



# Development Review Committee

## Approved Minutes

Development Application, #PL202200092

Mtg Date: 05/10/2022

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

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### Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543  
Laura McCarthy (Fire Prev) 952-563-8965  
Kelly Beyer (Bldg & Insp) 952-563-4519  
Steve Segar (Utilities) 952-563-4533  
Maureen O'Brien (Legal) 952-563-8781  
Kevin Toskey (Legal) 952-563-4889  
Kate Ebert (Public Health) 952-563-4962  
Julie Long (Eng) 952-563-4865  
Shelagh Stoerzinger (Assessing) 952-563-4644

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  
Pete Miller (Fire Prev) 952-563-8967  
Liz O'Day (Planning) 952-563-8919  
Nate Beane (Fire Prev) 952-563-8968  
Glen Markegard (Planning) 952-563-8923

### Project Information:

Project	Nova Vet Clinic - 9056 Penn Avenue S - CUP
Site Address	9056 PENN AVE S, BLOOMINGTON, MN 55431
Plat Name	PENN PROPERTIES ADDITION;
Project Description	Conditional use permit for a pet services facility in an existing building
Application Type	Conditional Use Permit
Staff Contact	Elizabeth O'Day
PC (tentative)	June 02, 2022
CC (tentative)	NA

**NOTE:** All documents and minutes related to this case can be viewed at [www.blm.mn/plcase](http://www.blm.mn/plcase), enter the permit number "PL202200092" into the search box.

### Guests Present or Virtual:

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Ryan Jones (612-865-8679)	<a href="mailto:ryan.jones@novavetclinic.com">ryan.jones@novavetclinic.com</a>
Johnny Reimann (612-816-5320)	<a href="mailto:jreimann@midamericagr.com">jreimann@midamericagr.com</a>
Vasudevan Venkat (property owner)	<a href="mailto:hai2venkat@gmail.com">hai2venkat@gmail.com</a>

**Introduction: Liz O'Day (Planning)**

Nova Vet Clinic proposes locating a pet services facility in the tenant space adjacent to CSL Plasma at 9056 Penn Avenue S. They currently operate across the street. Still, They are moving to the proposed location for a bigger tenant space. The proposed tenant space is approximately 4,600 square feet. There will be no overnight boarding of animals.

**Discussion/Comments:**

**PLEASE NOTE:** Below is not a complete list of comments. Please read the comment summary and review plan mark-ups for a complete list of comments.

- Jason Heitzinger (Assessing):
  - No comment
- Mike Thissen (Environmental Health):
  - Mike noted that the clinic would not be boarding animals as that requires a license and different requirements.
  - The landscaping, specifically shrubbery on SE corner, has died and will need to be replaced.
- Kelly Beyer (Building and Inspection):
  - The Building Code review is finished but if there are revisions, especially after this meeting, please send them over.
- Laura McCarthy (Fire Prevention):
  - See the Comment Summary
  - As you do the build out, we want to work with the sprinkler contractor to ensure you have code complying sprinkler protection.
  - Please provide a list of hazardous materials and quantities for review. (Ex. compressed gases, etc) We want to determine if a fire marshal operational license is required.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
  - Bike parking minimums are required. If bike racks already exist, please note it on the plans.
  - City code requires a sidewalk connection from the building to the public sidewalk or street.
- Steve Segar (Utilities):
  - Utilities comments, in the Comment Summary tie to the fire system.
    - i. The existing building is served with a 6" DIP combination fire and domestic service. Any change in service needs may require review and utility permits, but it's not expected.
- Kate Ebert (Public Health):
  - No comments
- Kevin Toskey (Legal):
  - No comments

- Liz O'Day (Planning):
  - A Uniform Sign Design (USD) is required for all multi-tenant buildings with signage. A uniform sign design and permit must be approved before installing signage.
  - Landscape and lighting plan requirements are available for view on the portal.
  - The City of Bloomington has adopted performance standards for pet services. Before getting the building permit, submit documents describing operational and management practices, including cleaning and maintenance plans, disposal methods for animal waste, and plans to mitigate noise and odors.
    - i. Pet services facilities must submit a sound attenuation plan to an STC rating of 55 or higher for such common walls and ceilings.

