



Development Review Committee

Approved Minutes

Pre-Application, PL201700017
Meeting Date: February 14, 2017
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Sandy Harvey (Bldg & Insp) 952-563-8958	Heidi Miller (Police) 952-563-4975
Vicky Soukaseum (Eng) 952-563-4627	JoAnn Werk (Eng) 952-563-4627
Jen Desrude (Eng) 952-563-4862	Michael Centinario (Planning) 952-563-8921
Scott Breuer (Park & Rec) 952-563-8899	

Project Information:

Project	Valvoline trash room addition at 8602 Lyndale Avenue South
Site Address	8602 Lyndale Avenue
Plat Name	SUPERAMERICA 4TH ADDITION;
Project Description	Valvoline trash room addition at 8602 Lyndale Avenue South
Application Type	Final Site and Building Plan
Staff Contact	Mike Centinario, mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	John Kosmas, (952) 922-3226 john@kkdesign.biz
Post Application DRC	No

Guests Present:

Name	Email
John Kosmas	john@kkdesign.biz

Discussion/Comments:

- Mike Centinario/Nick Johnson/Londell Pease (Planning):
 - Introduced project as a small building addition to accommodate adding a trash room that meets Valvoline's needs.
- Scott Bruer (Park and Recreation):
 - No Comment
- Kent Smith (Assessing):
 - No replatting, no park dedication.

- Sandra Harvey (Building and Inspection):
 - Asked applicant if the new trash room will have a roof. Applicant noted that it will have a roof and there will be doors that are controlled electronically. The building height will be tall enough to be able to open the lids of the dumpsters inside.
 - Asked applicant if there is a man door accessible to the space. Applicant described the access locations and noted that there will not be a man door with direct access from the existing shop area to the new trash room addition.
- Laura McCarthy (Fire Prevention):
 - With the trash room, the building's total square footage will be over 2,000 square feet, which would require sprinklering the building. However, the trash room is an exception because it is considered an accessory. If the use of the trash room space changes, it may trigger the requirement for sprinklers.
- Heidi Miller (Police):
 - Asked if the trash room will be kept locked and the applicant noted that there will be electronic door openers controlled by employees inside the building.
- Jen Desrude (Engineering):
 - The City has a copy of the recorded Common Access Driveway Agreement record and will email that to Planning. That document does not provide for cross parking, so it will likely need to be updated.
 - As noted in the marked up plans, inlet protection will need to be provided on the stormwater inlet that is near the driveway to 86th Street. Please show this on the plans.
 - All the construction, storage, loading and unloading must take place on the site, and not on the public streets.
- Mike Centinario (Planning):
 - Asked for clarification on number of stalls that will be removed for this addition and applicant indicated two stalls, but that they were already in use by existing dumpsters.
 - Noted that there is an island being formed and it would be beneficial for that island to be landscaped with an ornamental tree. A certain amount of disturbance requires landscaping in that area to be brought up to code.
 - The plan looks like the existing structure encroaches in the 10' setback, however this addition will need to meet the 10' setback requirement.
 - When ready to submit a formal application, in addition to the plans already submitted, there will also need to be building elevations.
 - Planning Commission review and approval is required based on the percentage increase of building.
 - Lighting fixtures will be required above the door. Work with Planning for requirements.
 - Bike racks are required (primarily for employees).
 - Desrude replied that it will have to be a permanent bike rack, no requirements on where.



Comment Summary

Application #: PL2017-17

Address: 8602 LYNDAL AVE S, BLOOMINGTON, MN 55420.

Request: Valvoline trash room addition at 8602 Lyndale Avenue South

Meeting: Pre-Application DRC - February 14, 2017

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

- 1) Confirm there is a joint access agreement recorded with both properties. Depict all parking areas on the site plan.
- 2) Three parking stalls would be removed to accommodate the trash room. Provided shared parking is incorporated into a recorded agreement, there should be sufficient parking for the Valvoline and gas station site. In the project description, include the gross floor areas of the service bays, storage, and customer lobby.
- 3) Ensure that a 10 foot setback is maintained for the trash room addition. There is a slight encroachment at the southwest corner of the existing building.
- 4) Fifteen feet between the proposed trash room and rear property line meets the minimum setback requirement.
- 5) For the formal development application, include elevation drawings of the trash room to demonstrate materials would be coordinated with existing building.
- 6) The original approval (via Planned Development) required interior access. The City Code requires interior access. How is this accommodated?

Building Department Review - Pre-App Contact: Sandy Harvey at sharvey@BloomingtonMN.gov, (952) 563-8958

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

- 1) With the addition, the building is > 2,000 sq ft. This would require the building to be sprinklered if the space is/will be used for anything other than a trash room.

Assessing Review - Pre-App Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) Property is already platted. Unless there is a need to re-plat, there will be no park dedication fee.

Parks and Recreation Review - Pre-App Contact: Randy Quale at rquale@BloomingtonMN.gov, (952) 563-8876

- 1) No comments.

PW Admin Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Updated private common driveway/access easement/agreement must be provided.

Traffic Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 2) 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.
- 3) Provide bicycle parking on site - employee entrance. Show location of a bike rack and bike rack detail on the plan.

Water Resources Review - Pre-App Contact: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Provide Inlet Protection at Catchbasin in driveway at W. 86th St.