



Development Review Committee

Approved Minutes

Pre-Application, PL202300107
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
Julie Long (Eng.)	952-563-4865	Erik Solie (Env. Health)	952-563-8978
Laura McCarthy (Fire Prev)	952-563-8965	Mike Thissen (Env. Health)	952-563-8981
Lance (Fire Prev.)	952-563-8967	Glen Markegard (Planning)	952-563-8923
Kelly Beyer (Bldg & Insp)	952-563-4519	Michael Centinario (Planning)	952-563-8921
Tim Kampa (Utilities)	952-563-8776	Emily Hestbech (Planning)	952-563-4507
Kevin Toskey (Legal)	952-563-4889	Derly Navarro (Planning)	952-563-8961
Nicholas Redmond (Legal)	952-563-8781	Doug Junker (Licensing)	952-563-4923

Project Information:

Project	CUP for Indoor Rec and Entertainment - 7807 Creekridge Cir - Pre-App
Site Address	7807 CREEKRIDGE CIR, BLOOMINGTON, MN 55439
Plat Name	NINE MILE OFFICES;
Project Description	Conditional use permit for an indoor recreation and entertainment use at 7807 Creekridge Circle.
Application Type	Conditional Use Permit
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Ernie Rose - nina@ernierosegolf.com
Post Application DRC	NO

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/please and enter "PL202300107" into the search box.

Guests Present:

Name	Email
Ernie Rose	nina@ernierosegolf.com

INTRODUCTION –

The applicant is proposing an indoor recreation and entertainment use at 7807 Creekridge Circle. Recreation and entertainment uses require a conditional use permit and are limited to 25 percent of the total gross floor area of the building. The business is predominantly comprised of golf simulators, but the intent is also to operate a restaurant.

Mike Centinario stated that the applicant sent detailed floor plans right before the meeting and staff did not get a chance to review. Mike Centinario will share those plans with staff for review after the meeting.

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 if the applicant went through Hennepin County to get their license approval for the kitchen at the Eden Prairie location.
 - Ernie Rose stated they have to renew their license.
 - Erik Solie asked what the applicant is proposing to offer.
 - Ernie Rose stated they don't have a hood in their kitchen, so they are planning on having preheatable food, just keeping what was there before.
 - Erik Solie asked if they would be using the existing kitchen.
 - Ernie Rose stated that they would be using the existing kitchen.
 - Erik Solie stated that the kitchen was approved by staff approximately seven years ago and asked if the applicant would be offering any liquor and proposing any seating area.
 - Ernie Rose stated that they would be offering liquor and they are proposing 75 seats.
- Doug Junker (Licensing)
 - Doug Junker asked if they are looking to serve beer or hard liquor.
 - Ernie Rose stated that they are looking to serve hard liquor.
 - 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.
 - The two floors would have to be connected to have just one license, otherwise they would have to apply for multiple licenses.
- Kelly Beyer (Building and Inspection):
 - Building plans must be signed by a MN licensed architect. The new plans that were sent this morning would probably answer some of her questions.
 - Ernie Rose stated that the layout in the new plan will not change. The main thing they are working on right now is having the sprinklers moved up higher on the ceiling.
 - Kelly Beyer believes there is an atrium in this building, so she would like to have a meeting with the applicant and the architect before they submit a building permit. Contact Kelly Beyer to set up that meeting.

