



PL2017000127
PL2017-127

Development Review Committee

Approved Minutes

Development Application, #PL2017-127

Mtg Date: 07/18/2017

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Jen Desrude (Eng.) 952-563-4862
Randy Quale (Park/Rec.) 952-563-8876
Mike Hiller (Planning) 952-563-4507

Jen Blumers (Assessing) 952-563-4749
Erik Solie (Env. Health) 952-563-8978
Heidi Miller (Police) 952-563-4975
Michael Centinario (Planning) 952-563-8921

Project Information:

Project	WhirlyBall Twin Cities Addition
Site Address	2405, 2415, 2425, 2435 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425
Plat Name	FOREST GLEN ADDITION;
Project Description	Major revision to final site and building plans for a 35,700 square foot recreation, entertainment, and restaurant building
Application Type	Final Site and Building Plan
Staff Contact	Mike Centinario; mcentinario@BloomingtonMN.gov ; 952-563-8921
Applicant Contact	Nick Lambrecht, WhirlyBall Twin Cities, nick@whirlyballtwincities.com
PC (tentative)	August 10, 2017
CC (tentative)	August 21, 2017

Guests Present:

Name	Email
Andrew Berenberg, VAA, Engineering	aberenberg@vaaeng.com
Nick Lambrecht, WhirlyBall Twin Cities	nick@whirlyballtwincities.com
Jack Amdal, Studio 55 Architects	jack@studio55architects.com

Introduction – Michael Centinario:

- Introduced the project as a major revision to final site and building plans for a 37,500 square foot recreation, entertainment and restaurant building. Centinario stated this is a formal DRC review as application has been made and is tentatively scheduled to be heard at Planning Commission on August 10, 2017.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - Ample erosion control needed to protect the ravine and the stream. Encouraged applicants to plant ample landscaping measures to discourage pedestrian entrance into the ravine from the site (see Parks and Recreations Review Comment Summary #1 for details)

- Jen Blumers (Assessing):
 - Recalculated Park Dedication Fees due to changes in plan submitted (see Assessing Review Comment Summary #1 for details)
- Erik Solie (Environmental Health):
 - Handed out food related construction materials to applicant representative. Encouraged representatives to contact him with any questions regarding the food preparation areas.
- (Building and Inspection):
 - No representative present, but McCarthy encouraged representatives to set up a pre-plan review meeting with Building and Inspections once plans are more detailed (952-563-8930).
- Laura McCarthy (Fire Prevention):
 - Access is key, turning radius requirements must be met to allow proper access to all structures on the property. The building will be sprinklered and will need a fire alarm system for an assembly occupancy. Will work with contractor on specifics to ensure guest safety especially in the noise impacted gaming area.
- Heidi Miller (Police):
 - No comment.
- Jen Desrude (Engineering):
 - Staff is still working on the parking study. Two issues staff is working through is parking needs for non-WhirlyBall users (if the use ceases and a new user is in place) and the use of the parking lot at the site for airport parking. Centinario added that hotel airport parking requires approval through a conditional use permit and can only be approved if there are parking stalls in excess of parking requirements.
 - Staff will need copies of all agreements you may have with the hotel to be able to understand parking arrangements, etc.
 - Show location of bike rack and bike rack detail on the plan.
 - Asked for clarification on the relationship between the hotel and this use as far as grading and development of the site. Berenberg stated he has been working with KFW on the storm water management for the site as a whole. Desrude explained that since the permits will be pulled independently, the match points must be clearly defined.
 - Food service use requires the installation of an external grease interceptor and associated maintenance agreement.
 - Stormwater maintenance agreement must be signed by the property owner and recorded at Hennepin County. (may involve coordination with hotel property if it is a joint agreement)
- Mike Centinario (Planning):
 - Where sidewalks are next to parking stalls, at least 7 feet is needed between the parking stall and the edge of the sidewalk to account for vehicle overhang. (see Planning Review Comment Summary #1 for detail)
 - Correct the total square footage, submitted floor plan identifies 35,700 square feet.
 - A sidewalk connection between the public trail and the main entrance is needed. (see Planning Review Comment Summary #3 for details)
 - One integrated landscaping plan would be ideal for the overall development even though the hotel and WhirlyBall are two phases.
 - One integrated lighting plan would be ideal for the overall development. Primary entrances require elevated lighting requirements and perimeter parking lot lighting can be reduced. (see Planning Review Comment Summary #6 for details) (One plan – two sheets).
 - All parking islands require at least one deciduous tree. A few islands should be shortened to be three feet less shorter than adjacent parking stall.
 - Trash room must have interior access. (see Planning Review Comment Summary #10 for details)

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- Physical connection of the entertainment use to the hotel is critical. (see Planning Review Comment Summary #11 for details and explanation). Staff is not comfortable presenting the plan as submitted with so little detail about the physical connection between the WhirlyBall building and the hotel.
- Exterior materials requirement details are listed in Planning Review Comment Summary #12. Thin brick has not been accepted as a primary building material.
- Based on how the City calculates signage, the proposed sign, if channel letter construction, is about 290 square feet. If using cabinet construction, square footage is reduced to 100 square feet. Wall signage is limited to two elevations.
- Planning Commission meeting is scheduled for 8/10/17. Please submit revised documents with changes discussed within one week so City staff has time to review and analyze the revisions.