



Development Review Committee

Approved Minutes

Development Application, #PL202200054

Mtg Date: March 22, 2022

Web-Ex

Staff Present:

Elizabeth O'Day (Planning) 952-563-8919
Brian Hansen (Eng., Chair) 952-563-4543
Laura McCarthy (Fire Prev) 952-563-8965
Duke Johnson (Bldg & Insp) 952-563-8959
Tim Kampa (Utilities) 952-563-8776
Steve Segar (Utilities) 952-563-4533
Maureen O'Brien (Legal) 952-563-8781
Kevin Toskey (Legal) 952-563-4889
Julie Long (Eng) 952-563-4865
Shelagh Stoerzinger (Assessing) 952-563-4644
Nick Johnson (Planning) 952-563-8925

Jason Heitzinger (Assessing) 952-563-4512
Mike Thissen (Env. Health) 952-563-8981
Londell Pease (Planning) 952-563-8926
Glen Markegard (Planning) 952-563-8923
Kate Ebert (Public Health) 952-563-4962
Deb Heile (Eng) 952-563-4628
Karla Henderson (Comm Dev) 952-563-8947
Lance Stangohr (Fire) 952-563-8969
Pete Miller (Fire) 952-563-8967
Roz Tousignant (Eng) 952-563-4627

Project Information:

Project	Redevelopment for a Tommy's Car Wash
Site Address	200 W 98 th Street
Plat Name	Mattson Addition
Project Description	Redevelop an existing 8,590 square foot office into a 5,371 square foot automated car wash with eleven vacuum stations
Application Type	Conditional Use Permit and Final Site and Building Plans
Staff Contact	Elizabeth O'Day – (952) 563-8919 ecoday@bloomingtonmn.gov
Applicant Contact	Tanner Brandt – (701) 499-3936 tanner@christiansoncompanies.com
Planning Commission	April 14, 2022 (Final decision unless appealed)

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202200054" into the search box.

Guests Present:

Name	Email
Tanner Brandt	tanner@christiansoncompanies.com
Jeffrey Prasch (Engineer)	jeffprasch@demarcinc.com
Matt Kalbis	Christianson Companies
Chris Mack	Christianson Companies

Introduction: Liz O'Day

The proposed redevelopment of the existing 8,590 square foot office building located at 200 W. 98th street would be turned into a 5,371 square foot automated car wash. The approximate 130-foot-long structure, placed north to south, would be positioned near the center of the lot. There would be three access lanes along the building's east side for payment and car wash access on the north side of the building. The vehicles exit to the south, where the blowers are located. There are eleven vacuum stations provided along the west side of the building. A sound study was provided which stated mufflers would be required on the vacuums and the blower may not operate more than half speed.

The site would maintain all current access points along W. 98th Street and W 97th Street. The access easement with Pierce Skate and Ski would be modified to accommodate the site changes. Proposed building materials are brick, metal, glass, fiber cement board and concrete masonry units.

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):
 - Please read the comment summary
 - Regarding the Noise Code: Be sure to meet the code with a 17-decibel reduction. Mike would like to have a test taken before the Certificate of Occupancy is provided by Building and Inspections.
 - Question from Mike Thissen: Can the manufacturer only allow a 30 hertz operation?
 - Christianson Companies representative said an electrician (or possibly the manufacturer) could investigate that so car wash staff cannot adjust the speed and increase the noise.
 - Question from Mike Thissen: Will that impair a customer's expectation for drying?
 - Christianson Companies representative has not ever used these specific blowers before, so they aren't sure.
 - Question from Mike Thissen: Will there be outdoor music on site or in the drying area?
 - Christianson Companies representative said no, there wouldn't be music.
 - Mike Thissen reminded applicants about the temporary sign and banner permit requirements and confirmed there would be no blinking or flashing lights visible to exterior.
- Duke Johnson (Building and Inspection):
 - See the Comments on Summary. Duke Johnson looks forward to seeing the architectural drawings where he will provide more comments.
- Laura McCarthy (Fire Prevention):
 - See all comments listed on the plan and the Comment Summary. Reach out with questions.
 - 2 key points on plan.
 - The building will require a sprinkler system.
 - The hydrant coverage on property is not code compliant. We will need to add a hydrant somewhere on the property and will work with Engineering and Utilities.