Questions for the staff from the applicants:

1. What's the process for getting all these questions answered. How do we resolve all these issues?
  - ii. Liz O'Day responded: This is scheduled to go to Planning Commission on June 2nd for approval. Most of these items can easily be addressed before the Building Permit is issued.
  - iii. Londell Pease added, that it is not formally approved at the Planning Commission meeting as it could be appealed, although that is not likely. You can get your permit after the appeal timeframe, which is the following Tuesday, June 7<sup>th</sup>. If it is appealed, then it has to go before the council.
2. How do we submit amendments to our initial plan? Can we submit items through the portal?
  - i. Liz O'Day said yes, it is best to submit amendments through the portal. Work with Kelly Beyer on that.
  - ii. Kelly asked that you email her directly ([kbeyer@BloomingtonMN.gov](mailto:kbeyer@BloomingtonMN.gov)) if you have updates to building plans because it's easier than through the portal. Other documents can be uploaded through the portal and labeled "Other".
3. Does the landlord need to submit an updated landscape plan?
  - i. Liz O'Day said yes.
  - ii. Londell Pease said an amendment to the plan is only required if you decide to change the species that died, but if you're keeping the same, you're ok.
4. If we submit updated drawings, is there a separate approval before the June 2<sup>nd</sup> meeting?
  - i. Liz said there's nothing else to do between now and the Planning Commission meeting. Liz will present a report to the Planning Commission (Applicants will also receive the report the Friday before the Planning Commission meeting (Londell added clarification)).
  - ii. Note: The applicant expects to submit updates in the next 48 hours.
5. The applicant asked if the signage uniformity requirement was part of the Conditional Use Permit?
  - i. Londell suggested the meeting be formally adjourned but to have planning representatives and applicants continue to meet to discuss and answer questions.



# Comment Summary

**Application #:** PL2022-92

**Address:** 9056 Penn Avenue S.

**Request:** Conditional use permit for a pet services facility in an existing building

**Meeting:** Post Application DRC - May 10, 2022  
Planning Commission - June 02, 2022

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

**Environmental Health Review Contact:** Mike Thissen at [mthissen@BloomingtonMN.gov](mailto:mthissen@BloomingtonMN.gov), (952) 563-8981

- 1) No person shall operate a business that breeds, raises, sells, boards, distributes, uses animals to perform a service, or exhibits animals for entertainment or educational purposes, such as, but not limited to, kennels, pet shops, petting zoos, riding schools or stables, aquariums, zoological parks, prescribed grazing, or performing animal exhibitions without first obtaining a license in compliance with this Division B of the city code.
- 2) A review of landscaping shrubs and trees must comply with the approved landscape plan. Some dead shrubs need replacement.
- 3) If a commercial animal establishment license is required (boarding dogs/cats), you must comply with the health and welfare regulations in city code section 14.99

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

- 1) Bike parking spaces must be provided - City Engineer to provide a minimum number of spaces required. Show the location of a bike rack and bike rack detail on the plan.
- 2) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 3) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way. Note that the parking lot on the south end of the building is set up as a one-way for traffic - is the plan to keep this operating this way?
- 4) All construction and post-construction parking and equipment storage and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
- 5) List the number of parking spaces required by city code and the number of spaces provided on the site plan. These numbers should be provided for all of the uses of this shared parking lot.
- 6) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 7) Provide a sidewalk connection to the public sidewalk or street from the building.

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

- 1) Existing building is served with 6" DIP combination fire, and domestic service, any change in service needs (not expected) may require review and utility permits.

**Fire Department Review Contact:** Laura McCarthy at [lmccarthy@BloomingtonMN.gov](mailto:lmccarthy@BloomingtonMN.gov), (952) 563-8965

- 1) A list of hazardous materials and quantities to be provided to fire prevention for review.
- 2) Entire space(s) must have fully Code complying sprinkler protection.
- 3) Building/property shall be adequately signed for emergency response.

**Planning Review Contact:** Liz O'Day at [ecoday@BloomingtonMN.gov](mailto:ecoday@BloomingtonMN.gov), (952) 563-8919

- 1) Signs must comply with City Code Section 19.115.02. A Uniform Sign Design (USD) is required for all multi-tenant buildings with building signage. A USD must be approved before the installation of signage.
- 2) Continued compliance with the approved landscaping plan is required.
- 3) Outdoor pet areas are not allowed in the B-4 zoning district.
- 4) Pet services facilities sharing a common building wall, ceiling, or floor plate with another use or structure must provide engineering detail before issuing a building or other tenant finish permit demonstrating sound attenuation to an STC rating of 55 or higher for such common walls and ceilings. Noise testing by a qualified noise professional may be required as a condition of approval before issuing a certificate of occupancy.
- 5) Pet services facilities operators must submit documents describing operational and management practices, including cleaning and maintenance plans, disposal methods for all animal waste, and plans to mitigate noise and odors.
- 6) Based on the # of animals and employees for this space, the use would require 15 spaces. The parking requirement is lower than the retail parking requirement so parking is compliant.
- 7) Interior trash and recycling must be provided (see City Code Section 21.301.17). Provide more detail on how trash/waste will be handled and show the interior trash room on plans.
- 8) Continued compliance with the approved lighting plan is required.