



June 7, 2022

Christianson Companies
Tanner Brandt
4609 33rd Avenue S, Suite 400
Fargo, ND 58104

RE: Case # PL2022-54
200 West 98th Street

Dear Mr. Brandt:

At its regular meeting of June 6, 2022, the City Council approved a Conditional Use Permit and Final Site and Building Plans to redevelop an existing office building into an automated car wash (Case # PL2022-54).

The approval is subject to conditions that must be satisfied before issuing a Grading, Footing, Foundation, or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

1. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
3. Prior to Permit An erosion control surety must be provided (16.08(b)).
4. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
5. Prior to Permit A private driveway/access agreement for joint access and parking and sidewalk easement for the public sidewalk must be must be filed with Hennepin County and proof of filing provided to the Engineering Division.
6. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
7. Prior to Permit Bicycle parking spaces must be provided and located as approved by the City Engineer.
8. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
9. Prior to Permit Landscape plan must be modified to be Code compliant, be approved by the Planning Manager and landscape surety must be filed (Sec 21.301.15).
10. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of City Code Section 21.301.07.
11. Prior to Permit Exterior building materials must be Code compliant and be approved by the Planning Manager (Sec. 19.63.08).

12. Prior to Permit All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
13. Prior to Permit A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN).
14. Prior to Permit A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).
15. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
16. Prior to Permit The dryer system blowers, when fully operational at 100% of the capacity, must not exceed the maximum noise levels.
17. Prior to Permit All vacuums must include mufflers and be maintained to comply with required noise level limits.
18. Prior to Permit Fire lanes must be approved and posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
19. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
20. Prior to C/O Prior to Certificate of Occupancy, noise testing with all noise generators fully operational at peak capacity must be conducted to verify compliance with noise requirements (Section 10.29.02). A report, signed by a licensed engineer, must be submitted to document the noise test results and to demonstrate compliance with applicable noise standards.
21. Prior to C/O Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
22. Prior to C/O A six foot tall privacy fence must be installed near the eastern property line for the length of the car wash queuing area.
23. Prior to C/O A sidewalk agreement for a public sidewalk along West 97th Street approved by the City Attorney and triggered upon construction of a sidewalk on an adjacent site must be recorded and filed with Hennepin County.
24. Ongoing The car wash must be as shown on the approved plans in Case File # PL2022-54.
25. Ongoing Noise levels must meet State and City noise standards (Minnesota Rules 7030.0040 and City Code Section 10.29.02)
26. Ongoing All loading and unloading must occur on site and off public streets.
27. Ongoing Alterations to utilities must be at the developer's expense.
28. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
29. Ongoing All rooftop equipment must be fully screened (Sec. 21.301.18).
30. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code.
31. Ongoing A Hennepin County permit for work within the right-of-way must be

- obtained and a copy submitted to the Engineering Division prior to work beginning in the right-of-way.
- 32. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
 - 33. Ongoing Hours of operation for the car wash are limited to 7:00 a.m. to 10:00 p.m.
 - 34. Ongoing Snow that impacts access or parking areas must be removed from the site within 36 hours of snowfall.
 - 35. Ongoing Exterior lighting, except required security lighting, must be extinguished between the hours of 10:00 p.m. and 7:00 a.m.

Should you have any questions regarding this decision, please contact Liz O'Day, Planner, at (952) 563-8919 or eoday@BloomingtonMN.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read "Glen Markegard". The signature is fluid and cursive, with the first name "Glen" and last name "Markegard" clearly distinguishable.

Glen Markegard, AICP
Planning Manager