- Erik Norling (Police):
 - Absent from call
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
*Please review the entire Comment summary but below are highlights.

Construction/Infrastructure Highlights:

- The cross slope, or where sidewalk crosses driveway, can't exceed 2% for ADA compliance.
- The plans show an underground stormwater structure. Be sure it's outside of easement area along W 98th St otherwise we'd have to consider an encroachment agreement but that's a last resort.

Water Resources Highlights:

- You must meet the Bloomington Comprehensive Surface Water requirements and provide a storm water plan.
- Since you are located within the Nine Mile Creek Watershed District you are required to pull a permit from them before you pull City of Bloomington permits. The requirements for each are pretty much the same.
- An erosion control bond is required prior to construction.
- The submitted paperwork for Storm Water Pollution Prevention Plan (SWPPP) is incomplete.

Traffic Review Highlights:

- Provide a sidewalk connection from the building to the public sidewalk along 98th Street to provide that connection to the front entrance.
- There is a bike rack requirement, approximately 4 stalls.

- Steve Segar/Tim Kampa (Utilities):
 - Please read the Comment Summary.
 - Tim Kampa noted an existing 6" clay sewer pipe in SE corner that is over 60 years old. Please have it inspected by the contractor with CCTV and make sure it doesn't need to be replaced.
 - We want an inspection maintenance hole installed at the connection near the lot line.
 - You're missing hydrant coverage. The north half is covered off 97th Street (in northeast part of lot) but need coverage in Southwest corner. Typically we require looping to 2 city feeds, normally from 97th to 98th Street. But since the connection from 98th Street is such a high impact road we'd like an 8" line off of 97th street to serve that new hydrant and the new service to the building. Then when the city does a street project in the future, we'll pick it up then.
 - There are two more items not on the Comment Summary list:
 - The existing 2" water service on the south end could be used for an irrigation system if you want instead of abandoning it at the lot.
 - If water will be re-used on the project then plumbing inspectors from Building and Inspections will want to look at this to make sure there are no cross connections into our system.
- Kate Ebert (Public Health):
 - No comment
- Kevin (Legal)
 - No comment.
- Elizabeth O'Day (Planning):
 - Please read all the comments provided in the comment summary and on the plan because not all comments have been presented at this meeting.

- The developable land area is the entire site, therefore 19 trees and 47 shrubs are required. The plan is deficient.
 - Based on the sound study submitted, decreased blower speeds are required. Staff would not support the installation of a full speed blower running at half speed. The blower system installed, fully operational at 100%, must not exceed the maximum levels identified in the noise study.
 - The automated audio system faces a residential use and must not produce noise levels that exceeds 75 dBA measured 5 feet from the speaker.
 - Signs shown would not be allowed by the City Code. Please review the City Code and comments and contact staff to discuss options.
- Londell Pease (Planning):
 - Noted that there is no need to rush to make plan changes by the Planning Commission Meeting.
 - Steve Segar (Utilities): –
 - Consider where the snow will be plowed so the hydrant doesn't get buried under snow.

Question from applicant with Christianson Company regarding the 8" service off of 97th Ave. Do you want us to provide a dead end with a hydrant so you can make a connection later? Tim Kampa said a stub with a valve is better than ending with a hydrant. A discussion ensued about whether the hydrant should go on the west or east side. Tim Kampa also reminded the applicants that the hydrant should be located within 50 feet of the fire department connection and where a truck can get to it. There should be a tap off of 97th for city forces and the contractor will coordinate and pay for that. Applicant said that the interconnection will likely be on the southeast corner of site.

Jeff (Engineer) has reviewed everything and has no questions.



