



# Comment Summary

PL202400104 PL2024-104
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**Application #:** PL2024-104

**Address:** 8525 and 8545 Penn Ave S, Bloomington, MN 55431

**Request:** **Administrative final site and building plans for modifications to building floor plan layouts for Penn Lake CityHomes. The modifications do not result in a change in the number of units on site.**

**Meeting:**

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

**Planning Review Contact:** Dakota Crowell at [dcrowell@BloomingtonMN.gov](mailto:dcrowell@BloomingtonMN.gov), (952) 563-8926

- 1) 20 foot setback along streets approved in FDP in #PL2020-133.
- 2) About 37% open space/pervious surface
- 3) Garages next to each other must be articulated by at least 4'.

**Fire Department Review Contact:** Laura McCarthy at [lmccarthy@BloomingtonMN.gov](mailto:lmccarthy@BloomingtonMN.gov), (952) 563-8965

- 1) Hydrant coverage shall be provided within 150' of all portions of the structures.
- 2) Provide adequate turning radius for all emergency vehicle access lanes to accommodate Ladder 3
- 3) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 4) Based on the current plan, all units would be required to be sprinklered.
- 5) No parking on the interior emergency access road from 86th street to Penn Avenue.

**Water Resources Review Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) Snow storage within the stormwater BMP must not impede intended drainage design. Snow storage within stormwater BMP very likely to cause additional maintenance activity to maintain stormwater BMP. Verify with Nine Mile Creek Watershed District that snow storage within stormwater BMP is allowable per their stormwater standards.
- 2) Snow storage area should be designed to limit meltwater runoff to pavement areas. Limiting meltwater runoff will decrease salt application on paved surfaces
- 3) Update stormwater management plan as needed to account for site design changes

**PW Admin Review Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) Show lot lines and easement lines on future plan sets.