



Development Review Committee

Approved Minutes

Pre-Application, PL202200046

Meeting Date: March 22, 2022

Web-Ex

Staff Present:

- | | |
|--|---|
| Brian Hansen (Eng., Chair) 952-563-4543 | Jason Heitzinger (Assessing) 952-563-4512 |
| Michael Centinario (Planning) 952-563-8921 | Erik Solie (Env. Health) 952-563-8978 |
| Laura McCarthy (Fire Prev) 952-563-8965 | Mike Thissen (Env. Health) 952-563-8981 |
| Duke Johnson (Bldg & Insp) 952-563-8959 | Londell Pease (Planning) 952-563-8926 |
| Tim Kampa (Utilities) 952-563-8776 | Deb Heile (Eng) 952-563-4628 |
| Steve Segar (Utilities) 952-563-4533 | Doug Junker (Licensing) 952-563-4923 |
| Maureen O'Brien (Legal) 952-563-8781 | Kate Ebert (Public Health) 952-563-4962 |
| Kevin Toskey (Legal) 952-563-4889 | Julie Long (Eng) 952-563-4865 |
| Roz Tousignant (Eng) 952-563-4627 | Glen Markegard (Planning) 952-563-8923 |
| Pete Miller (Fire) 952-563-8967 | Lance Stangoehr (Fire) 952-563-8969 |
| Shelagh Stoerzinger (Assessing) 952-563-4644 | Karla Henderson (Comm Dev) 952-563-8947 |

Project Information:

- Project: Stevie Ray's Comedy Cabaret
- Site Address: 9801 Lyndale Avenue – lower level
- Plat Name: Oxboro Development 1st Addition
- Project Description: Conditional use permit for a live comedy theater with two stages (100-seat Cabaret Lounge, and a 175-seat Main Stage) and a school.
- Application Type: Conditional Use Permit
- Staff Contact: Michael Centinario – (952) 563-8921 or mcentinario@bloomingtonmn.gov
- Applicant Contact: Stevie Ray – (952) 500-9230 or stevie@stevierays.org
- Post Application DRC: NO

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter “PL202200046” into the search box.

Guests Present:

Name	Email
Stevie Ray Executive Director of Stevie Ray’s Improv Company	stevie@stevierays.org

INTRODUCTION – Mike Centinario (Planning):

The applicant proposes an improv school and comedy club in the lower level of 9801 Lyndale Avenue. The plan provided is not to scale, so total square footage or room sizes are unknown. The entire lower level is approximately 22,000 square feet. Four classrooms, two offices, two green rooms and two theater stages are proposed. A single lobby with restroom would provide access into both theaters. The applicant states main theater stage would seat 175 patrons and the cabaret lounge with 100 seats.

The proposed hours of operation would be 6:00 PM to 1:00 AM, with alcohol (beer and wine) service until 12:30 AM. Occasional matinee shows would be scheduled. A conditional use permit is required.

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):
 - When the menu is final, Erik would like to sit down to discuss minimum requirements. Be sure to reach out with questions.
- Duke Johnson (Building and Inspection):
 - Please see comments in Comment Summary
 - Question: Will patrons come through the ramp to get to the lobby? Applicant said, no but a new elevator and stairs will be installed by landlord and will replace the current ramp.
 - The elevator permit should be applied for through the state as there is MN State Elevator Code. Per Stevie Ray, the landlord will take care of that.
 - Duke Johnson asked about the location of a 2nd exit. Stevie Ray explained that it exits directly outdoors.
 - Duke Johnson looks forward to getting building plans with code analysis by a licensed architect.
- Laura McCarthy (Fire Prevention):
 - See comments in Comment Summary and on the plan.
 - The fire alarm system needs upgrading for “Assembly Occupancy” for this space in the lower level.
 - Regarding exiting, is there still a tenant on main level/west side that uses the exit? Stevie Ray said the only other occupant in the building is Duluth Trading. There will be a common hallway built so Duluth Trading customers will not share the exit with the basement.
 - The opposite stairwell on the northeast side is open to Duluth Trading. Laura McCarthy is assuming that will be addressed for common exiting.
- Erik Norling (Police):
 - absent
- Brian Hansen (Engineering):
 - Regarding parking supply, be sure you have an adequate number of parking spaces.