Comment Summary

Application #: PL202200054

Address: 200 W 98th Street

Request: **Conditional Use Permit and Final Site and Building Plans to redevelop an existing office building into an automated car wash**

Meeting: Post Application DRC - March 22, 2022
Planning Commission - April 14, 2022
City Council – Only on appeal

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

Building Department 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.

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

- 1) Project must meet noise code.
- 2) All elements of the drive through service area, including, but not limited to, menu boards, order stations, teller windows and vehicle lights from the stacking lanes, must be screened from view of residential properties zoned R-1, R-1A, RS-1, R-3, R-4, RM-12, RM-24, RM-50 or RM-100 located within 300 feet.
- 3) In addition to meeting the requirements of the City Noise Code (See Chapter 10, Article IV), if within 300 feet of residential properties zoned R-1, R-1A, RS-1, R-3, R-4, RM-12, RM-24, RM-50 or RM-100, speakers must not produce noise that exceeds 75 dBA measured five feet from the speaker.
- 4) Vacuums must have mufflers-p-vac-335 as identified in the noise study.
- 5) Outdoor power implements. No person shall operate any outdoor power implement, including, but not limited to, power lawn mowers, snow blowers, leaf blowers, weed trimmers, parking lot sweepers, power hedge clippers or such other implements designed primarily for outdoor use, at any time other than between the hours of 7:00 a.m. and 10:00 p.m. on weekdays and 9:00 a.m. and 9:00 p.m. on weekends and holidays. Golf course operation and maintenance activities which can meet the requirements outlined in § 10.29.02 are exempt from the operation limits of this subsection (b).
- 6) Must use drier motors with variable frequency drives with a max capability of 30hz. Other strategies include door on exit, reduced number of drier motors, extending exit length of building so drying occurs only inside the building, closed side louvers.
- 7) Noise testing before CO issued to make sure noise code is met while in full operation.
- 8) No blinking/flashing lights visible to exterior.
- 9) Temp signs require permits.

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

- 1) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 2) Provide emergency vehicle access and circulation throughout the property to accommodate Ladder 3.
- 3) Entire space(s) must have fully Code complying sprinkler protection.
- 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.
- 5) Building/property shall be adequately signed for emergency response.
- 6) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

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

- 1) Use City of Bloomington detail for B618 curb replacement on 97th Street.
- 2) Cross slope where sidewalk crosses driveway needs to meet ADA at 2% or less.

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

- 1) Parking spaces encroaching on property. Are the remaining spots going to be large enough for parking after construction. Is there an existing parking agreement?
- 2) Grant 10' sidewalk bikeway easement.
- 3) Keep underground structure out of 10' public drainage, utility, sidewalk, bikeway easement.
- 4) Private common driveway/access easement/agreement must be provided.

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

- 1) Pretreatment required. Route to isolator ROW. A manhole at each end will allow easier maintenance of the system.
- 2) Provide additional surface inlets at the carwash exit. Note that a Chloride Management Plan is required by the Nine Mile Creek Watershed District.
- 3) The submitted SWPPP is incomplete. Provide additional relevant information as required in Section 5 of construction stormwater general permit, at minimum. This includes the SWPPP preparer's information and a map of all surface waters.
- 4) An erosion control bond is required.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 8) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 9) 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.
- 10) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

