



Development Review Committee

Approved Minutes

Development Application, #PL202400061

Mtg Date: 05/14/2024

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)	952-563-4813	Dakota Crowell (Planning)	952-563-8926
Meredith Vandewege (Bldg & Insp)	952-563-4708	Michael Centinario (Planning)	952-563-8921
Kelly Beyer (Bldg & Insp)	952-563-4519	Liz O'Day (Planning)	952-563-8919
Julie Long (Eng)	952-563-4865	Elliott Brooks (Planning)	952-563-8917
Tim Kampa (Utilities)	952-563-8776		
Jordan Vennes (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	Travail Restaurant - 10700 Bloomington Ferry Rd - CUP/FDP		
Site Address	10700 BLOOMINGTON FERRY RD, BLOOMINGTON, MN 55438		
Plat Name	RESERVE ADDITION;		
Project Description	Conditional use permit for an outdoor patio at a new restaurant and Final Development plans for an addition onto a new restaurant		
Application Type	Conditional Use Permit Final Development Plan		
Staff Contact	Elizabeth O'Day		
Applicant Contact	Anna Beth Gunderson	annabeth@pkarch.com	<NO PRIMARY PHONE>
PC (tentative)	June 06, 2024		
CC (tentative)	June 17, 2024		

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202400061" into the search box.

Guests Present:

Name	Email
Anna Beth Gunderson; PKA Architecture	
Mike Brown, Travail Group; Co-Owner	

Introduction: Liz O'Day (Planning)

Pig Ate My Pizza by Travail Restaurant Group is proposing a restaurant with an outdoor patio at the former gas station/convenience center at Countryside Center (10700 Bloomington Ferry Rd). They are proposing 75 indoor seats and 96 outdoor seats under a canopy. The applicant is also proposing a 1,300 square foot addition off the back of the building that would include a cooler and enclosed trash area. They are requesting development flexibility through the planned development process for a reduced building setback from 35 feet to 25 feet for the building addition. Lastly, they are proposing to eliminate a parking island and add 3 additional parking stalls in front of the proposed restaurant. Hours of operation would be from 11am-10pm Friday, Saturday and Sunday and from 4pm-9pm Monday through Thursday. They plan to employ 20 people.

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):
 - Follow all relevant noise ordinances paying attention to the patio area.
- Kelly Beyer / Duke Johnson (Building and Inspection):
 - Kelly: On the patio, is the north side exit to the play area accessible? Gunderson said we intend for it to be accessible but have not designed the play area yet.
 - Apply for SAC determination from Met Council once you have floor plans.
 - Regarding restrooms, universal toilet rooms are not currently in the building code so the State requires an alternate code request approval.
- Laura McCarthy (Fire Prevention):
 - Fire department connection on the building will need to move to a place that is more accessible (south side).
 - Patio may need sprinkler protection certainly between the building and patio. Gunderson said they intend to have a dry sprinkler system for the outdoor patio.
- Kevin Toskey (Legal):
 - No comments.
- Brian Hansen (Engineering):
 - This site is located in the Riley Purgatory Bluff Creek Watershed district. Before any permits can be issued by the City, obtain permits required from the watershed district.
 - Stormwater management plan has to meet requirements of City of Bloomington Surface Water Management Plan and applicant is encouraged to provide soil boring information.

- The site was formerly a gas station so avoid mobilizing contaminants.
 - There is a multiuse trail along the East side of the property, make sure that remains open and unobstructed.
 - Make sure that all easements are shown on plans including drainage, utility, sidewalks and so on.
- Jordan Vennes (Utilities):
 - Any new food service facility needs to provide a grease interceptor, see resources for more information.
- Liz O'Day (Planning):
 - Required 1 tree per 2,500 square feet and 1 shrub per 1,000 square feet of disturbance area. A landscape surety is required to ensure survival of the new material.
 - Parking for this use is 52 spaces required, with 212 spaces required for the whole center. There are currently 179 spaces, so development flexibility must be applied for. Please provide revised narrative to request that flexibility.
 - A shared parking agreement must be recorded and filed prior to the issuance of a building permit.

Applicant questions:

No further questions.