify where bike racks are already located.
- Steve Segar (Utilities):
  - Segar highlighted Met Council SAC Determination requirement.
- Kate Ebert (Public Health):
  - Ebert highlighted the requirement for a nursing (lactation) room.
- Maureen O'Brien (Legal):
  - No Comment.
- Kelley Beyer (Building and Inspection):
  - Beyer mentioned that if there are inflatables, staff would like to see the manufacturer's specifications.
- Liz O'Day (Planning):
  - O'Day highlighted the requirements for exterior lighting and landscaping
  - O'Day addressed the signage and uniform sign design requirements.
  - Applicant asked whether pending plans for items to be followed up (ex: sprinkler work) will be sufficient for the conditional use permit approval. , O'Day indicated that that would be sufficient.
  - Applicant provided clarity on some of the comments, additionally noting the applicant is excited to be a part of the Bloomington community.



# Comment Summary

**Application #:** PL2021-216

**Address:** 10520 FRANCE AVE S, BLOOMINGTON, MN 55431

**Request:** **Conditional Use Permit for an indoor entertainment and recreation use in an existing multi-tenant shopping center.**

**Meeting:** Post Application DRC - November 23, 2021  
Planning Commission - December 16, 2021

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

**Planning Review Contact:** Liz O'Day at [eoday@BloomingtonMN.gov](mailto:eoday@BloomingtonMN.gov), (952) 563-8919

- 1) A separate sign permit must be submitted for review and conformance to the Uniform Sign Design for Valley West is required.
- 2) Provide more detail on the use. What types of equipment will be used in the exercise rooms? Will there be on-site food preparation? What is the food pantry used for? Will there be food sales on-site? Provide more detail before the Planning Commission meeting.
- 3) A landscaping plan was provided with a previous application for exterior upgrades. Continued compliance is required for the material.
- 4) The building uses were approved as retail so the parking for this use is compliant. When the addition was approved, parking spaces were added over what was required.
- 5) Once the lighting is approved in case PL2020-190 is installed, the lighting would be fully compliant.
- 6) Interior trash and recycling must be provided and maintained. (see City Code Section 21.301.17).

**Building Department Review Contact:** Duke Johnson at [djohnson@BloomingtonMN.gov](mailto: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
- 3) Must meet 2020 MN Accessibility Code.
- 4) SAC review by MET council will be required.
- 5) Provide a detailed code analysis with the plans.
- 6) Fixture count shall comply with Ch. 29 of MN State Building Code.

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

- 1) Obtain an Environmental Health plan review application, with this Division, for construction of food operation within proposed business
- 2) Provide menu, equipment specification sheets, and finish schedule with plan submittal
- 3) Provide an Environmental Health Plan Review application with plan submittal for each proposed food facility.
- 4) Provide specification sheets along with proposed menu with Plan review application.

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

- 1) Ensure property sprinkler coverage and density for the additional commodity hazards in the exercise area.
- 2) Fire alarm system will need to be upgraded for the occupancy classification determined by the building code.

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

- 1) Show bike parking racks that are within 50' of main entrance. If none, add.
- 2) Show location of a bike rack and bike rack detail on the plan.
- 3) Provide trip generation numbers for the proposed site use, using ITE Trip Generation Standards, and comparing to the numbers approved for the assumed use in the application for the building addition.

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

- 1) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 2) Please describe pantry purpose and food service operations. Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference. An exterior GI was installed with Dunkin Donuts.

**Health Department Review Contact:** Kate Ebert at [kebert@BloomingtonMN.gov](mailto:kebert@BloomingtonMN.gov), (952) 563-8911

- 1) Please review MN Statute on accommodating nursing employees. You are not required to provide a permanent lactation room, although many businesses do. If you don't have space for a permanent room, consider where you might be able to set up a temporary location. A staff bathroom or toilet stall cannot be used as a lactation room.