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

- 1) An inspection manhole is required on all commercial sewer services.
- 2) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There needs to be a hydrant near 98th St. Make sure there is a hydrant within 50' of the building fire department connection that is accessible to fire trucks.
- 3) 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.
- 4) Normally a looped water system (supply from two points) would need to be installed to provide increased reliability of service and reduction of head loss. In this case a new 8" water service should be tapped on 97th St and extended south to the ROW line near the 2" service. In the future when the City does street or watermain work in 98th St they will abandon the 2" service and complete the 8" water main loop. A hydrant should be installed off this 8" line (located on the south end of the lot). And a combined Building Fire and domestic water service should come off the 8" line.
- 5) Install interior chimney seals on all sanitary sewer manholes.
- 6) 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.
- 7) 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.
- 8) Use schedule 40, SDR 26, or better for PVC sewer services.
- 9) Combination fire and domestic water services must terminate with a thread on flange or an MJ to flange adapter. - Please add this note to the Plan.
- 10) Use standard short cone manholes without steps.
- 11) 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
- 12) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. - Please add this note to the Plan.
- 13) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. - Please add this note to the Plan.
- 14) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. - Please add this note to the Plan.
- 15) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 16) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc. - Please add this note to the Plan.
- 17) 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. - Please add this note to the Plan.
- 19) Use Zinc coated Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil V-Bio polywrap is required on all DIP.
- 21) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. - Please add this note to the Plan.
- 22) Note that the existing 6" VCP sewer service is over 60 years old and should be inspected with CCTV by the contractor to determine the condition of the pipe and to determine if it needs to be replaced or rehabilitated.

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

- 1) 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.
- 2) Provide a sidewalk connection from the building to public sidewalk or street.
- 3) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 4) Show location of a bike rack and bike rack detail on the plan.

Planning Review Contact: Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

- 1) Developable area calculated by the applicant is not correct. The development area is 46,859 square feet which required 19 trees and 47 shrubs required. (City Code §21.301.15(c)(2). The site is deficient nine trees. In addition, trees along West 97th Street must be moved south to accommodate a sidewalk.
- 2) Each parking lot island must be a minimum 8 feet wide (inside curb to inside curb measurements) and must have a minimum of one tree. The islands on the west of the building and adjacent to the new parking at 208 West 98th Street do not meet the requirement.
- 3) A minimum of 2 FC on parking surface except for 25 ft of perimeter (City Code §21.301.07(c)(12). Identify the height of all lighting installed.
- 4) At the time of building permit submittal, must provide an Initial at-grade photometric plan of 1.0 LLF required as well as the 0.81 LLF, signed by a certified EE or LC professional. (City Code §21.301.07(b).
- 5) Signage proposed is not in compliance with the City Code. Signs only allowed on two elevations, if a cabinet sign is used, one sign per elevation not to exceed 100 SF or 8% of elevation. The three small freestanding signs along the east side of building are not allowed. The text identifies a freestanding sign that is not included on the plan? Review § 19.113 of the City Code prior to applying for a sign permit.
- 6) The applicant submitted materials documentation which is under review. Fiber Cement panels and split case CMU are considered secondary material and must not exceed 15% of any facade. Exterior materials must meet Section 19.63.08.
- 7) Any changes to 208 West 98th Street will require final site and building plans review.
- 8) The Lighting plan light locations are not consistent with the Site Plan or Civil Plans. At the time of permit application, please have the plans consistent.
- 9) Signs are reviewed and approved administratively. Per City Code §19.113, pylon signs are limited to 75 square feet.
- 10) Flagpole lighting must recessed in the ground. (City Code §21.301.07(c)(6))
- 11) Add a sidewalk connection from public sidewalk to primary entrance (City Code §21.301.04(b)(2).
- 12) Parking lot island must be three feet shorter than adjacent parking space to promote ingress/egress (City Code §21.301.06(c)(2)(H)(ii)
- 13) Building area is different than identified in the project description. Please verify all information is consistent.
- 14) Continue to provide the 5-foot unobstructed walkable sidewalk (City Code §21.301.04(d)(1)(B))
- 15) Based on the sound study submitted, mufflers for the vacuums and decreased blower speeds are required to meet the City Code allowances for noise. Staff would not support the installation of a full speed blowers running at half speed. The blower system installed, fully operational at 100%, must not exceed the maximum levels identified in the noise study. In addition, the automated audio system faces a residential use and must not produce noise levels that exceeds 75 dBA measured 5 feet from the speaker. (See §21.301.05(e) The study must be updated to verify compliance.
- 16) Show location of a bike rack and bike rack detail on the plan.
- 17) The lighting plan provided is not consistent with the light locations on the Civil or Site plans.