- SAC review by Met Council will be required. Application is free.
- Laura McCarthy (Fire Prevention):
 - Laura McCarthy asked if there is any exterior work being done.
 - Ernie Rose stated they are not doing any exterior work.
 - Sprinkler and fire alarm system may need some adjustments depending on the classification of the building.
 - The kitchen was approved seven years ago and there have been code changes since then, staff needs to make sure that the suppression system in kitchen is still code compliant.
- Desmond Daniels (Police):
 - No Comment
- Brian Hansen (Engineering):
 - Provide trip generation numbers for proposed site use based on ITE trip generation standards.
 - Show bike rack location on the site plan.
 - Ernie Rose asked if the bike rack is in the underground parking.
 - Brian Hansen stated that is fine, as long as is available to the public.
- Tim Kampa (Utilities):
 - The water and sewer for this building are served from the City of Edina. The sewer goes to Edina and the water comes from Edina, so the applicant must check with the City of Edina as far as meter and utility bills. If this was flowing to Bloomington, all restaurants in Bloomington are required to have a grease interceptor, the applicant must check with Edina to see if they have the same requirements.
- Kevin Toskey (Legal):
 - No Comment
- Mike Centinario (Planning):
 - Mike Centinario asked if the entirety of both floors would be occupied by the recreation and entertainment use?
 - Ernie Rose stated there would be some workspace for offices throughout the middle. Simulators would be located along the edge and offices in the middle.
 - Mike Centinario asked if the third floor would remain as office space.
 - Ernie Rose said yes.
 - Mike Centinario stated that staff need to work with the architect to identify those office areas. Office use is permitted. The indoor recreation/entertainment use and restaurant requires an additional review. Most of Mike Centenario's relate to needing more information about the layout to make sure we are following City Code. The 25% limited use allowance and a parking analysis could not be completed based on the information submitted for review.
 - Ernie Rose stated that the new plans may be able to answer some of those questions.
 - Mike Centinario asked how the trash is handled in this building.
 - Ernie Rose believes there is trash on the lower floor.
 - Mike Centinario stated that trash must be inside the building. If it is already inside the building, it would have to be maintained that way.



Comment Summary

Application #: PL202300107

Address: 7807 CREEKRIDGE CIR, BLOOMINGTON, MN 55439

Request: **Conditional use permit for an indoor recreation and entertainment use at 7807 CreekrIDGE Circle.**

Meeting: Pre-Application DRC - July 25, 2023

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

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

- 1) SAC review by MET council will be required.
- 2) Must meet 2020 MN State Building Code
- 3) Building plans must be signed by a MN licensed architect.
- 4) Must meet 2020 MN Accessibility Code.
- 5) Provide a detailed code analysis with the plans.
- 6) When plans are 80 percent complete, please contact Building and Inspections to set up a Building Code review.

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

- 1) Type I hood exhaust with kitchen suppression system connected to the building sprinkler system required for operations creating grease laden vapors.
- 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) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 4) Maintain building designed rated lobbies including atrium smoke system.
- 5) Fire alarm system may need to be upgraded depending on the occupancy classification.

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

- 1) Exterior disturbances that equal or exceed 5,000 sq-ft and/or 50 cubic yards of earthen material requires additional permitting.

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

- 1) Dependent on nature of food preparation (please describe): Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See attached grease interceptor info packet for reference.

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

- 1) Provide description of the proposed use, parking spaces required for the proposed use by City Code and parking spaces provided, trip generation for proposed site use based on ITE trip generation standards, and exterior site plan showing any site plan modifications.

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

- 1) Any additions or changes to food service must be approved by the Health Department prior to construction if required.

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

- 1) It is unclear how the two floors will function. Will the entirety of both floors be occupied by the recreation/entertainment use? A detailed, to-scale floor plan is needed.
- 2) Recreation and entertainment uses are limited to 25 percent of the building's gross floor area. It is unclear how much space the proposed business would occupy.
- 3) Presumably, restaurant seats would be provided near the kitchen as part of the restaurant. Is there a seat count anticipated or will all seats be associated with golf simulator spaces?
- 4) What do each of the golf simulators entail? How many participants are using the simulator at one time? Are there tables and chairs for others to watch? Are they served food and beverages at the simulator spaces?
- 5) The project description identifies some offices will be retained and some areas used for workstations. Does that mean some of the floor area will be used for offices? Will these be offices for the recreation and entertainment use or leased by a separate entity?
- 6) Show location of a bike rack and bike rack detail on the plan.
- 7) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 8) There are garage parking spaces at the building. Will the recreation and entertainment use have access to these stalls? An understanding on how and where the business will operate will allow staff to calculate the parking requirement and determine if there is sufficient parking supply on site.