



Development Review Committee

Approved Minutes

Pre-Application, PL202400203

Meeting Date: October 29, 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	Mike Thissen (Env. Health)	952-563-8981
Kelly Beyer (Bldg & Insp)	952-563-4519	Dakota Crowell (Planning)	952-563-8926
Julie Long (Eng)	952-563-4865	Michael Centinario (Planning)	952-563-8921
Kevin Toskey (Legal)	952-563-4889	Liz O'Day (Planning)	952-563-8919
Jason Heitzinger (Assessing)	952-563-4512	Elliott Brooks (Planning)	952-563-8917
Tim Bulger (Comm Dev)	952-563-8708	Sarina Eschbach (Eng)	952-563-4607

Project Information:

Project	Skywater Technology entrance changes - 2401 E 86th St - Pre-App
Site Address	2401 E 86TH ST, BLOOMINGTON, MN 55425
Plat Name	CYPRESS SECOND ADDITION;
Project Description	Minor revision to Final Development Plans for entrance changes at Skywater Technology
Application Type	Final Development Plan
Staff Contact	Elizabeth O'Day - eoday@BloomingtonMN.gov (952) 563-8919
Applicant Contact	David Krenz - <NO PRIMARY PHONE> david.krenz@mcgough.com
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202400203" into the search box.

Guests Present:

Name	Email
Nina Ebbighausen – Alliance	N/A
Glenn Johnson – SkyWater Technology	N/A
Dan Bauer – Civil Engineer -EVS	N/A

INTRODUCTION – Liz O'Day (Planning)

Skywater Technology is proposing site modifications to their site access at 2401 E 86th Street. They are proposing to add four vehicle gates. The lanes would be divided by visitors, semi-truck traffic, employees and regular visitors. They will be adding curb, landscaping and lighting.

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.

- **Rena Clark (Park and Recreation):**
 - Absent.
- **Jason Heitzinger (Assessing):**
 - No comments.
- **Erik Solie (Environmental Health):**
 - No comments.
- **Kelly Beyer (Building and Inspection):**
 - Separate Parking Lot permit required for any modifications to parking lot.
 - Kelly Beyer asked, “Are you going to be doing any re-striping at all?”
 - David Krenz stated, “Only at our impacted location. So anything that’s greyed out there (on page 17 of the permit set) will be re-striped there.”
 - Dan Bauer added, “And the main lot isn’t going to get touched.”
 - Kelly inquired, “And none of those are accessible spaces or anything?”
 - Dan replied, “No. Everything is in the front of the building. This is all really back house stuff.”
 - Kelly responded, “That can be included in the main building permit. We will need a building permit for the fence because it’s over 7 feet in height. Also the detail for the conduit that’s going through that concrete wall. That can all be included on the same building permit.”
 - David asked, “Concrete wall?”
 - Kelly said, “There’s a detail penetration fire stopper conduit through the concrete wall. It’s on the electrical site plan. Because we’ll have

- to check fire stopping for that. So just include that all in the scope of work on the permit.”
 - David queried, “So no parking permit?”
 - Kelly replied, “No, not for that amount of striping.”
 - David asked, “Does the 7-foot requirement need a structural drawing as well?”
 - Kelly said, “Yes.”
 - David asked, “Is it ok if it’s on a different letter block? The manufacturer has typical details and then we have to bring it to a licensed Engineer in Minnesota. If it’s a little different than the rest of the drawing, is that a big deal? Or is that something we should dial in?”
 - Kelly replied, “If the detail just has the Engineer’s stamp on it, that would be fine. We just need to make sure that design for the fence has the Engineer’s signature and stamp.”
 - David said, “Ok. We usually plan for 105 mph wind load when we do the calcs.”
- **Laura McCarthy (Fire Prevention):**
 - Provide adequate turning radius for all emergency vehicle access lanes.
 - Dan Bauer asked David Krenz, “Do you know if we submitted that exhibit? With your question about turning radius – did we submit that?”
 - David responded, “I don’t think so.”
 - Dan told Laura, “We do have a turning radius exhibit. We must not have shared it with you.”
 - Laura replied, “I think when you submit any and all plans, you can submit them with that.”
 - Provide a secondary means for responding emergency vehicles to open the gate(s) should the opticom system be inoperable.
 - David said, “I think there may be a knox box where you have the key, you open it up and you can get into the panel of the gate to manually lift it. And there is a battery backup so if the power goes out, you’re still good for a good amount of time.”

