



Development Review Committee

Approved Minutes

Pre-Application, PL202300109
Meeting Date: July 25, 2023
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
Laura McCarthy (Fire Prev)	952-563-8965	Erik Solie (Env. Health)	952-563-8978
Lance Stango (Fire Prev.)	952-563-8969	Mike Thissen (Env. Health)	952-563-8981
Kelly Beyer (Bldg & Insp)	952-563-4519	Glen Markegard (Planning)	952-563-8923
Tim Kampa (Utilities)	952-563-8776	Liz O'Day (Planning)	952-563-8919
Kevin Toskey (Legal)	952-563-4889	Derly Navarro (Planning)	952-563-8961
Nicholas Redmong (Legal)	952-563-8890	Doug Junker (Licensing)	952-563-4923

Project Information:

Project	CUP Indoor recreation and entertainment - 10700 Bloomington Ferry Rd - Pre- App
Site Address	10700 BLOOMINGTON FERRY RD, BLOOMINGTON, MN 55438
Plat Name	RESERVE ADDITION;
Project Description	Conditional use permit for an indoor recreation and entertainment use at 10700 Bloomington Ferry Road.
Application Type	Conditional Use Permit
Staff Contact	Elizabeth O'Day - eoday@BloomingtonMN.gov (952) 563-8919
Applicant Contact	Jae Hyun Park - <NO PRIMARY PHONE> jpark@KOAMEDUALL.ORG
Post Application DRC	NO

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/please and enter "PL202300109" into the search box.

Guests Present:

Name	Email
Jay Hyun Park	jpark@koameduall.org

INTRODUCTION – Liz O'Day (Planning)

Four Seasons Golf would operate at the freestanding single-tenant building located at Countryside Center. The facility would mainly be a showroom for golf simulators but they would also provide entertainment for users. There would be four golf simulators, three of which can accommodate six players and one can accommodate four players at a time. Hours of operation would be from 9am-9pm Monday through Saturday during peak season (fall/winter season) and 9am to 6pm during the summer. The description notes pre-packaged food and alcoholic beverages would be provided.

Jay Hyun Park stated they revised the floor plan to include a sauna and shower.

Discussion/Comments:

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

- Renae Clark (Park and Recreation):
 - No Comment
- Jason Heitzinger (Assessing):
 - No Comment
- Erik Solie (Environmental Health):
 - Erik Solie asked for the concept of the kitchen. Are the customers bringing their own food or will it be provided for them?
 - Jay Hyun Park stated they are proposing to have a counter service, where the customers can bring and heat up their own food. There are also restaurants nearby that customers can order from.
 - Erik Solie asked if there will be any type of alcohol
 - Jay Hyun Park stated they would like to serve beer and wine.
 - Erik Solie asked to clarify if they are serving alcohol but not food.
 - Jay Hyun Park stated that they are not cooking food, but they would like to serve alcohol.
- Doug Junker (Licensing)
 - Liquor licenses can only be issued to a restaurant - Defined as food served from a menu to tables open to the general public. Bloomington also requires a minimum of 750 square feet of dining with a minimum of 50 seats. The proposed space does not meet those standards. The best they can do is a 3.2 beer license.
 - Jay Hyun Park asked what is a 3.2 beer license?
 - Doug Junker stated it is a license for 3.2% alcoholic beer.
- Mike Thissen (Environmental Health)
 - Mike Thissen asked if the area where the canopy and gas pumps are is concrete or gravel.
 - Jay Hyun Park stated that it is gravel and they are working with the property owner to pave it.
- Kelly Beyer (Building and Inspection):
 - Building plans must be signed by a MN licensed architect.
 - SAC review by Met Concil will be required. It is free of charge to apply.
- Laura McCarthy (Fire Prevention):
 - Ensure the sprinkler system is code compliant.
 - May need to upgrade the fire alarm system depending on the occupancy classification.

