



Development Review Committee

Approved Minutes

Pre-Application, PL202400063

Meeting Date: May 14, 2024

McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Erik Solie (Env. Health)	952-563-8978
Laura McCarthy (Fire Prev)	952-563-8965	Dakota Crowell (Planning)	952-563-8926
Pete Miller (Fire Prev.)	952-563-8967	Michael Centinario (Planning)	952-563-8921
Meredith Vandewege (Bldg & Insp)	952-563-8708	Liz O'Day (Planning)	952-563-8919
Kelly Beyer (Bldg & Insp)	952-563-4519	Elliott Brooks (Planning)	952-563-8917
Julie Long (Eng)	952-563-4865	Emily Hestbech (Planning)	952-563-4507
Tim Kampa (Utilities)	952-563-8776		
Jordan Venness (Utilities)	952-563-4533		
Kevin Toskey (Legal)	952-563-4889		
Nicholas Redmond (Legal)	952-563-8784		
Renae Clark (Park & Rec)	952-563-8890		
Jason Heitzinger (Assessing)	952-563-4512		

Project Information:

Project	Pre-app DRC - Clawzone - 7700 W Old Shakopee Rd
Site Address	7700 W OLD SHAKOPEE RD, BLOOMINGTON, MN 55438
Plat Name	RESERVE ADDITION;
Project Description	Pre-application DRC for indoor recreation and entertainment located at 7700 W Old Shakopee Rd.
Application Type	Conditional Use Permit
Staff Contact	Emily Hestbech – Planner ehestbech@bloomingtonmn.gov 952-563-4507
Applicant Contact	Andrew Tan - clawzonepark@gmail.com
Post Application DRC	No

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter “PL202400063” into the search box.

Guests Present:

Name	Email
Andrew Tan	clawzonepark@gmail.com
Roz Peterson	rozp@cerron.com

INTRODUCTION – Emily Hestbech

This is a pre-application for a conditional use permit for indoor recreation and entertainment at 7700 W Old Shakopee Rd, Suite 190-200. The applicant is proposing an arcade with virtual reality gaming, claw machines, and other games.

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 comments
- Jason Heitzinger/ (Assessing):
 - No comments
- Erik Solie (Environmental Health):
 - Solie asked what prizes are in the claw machines. Tan said the claw machines prizes are stuffed animals with no candy. Solie said the applicant should reach out if candy is added to the prize pools at a later date.
 - Tan asked about serving pop and water. Solie asked about the applicant's intentions for the party room. Tan said the site will have no onsite kitchen and asked if it is acceptable for guests to bring in food such as from Dominos pizza located nearby.
 - Solie stated that if Dominoes drops it off directly to guests that would not need a license. If you handle, order, or serve the pizza your business is now involved.
 - Robotic cotton candy machines are not legal in Minnesota.
- Kelly Beyer (Building and Inspection):
 - Beyer asked the applicants if they working with an architect. Tan responded there is currently no architect just contractors.
 - Depending on the site's prior use, a licensed architect may be needed to sign off plans per State regulation.
 - A second bathroom will likely be needed based on occupant load.
 - Apply for a SAC determination from Met Council once floor plans are available.
 - General comments listed on comment summary.
- Laura McCarthy (Fire Prevention):
 - Upgrade sprinkler system may be needed depending on the amount of plastic being added in. Peterson asked how are sprinkler upgrades determined. McCarthy said a sprinkler contractor would determine if upgrades are needed based on an analysis of the amount of combustible material being brought in and existing sprinkler system capabilities. Potential upgrades could include adding sprinklers and/or increasing density. Standard sprinkler systems are not designed for the larger amounts of plastic material indicated in plans.
- Desmond Daniels (Police):
 - Daniels asked where the business concept is from. Tan said it is trending all over in areas like Las Vegas, California and is a growing trend.
 - Daniels asked what the target demographic for the business is. Tan said it would serve all ages but more so targeting youth ages 6 to 18.

- Kevin Toskey/Nicholas Redmond (Legal):
 - No comments.
- Brian Hansen (Engineering):
 - Identify bike parking around the site especially if the business catering to a younger audience.
- Jordan Vennis (Utilities):
 - No comments.
- Emily Hestbech (Planning):
 - Parking requirements were determined using retail sales and services standards. This standard is 1 space per 180 square feet of tenant space. For this site this would come out to 13 spaces, and with the shared nature of the parking lot, staff is not concerned about parking for this tenant space.
 - Interior trash and recycling is required
 - Any signage installing would require a sign permit
 - Next deadline for Planning Commission is May 15 at noon to be on track for the June 20 Planning Commission meeting at 6:00 PM.

Applicant Questions and Discussion:

- Tan asked if staff had any recommended architects. Beyer stated the City is unable to recommend contractors or vendors. Peterson confirmed that architects plans must be licensed and signed.
- Peterson asked about if the building process needs to have the Conditional Use Permit (CUP) in place to begin. Beyer said permits can be applied for before the CUP is issued, but will not be issued until the conditional use permit. Toskey cautioned applicants to consider that although permits can be allied for before the issuance of the CUP, the Planning Commission's decision will not be known until the meeting.