- **Desmond Daniels (Police):**
 - Absent.
- **Kevin Toskey (Legal):**
 - Kevin Toskey stated, “Avoid building in the right-of-way.”
- **Matt Brillhart (City Clerk)**
 - Absent.
- **Brian Hansen (Engineering):**
 - Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
 - Brian Hansen stated, “For stormwater management, we’ll need some calculations to determine the total amount of disturbance. 5,000 square feet or 50 cubic yards is the threshold where additional treatment is required. We just need to see the calculations so if you’re staying below that, no additional treatment is required. But if you do exceed that, we’ll need to treat that new impervious area for quality, volume and rate. Have a table that shows us that disturbance area so we can make that determination.”
 - Erosion control plan must also include:
 - Construction entrance to limit tracking to paved surfaces
 - Maintenance schedule for erosion control devices, such as sweeping of paved surfaces
 - Downstream perimeter control
 - Temporary stabilization required for disturbed areas where construction activity as been completed or temporarily ceased for a period of 7 days or more.
 - No storage of materials in street allowed
 - Brian added, “Being in close proximity to the river and the bass ponds and the creek to the north, we want to make sure we have a plan for that.”
 - 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.
 - List the number of parking spaces required by city code and the number of spaces provided on the site plan.

- License plate readers are within easement. Not sure what they are or if they are allowed in easement area.
 - Brian Hansen said, “An encroachment agreement would need to be applied for to have those located outside of your private property if there are going to be any facilities in the easement or outside of the Skywater property.”
 - David Krenz asked, “Would that have to be determined today during the permit review? We don’t have a spec yet on the license plate reader. Until we get a spec and we know what the throw of the sensor is, we don’t know exactly where to put it just yet.”
 - Brian replied, “That doesn’t need to be determined today but that you’ll want to have that before you apply for your permit. You’d need to have your encroachment agreement applied for, at least, and when you have your plans you can provide that to us for the City Engineer to review. She’ll be the one making the determination to grant that encroachment agreement or not. We don’t need that today but just something to keep in mind if you’re putting it in the easement area or outside of the Skywater property.”
 - David Krenz responded, “I think we’ll just try to avoid that.”
- **Brian Hansen (Utilities):**
 - Brian Hansen said, “Ensure final plans denote all existing utilities. It looks like there are a couple things that are in place that may not have shown up on this plan. Verify that all utilities are marked and included in the plan to protect those during any construction activities.”
- **Public Health:**
 - Absent
- **Liz O’Day (Planning):**
 - Parking lot spaces must be screened from public streets
 - Landscape surety required for landscape material and be provided prior to issuance of a permit. Amount is equal to 50 cents per square feet of site disturbance area.
 - The gate house must meet a 30 foot setback from the front property line and must have compliant building materials as mentioned in City Code Section 19.63.08.

- Liz shared, “We’d likely need a separate application for when that is being constructed.”
 - David Krenz inquired, “Would it be easier if we eliminated any mention of a guardshack? It is a future thought and we wanted to put it in there for reference but if it’s causing questions or paperwork, we might just remove it. Would that be the easiest way to go about this?”
 - Liz responded, “It’s up to you. As long as it says it’s a future gatehouse, I’m not going to be reviewing it with this application. But just so you know, if and when you do decide to build that structure, you will need a separate application.”
 - David replied, “We might leave it in then just for everybody to see.”
- Freestanding signs must meet a 15 foot setback from the front property line. Separate sign permit and foundation permit are required.
 - Dan Bauer said, “We’ll move it back.”
- For portions of the fence within 20 feet of the property line, fence must be maximum 6 feet tall and 50% opaque.
 - Glen Johnson asked, “What’s the rationale behind the maximum 6 feet tall rule?”
 - Liz said, “It has to meet 6 feet tall if it’s within the principal structure setbacks. So once a fence is taller than 6 feet, it becomes a structure. So if you’re within the building setback point, it has to be shrunk down to 6 feet tall and 50% opaque.”
 - David Krenz asked, “So 8 feet is possible but we just have to have 3 feet of that screen?”
 - Liz stated, “8 feet is possible but that 8 foot portion has to meet a 20-foot setback.”
 - Mike Centinario added, “If you are seeking an 8-foot fence, that is something that is permitted. There would just need to be minor adjustments to the location of the fence and that might impact where you have your exit gate. But along with the sign and the fence would have to be shifted back a little bit away from the street and

you'd probably be meeting the code requirement for a 7 or 8-foot fence."

- David Krenz said, "The reason we ask is because all of the materials have been ordered at 8 feet so we're trying to utilize what we have on-hand already. I think we'll have to accommodate design to make that happen."
 - Dan Bauer asked, "That's just against our frontage then? Just the right of way?"
 - Liz stated, "Yes."
 - Dan replied, "I think there's room. That sign you're seeing is behind a 10-foot drainage and utility easement, so the fence is further back. So I think setting it back, we're talking 5-8 feet further. I think we'll just do it. I don't see that being a big deal and we'll pull the landscape back with it. There was an attempt to landscape around that sign and we do want a nice-looking entry."

Brian Hansen opened up the meeting to questions or comments.

- David Krenz concluded, "We should be about 3-4 weeks from submitting a formal application."

Meeting adjourned.