- Fire department will work with Environmental Health to make sure the kitchen is code compliant. If they have appliances that may require some kind of ventilation staff have to determine if a suppression system would be needed.
- Desmond Daniels (Police):
 - No Comment
- Brian Hansen (Engineering):
 - The canopy and pumps are removed, but the gravel will need to be paved. It cannot remain as gravel. He also asked what is the plan for parking and striping?
 - Jay Hyun Park stated they are striping six parking spaces in that area. They are working with the property owner to pave and stripe the parking spaces.
 - Private common driveway/access agreement must be provided.
 - Show bike rack location on a site plan.
- Tim Kampa (Utilities):
 - He noticed there is no mechanical room labeled on the floor plan.
 - Jay Hyun Park stated that it is located on the west side of the building.
 - He suggested to leave some room for the water meter. If there is a kitchen, a grease interceptor will be required.
- Kevin Toskey (Legal):
 - No comments
- Liz O'Day (Planning):
 - Provide a detailed floor plan with labels. Staff needs more information about the spaces and if those spaces are going to be used by the public or employees only.
 - The next application deadline for Planning Commission is July 26th for a Planning Commission meeting on August 31st.
 - Jay Hyun Park asked if the sauna would be allowed.
 - Liz O'Day stated that the sauna is accessory to the principal use. If the entire space becomes a health club then we need to have a different discussion, but if it is just one sauna for the golf users then it would be okay by Planning. However, the applicant would have to work with Environmental Health in case they have more requirements for the sauna.



Comment Summary

Application #: PL202300109

Address: 10700 BLOOMINGTON FERRY RD, BLOOMINGTON, MN 55438

Request: **Conditional use permit for an indoor recreation and entertainment use at 10700 Bloomington Ferry Road.**

Meeting: Pre-Application DRC - July 25, 2023

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

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

- 1) Include plan for exterior, parking lot and circulation modifications in next submittal.
- 2) Show location of a bike rack and bike rack detail on the plan.
- 3) Consider a sidewalk connection from the building to public sidewalk or street.
- 4) 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.
- 5) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.

Planning Review - Pre-App Contact: Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

- 1) The parking requirement is one space per 250 square feet. The parking requirement is 13 spaces which is less than the previous retail use. The parking is compliant.
- 2) With the change of use, provide a sidewalk connection from the building to public sidewalk or street.
- 3) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 4) Parking lot and exterior security lighting must meet Section 21.301.07. Any changes to lighting from the 2015 approved plan must be reviewed and approved prior to modifications.
- 5) Any changes to landscaping from the 1979 approved plan must be reviewed and approved prior to modifications.
- 6) Signage must meet City Code Chapter 19, Article X and the Uniform Sign Design for Countryside Center.
- 7) The next application deadline is Wednesday, July 26th by 2pm for a Planning Commission meeting on August 31, 2023.

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

- 1) Must meet fixture count per Chapter 29 of 2020 MN Building Code.
- 2) Must meet 2020 MN State Building Code
- 3) Building plans must be signed by a MN licensed architect.
- 4) SAC review by MET council will be required.
- 5) Must meet 2020 MN Accessibility Code.
- 6) Provide a detailed code analysis with the plans.

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

- 1) Fire alarm, annunciator panels and Knox box locations to be determined by the Fire Prevention Division.
- 2) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
- 3) Entire space to have a code compliant sprinkler system.

Environmental Health Review - Pre-App Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) Provide description of proposed food service operations. Provide location, equipment, menu and storage area locations and finishes.

PW Admin Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Private common driveway/access easement/agreement must be provided.
- 2) Private common utility easement/agreement must be provided.

Water Resources Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Exterior disturbances that exceed 5,000 square feet and/or 50 cubic yards of earth material requires additional permitting

Clerk's Office Review - Pre-App Contact: Doug Junker at djunker@BloomingtonMN.gov, (952) 563-4923

- 1) Liquor licenses can only be issued to a restaurant. Defined as food served from a menu to tables open to the general public. Bloomington also requires there to be a minimum of 750 sq feet of dining with a minimum of 50 seats.