



Development Review Committee

Approved Minutes

Development Application, #PL202300065

Mtg Date: 5/16/23

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Jason Heitzinger (Assessing)	952-563-4512
Jordan Vennes (Utilities)	952-563-4533	Erik Solie (Env. Health)	952-563-8978
Laura McCarthy (Fire Prev)	952-563-8965	Mike Thissen (Env. Health)	952-563-8981
Kelly Beyer (Bldg & Insp)	952-563-4519	Glen Markegard (Planning)	952-563-8923
Kevin Toskey (Legal)	952-563-4889	Londell Pease (Planning)	952-563-8926
Nicholas Redmond (Legal)	952-563-8781	Emily Hestbech (Planning)	952-563-4507
Renae Clark (Park & Rec)	952-563-8890	Liz O'Day (Planning)	952-563-8919
Kate Ebert (Public Health)	952-563-4962	Karla Henderson (CD Director)	952-563-8947
Michelle Benson (Assessing)	952-563-4741	Hillary Benson (CD Project Facilitator)	952-563-8948

Project Information:

Project	Arts Creative Arts Studio
Site Address	7700 W Old Shakopee Road and 10750 Bloomington Ferry Road
Plat Name	Reserve Addition
Project Description	Conditional Use Permit for an art studio in an existing building
Staff Contact	Emily Hestbech – (952) 563-4507, chestbech@bloomingtonmn.gov
Applicant	Kathleen Ross - (952) 210-5192, katieross9614@gmail.com
Planning Commission	June 8, 2023
City Council	Only if appealed

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, “PL202300065” into the search box.

Guests Present:

Name	Email
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No one representing the applicant were present at the meeting.

Introduction: Emily Hestbech, Planner

The applicant proposes an art studio which requires a Conditional Use Permit. Arts Creative aims to build community through the arts. The use focuses on affordable art classes for youth and adults and an artist book club. The use would be in a tenant space in Countryside Center.

Proposed Art classes are between 1.5 and 3 hours long, with a typical class size of 12 students. Private groups would be a max of 20. Classes offered could be a variety of mediums, including painting, drawing, ceramics, stained glass, knitting, and other crafts.

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.

- Renae Clark (Park and Recreation):
 - No comments.
- Jason Heitzinger (Assessing):
 - No comments.
- Erik Solie (Environmental Health):
 - No comments.
- Kelly Beyer (Building and Inspection):
 - SAC review has been completed and fee paid.
 - Need permits for plumbing and electrical work that will be done
- Londell Pease (on behalf of Fire Prevention):
 - They will need a fire alarm permit and a fire suppression permit.
 - See plans for additional comments.
- Brian Hansen (Engineering):
 - Show location of bike rack on the site plan if there currently is one. If not, the property owner should install bike racks for bike parking.
 - Ensure adequate parking supply.
- Jordan Vennes (Utilities):
 - No comments.
- Kate Ebert (Public Health):
 - No comments.
- Kevin Toskey (Legal)
 - No comments.
- Emily Hestbech (Planning):
 - Identify the existing interior trash facilities on the floor plan.
 - Signage requires a permit and must comply with City Code and the Uniform Sign Design on file.

Pre-application DRC PL202300065

- Show location of bike rack and bike rack detail on the plan.
- No parking concerns.



Comment Summary

Application #: PL202300065

Address: 7700 W OLD SHAKOPEE RD, Unit:175, BLOOMINGTON, MN 55438

Request: **Conditional Use Permit for an art studio in an existing tenant space located at 7700 W Old Shakopee Road.**

Meeting: Post Application DRC - May 16, 2023
Planning Commission - June 08, 2023

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

Planning Review Contact: Emily Hestbech at chestbech@BloomingtonMN.gov,

- 1) Identify the existing interior trash facilities on the floor plan.
- 2) Signage must comply with City Code section 19.1 and the Uniform Sign Design on file.
- 3) Parking lot and exterior security lighting must be maintained.
- 4) Any changes to landscaping will require review and approval.
- 5) The parking demand is anticipated to be similar to an instructional center which has a lower parking requirement than retail. No parking concerns are noted.
- 6) Show location of a bike rack and bike rack detail on the plan.

Building Department Review Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) SAC review by MET council will be required.
- 4) Separate trade permits required for any plumbing, mechanical, or electrical work. Work must be done by a MN licensed contractor.

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

- 1) Kilns and other gas fueled appliances will require code compliant ventilation.
- 2) Sprinkler heads near heat producing appliances may need to be changed to high temperature heads.
- 3) Fire alarm upgrade may be required if classes for school age children are being considered.

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

- 1) Provide list of total parking supply for the shared parking site (number of spaces) and a list of all of the existing/approved uses on the site, parking requirements for each, and this proposed use with parking requirement
- 2) Show location of a bike rack and bike rack detail on the plan. Bike parking on this site can be shared but there must be a rack visible from the entrance and located within 50' of the entrance of this proposed use.

- 3) 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.