



PL201700125
PL2017-125

Development Review Committee

Approved Minutes

Development Application, #PL2017-125
Mtg Date: July 18, 2017
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Randy Quale (Park & Rec) 952-563-8876
Duke Johnson (Bldg. & Insp) 952-563-8959
Jen Desrude (Eng.) 952-563-4862
Nick Johnson (Planning) 952-563-8925

Jen Blumers (Assessing) 952-563-4749
Erik Solie (Env. Health) 952-563-8978
Eileen O'Connell (Pub. Health) 952-563-4964
Heidi Miller (Police) 952-563-4975
Mike Hiller (Planning) 952-563-4507

Project Information:

Project	Budget Truck and Auto Rental CUP and FSBP	
Site Address	305 American Boulevard West, Bloomington, MN 55420	
Plat Name	KELLEY FUELS ADDITION;	
Project Description	Conditional Use Permit and Final Site and Building Plans for an approximately 1,800 square-foot truck and automobile rental facility.	
Application Type	Conditional Use Permits Final Site and Building Plan	
Staff Contact	Nick Johnson; nmjohnson@BloomingtonMN.gov; 952-563-8925	
Applicant Contact	Mike Brady, HOM Furniture, Inc. mbrady@homfurniture.com	763-767-3771
PC (tentative)	08/10/2017	

Guests Present:

Name	Email
Mike Brady, Developer, HOM Furniture	mbrady@homfurniture.com
Ralph Kloiber, Developer, HOM Furniture	rkloiber@homfurniture.com
Wayne Johansen, Developer, HOM Furniture	wjohansen@homfurniture.com
John Pierce, Developer, HOM Furniture	jpierce@homfurniture.com
Jeff Wagner, Avis-Budget	Jeff.wagner@avisbudget.com

Introduction:

- Nick Johnson (Planning):
 - Johnson introduced the project as two Conditional Use Permits and Final site and Building Plans for an approximately 1,800 square foot truck and automobile rental facility. He stated this is a formal DRC review as application has been made and will be heard at the August 10, 2017 Planning Commission meeting. The Planning Commission is the decision maker for these items subject to appeal.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - No comment.
- Jen Blumers (Assessing):
 - Asked if the date of ground-breaking is presently known. Applicant representative stated no.
- Erik Solie (Environmental Health):
 - No comment.
- Duke Johnson (Building and Inspection):
 - Call B/I when plans are ready for a pre-plan review.
- Laura McCarthy (Fire Prevention):
 - If building will not be sprinklered a hydrant must be placed on site (likely near the driveway off of Grand Avenue).
 - If the building is sprinklered and a looped water supply is provided, Fire Prevention would consider not requiring a hydrant on the property. Tim Kampa (952-563-8776) is the City contact in Utilities to explore these options and to provide specs.
- Heidi Miller (Police):
 - No comment.
- Jen Desrude (Engineering):
 - Use non-residential driveway detail (no steel can be used in the right of way).
 - Add a sidewalk connection from concrete sidewalk to parking lot (no mesh can be used in the right of way).
 - Show location of bike rack/detail on the plan. Minimum requirement of 2 bike storage spaces is required. Location can be indoor.
 - Engineering will work with Tim Kampa in Utilities on providing options for looping (Water Resource Comment Summary #27) on the site as well as the potential location of a fire hydrant if not sprinklering the building.
 - Contact Met Council (651-602-1378) for SAC determination.
 - Need documentation to show environmental review has been done and that the infiltration basin is workable.
 - Mr. Brady noted that this soil investigation work is underway. Once the tanks are removed, the contaminated soil will be removed and replaced with a granular material that is suitable for stormwater infiltration.
 - Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of permits.
- Eileen O'Connell (Public Health):
 - Supplied a handout on the requirements for providing a breast feeding room on the site.
- Nick Johnson (Planning):
 - Interior trash consistent with Section 19.51 of the City Code and the MN State Building Code must be provided.
 - Exterior site lighting must comply with section 21.301.07 of the City Code (see Planning Review Comment Summary #6 for details).
 - Landscaping plan must be revised according to requirements of the City's supplemental landscaping policy (see Planning review Comment Summary #8, #9 for further details). Foundational plantings must be provided along the building and site trees must be better dispersed.
 - Signage must comply with Chapter 19, Article X Sign Regulations and permanent sign permits must be applied for separately (see Planning Review Comment Summary #10 for details).



Subject: Pre-Application Development Review Committee meeting
Conditional Use Permit and Final Site and Building Plans for an approximately
1,800 square-foot truck rental facility

Your Pre-Application Development Review Committee (DRC) meeting has been scheduled for
07/18/2017 at 09:00 AM, in the McLeod Conference Room in Bloomington Civic Plaza, located
at 1800 W. Old Shakopee Road.

It is important a representative attend this meeting to discuss City comments and any clarifying
questions regarding the proposal.

The City of Bloomington staff contact for this review is:

Nick Johnson
(952) 563-8925
nmjohnson@BloomingtonMN.gov