- Steve Segar and Tim Kampa (Utilities):
 - Depending on what kind of food will be served, an exterior gravity grease interceptor is required. For example, if you're serving fried foods or pizza, or if you're using a dishwasher or a 3-compartment sink, you would be required to have a grease interceptor. Tim Kampa suggests you install additional plumbing underneath the floor in case you want to serve foods other than pre-packaged foods in the future. This would accommodate growth in the business. Stevie Ray said he is not interested in anything other than serving prepared food at this time.
 - Tim Kampa also noted, the current fire system comes from a 6" service line in the southwest corner. If the fire system is expanded with a sprinkler system, a 6" service line will starve either the water supply to the hydrant or to the fire system. Laura McCarthy noted again that a hood system/sprinkler system would be required if you expand the food menu.

- Kate Ebert (Public Health):
 - No comment

- Kevin Toskey (Legal)
 - No comment

- Doug Junker (Licensing)
 - We want to see your menu to make sure you're meeting the requirements for licensing types and storage requirements.

- Mike Thissen (Environmental Health)
 - Just a reminder, temporary signs or banners require a temporary sign permit.

- Mike Centinario (Planning):
 - Please review the Comment Summary again and follow up if you have questions.
 - The 2 main topics to address are lighting and parking.
 - Regarding lighting: The small wall packs above the doors are inadequate for the parking lot. The property owner should upgrade the lighting depending on the minimum parking requirement.
 - Regarding parking: Note the property lines involve 3 property owners. There are likely joint access agreements. We need to use the agreements to evaluate and calculate the minimum parking requirements to make sure that the agreements are compatible with your business needs. A discussion occurred about using both stages at the same time and Mike Centinario explained that doing this increases the parking demand. Again, provide a copy of the agreements for documentation and to help clarify requirements.

- Londell Pease (Planning):
 - Londell Pease asked if the classrooms will be empty when the theaters are being used or will there be crossover? Stevie Ray thought there would be a 30-minute crossover. Londell Pease asked Stevie Ray to write up a summary of the schedule and crossover to help Planning better understand the parking demands.



Comment Summary

Application #: PL202200046

Address: 9801 LYNDAL AVE S, BLOOMINGTON, MN 55420

Request: **Conditional Use Permit for a live comedy theater and school in the basement space of 9801 Lyndale Avenue South in Bloomington and includes a 100-seat cabaret lounge and 175-seat main stage.**

Meeting: Pre-Application DRC - March 22, 2022

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

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

- 1) Provide an Environmental Health plan review application along with plans showing finish schedules and equipment layout
- 2) Provide equipment specifications on proposed equipment to be used
- 3) Provide a list of specific foods to be offered for sale with plan submittal

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

- 1) Temporary exterior signs require a permit

Building Department Review - Pre-App 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
- 3) SAC review by MET council will be required.
- 4) Must meet 2020 MN Accessibility Code.
- 5) Provide a detailed code analysis with the plans.
- 6) Refer to Chapter 29 of 2020 MN State Building Code for minimum fixture count requirements.

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

- 1) Fire alarm system may need to be upgrade for the assembly occupancy.
- 2) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 3) Entire space(s) must have fully Code complying sprinkler protection.
- 4) Building/property shall be adequately signed for emergency response.

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

- 1) Water Resources review not necessary if there are no changes to outside.

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

- 1) 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. Can be disregarded if only prepackaged food as described. However, if the food offerings are expanded in the future resulting in a kitchen plan showing fixtures such as dishwashers, 3 comp sinks, fryers etc., then the gravity grease interceptor will be required. So, to avoid excessive cost and the disruption of having to tear up floors in the future (to isolate the grease laden piping to the grease interceptor) it may make sense to install that piping now.

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

- 1) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

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

- 1) Show location of a bike rack and bike rack detail on the plan.
- 2) The floor plan is detailed, but the scale is unknown. Please provide a floor plan to scale so staff can complete a parking analysis. Depending on the required parking, and the parking allowance/shared parking for this space, a parking study may be necessary if both stages are in use simultaneously.
- 3) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 4) Signage requires a sign permit prior to installation and must be consistent with Chapter 19, Article X of the City Code
- 5) Information on private access and parking easements must be provided. The easement should detail the quantity and location of parking stalls allotted to the lower tenant space. Easements may need to be amendment to accommodate the new use.
- 6) Parking lot and exterior security lighting must meet Section 21.301.07. Some lighting upgrades will likely necessary due to the change of use. If lighting has been upgraded recently, please provide that information and City staff will review. It appears that small wall packs were added to the building façade, but parking lot lighting looks inadequate.
- 7) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 8) Interior trash and recycling must be provided (see City Code Section 21.301.17).