



# Development Review Committee

## Approved Minutes

Pre-Application, PL2022-25  
Meeting Date: February 8, 2022  
Via WebEx  
Bloomington Civic Plaza  
1800 West Old Shakopee Road

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### Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543  
Julie Long (Eng.) 952-563-4865  
Duke Johnson (Bldg & Insp) 952-563-8959  
Laura McCarthy (Fire Prev) 952-563-8965  
Steve Segar (Utilities) 952-563-4533  
Rena Clark (Park & Rec) (952) 563-8890  
Kevin Toskey (Legal) 952-563-4889  
Erik Norling (Police) 952-563-8847

Jason Heitzinger (Assessing) 952-563-4512  
Erik Solie (Env. Health) 952-563-8978  
Michael Centinario (Planning) 952-563-8921  
Kate Ebert (Public Health) 952-563-4962  
Doug Junker (Licensing) 952-563-4923  
Maureen O'Brien (Legal) 952-563-8781  
Mike Hiller (Planning) 952-563-4507

### Project Information:

Project	Comedy Club
Site Address	8050 Morgan Circle
Plat Name	Penn American Addition
Project Description	Conditional use permit for a comedy club and school in an existing multi-tenant building
Application Type	Conditional use Permit
Staff Contact	Mike Centinario – <a href="mailto:mccentinario@bloomingtonmn.gov">mccentinario@bloomingtonmn.gov</a> or (952) 563-8921
Applicant	Stevie Ray – <a href="mailto:Stevie@stevierays.com">Stevie@stevierays.com</a> (952) 500-9230
Post Application DRC	No

NOTE: To view all documents and minutes related to this review, please go to [www.blm.mn/please](http://www.blm.mn/please) and enter "PL202200025" into the search box.

### Guests Present:

Name	Email
Stevie Ray, Stevie Ray's Improv Company	<a href="mailto:stevie@stevierays.org">stevie@stevierays.org</a>

### INTRODUCTION –Centinario:

The applicant is proposing an improv school and comedy club within an existing building located at 8050 Morgan Circle. A conditional use permit is required. Floor plan sketches were 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.
- Erik Solie (Environmental Health):
  - Clarified that only prepackaged food and bottle/can beverages will be served.
- Duke Johnson (Building and Inspection):
  - Building plans must be signed by a MN licensed architect.
  - Meet 2020 MN State Building Code and MN Accessibility Code.
  - SAC determination is required by Met Council.
  - When plans are 80 percent complete call 952-563-8959 to set up a meeting.
- Laura McCarthy (Fire Prevention):
  - Please review all comments on the Comment Summary.
  - The space must be code compliant for fire alarm and sprinkler systems.
  - If food service expands, a hood system may be needed.
  - Most pyrotechnics are prohibited by the Fire Code.
- Erik Norling (Police):
  - No comment.
- Brian Hansen (Engineering):
  - Location and details of bike rack(s) be identified on plans.
  - Provide trip generation numbers for the site.
- Steve Segar (Utilities):
  - Clarified there will not be a dishwashing machine. Ray stated only a sink to wash out a coffee maker.
- Kate Ebert (Public Health):
  - Thanked the applicant for providing a safety plan. If you need support for training, signage, please contact.
- Legal Kevin Toskey (Legal)
  - No comment.
- Doug Junker (Licensing)
  - Provide a menu and get application 8-10 weeks out.
  - Wine license means an annual State inspection.
  - Liquor service on Thursday, Friday, Saturday, and Sunday. Service discontinued 30 min. before closing.
  - Storage of beer/wine must be on premises where liquor license is issued.
- Mike Centinario (Planning):
  - Expressed support for the entertainment use and believe it to be a good fit for the community/neighborhood.
  - Parking supply is a concern. Assembly uses typically require a lot of parking. The tenant mix in building determines the parking requirement. Please work with the property owner on providing floor areas and restaurant seat counts of other tenant spaces. Use may require a parking study be conducted at the expense of the applicant. (See Comment Summary Planning Review # 1 for details)
  - Some lighting upgrades have been completed on the site, but façade lighting at the entrances must be upgraded.
  - Interior trash storage is required until the trash and recycling is moved to the attached trash room.



# Comment Summary

**Application #:** PL2022-25

**Address:** 8050 MORGAN CIR, BLOOMINGTON, MN 55431

**Request:** Conditional use permit for a comedy club and school in an existing multi-tenant building

**Meeting:** Pre-Application DRC - February 08, 2022

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

**Building Department Review - Pre-App 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.

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

- 1) The entire space shall be fully sprinklered.
- 2) The entire space shall have a code compliant fire alarm system.
- 3) Stage curtains and other similar materials/textiles shall be approved by Building and Fire prior to installation.

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

- 1) Interior remodeling does not require water resources review. Exterior activity that includes earth moving activity and/or disturbance/creation of impervious surfaces requires additional permitting and water resources review.

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

- 1) Any change from pre-packaged food beverages to other food service will require additional review.

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

- 1) Show location of a bike rack and bike rack detail on the plan.

- 2) Provide trip generation numbers for the site using ITE Trip Generation Standards. This proposed theatre use may require a parking and traffic study.
- 3) Provide a layout showing the locations and square footages of these two proposed uses in the building, also identifying on the layout the other existing (remaining) uses and square footage.

**Environmental Health Review - Pre-App Contact:** Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) If alcohol, wine, and snacks will be served, please work with Erik Solie in Environmental Health for the food related items (952-563-8978) and Doug Junker in Licensing for the alcohol (952-563-4923) requirements.

- 2) Miscellaneous

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All exterior dumpsters must be contained inside the enclosure.

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

- 1) If alcohol, wine, and snacks will be served, please work with Erik Solie in Environmental Health for the food related items (952-563-8978) and Doug Junker in Licensing for the alcohol (952-563-4923) requirements.

- 2) Miscellaneous

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All exterior dumpsters must be contained inside the enclosure.

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

- 1) Staff generally believes the entertainment use would be a good fit in the building and would benefit the neighborhood. A concern is parking supply and the possibility the parking demand peaks at the same time as the restaurants.

For the development application, include all other uses in the building, including number of seats for restaurants, to allow a parking calculation to be completed. Please consult with the property owner for this information. List the number of parking spaces required by city code and the number of spaces provided on the plan. Depending on the outcome of the parking calculation, a parking study may be required.

- 2) Interior trash and recycling must be provided (see City Code Section 21.301.17). The location must be shown on the final plans.
- 3) A bike rack is required, show location of a bike rack and bike rack detail on the plan.
- 4) All signs must comply with the City Code and Uniform Sign Design for the center.
- 5) If any rooftop equipment is added as part of the tenant remodel, it must be screened equal to the height of the equipment. (Section 21.301.18)
- 6) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 7) There doesn't appear to be a connection between the school and theater. Will that create issues for the operation?
- 8) Be sure to accommodate space for trash and recycling within the building
- 9) Parking lot and exterior security lighting must meet Section 21.301.07. The parking lot appears to have lighting upgrades, but there are no lights at building entrances. Adding lights at tenant entrances will be required.