



Development Review Committee

Approved Minutes

Pre-Application, PL202500019

Meeting Date:

McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Jennifer Blumers (Assessing)	952-563-8706
Laura McCarthy (Fire Prev)	952-563-4813	Erik Solie (Env. Health)	952-563-8978
Pete Miller (Fire Prev.)	952-563-8967	Mike Thissen (Env. Health)	952-563-8981
Kelly Beyer (Bldg & Insp)	952-563-4519	Dakota Kastenday (Planning)	952-563-8926
Julie Long (Eng)	952-563-4865	Nick Johnson (Planning)	952-563-8925
Tim Kampa (Utilities)	952-563-8776	Michael Centinario (Planning)	952-563-8921
Kevin Toskey (Legal)	952-563-4889	Elliott Brooks (Planning)	952-563-8917
Kareem Sherard (Planning)	952-563-4739	Sarina Eschbach (Eng)	952-563-4607
Brittany Nguyen (Public Health)	952-563-8900	Jordan Vennes (Utilities)	952-563-4533
Dan Devers (Env Health)	952-563-8975	Nicole Kastern (Comm Dev)	952-563-8503
		Bruce Bunker (Eng)	952-563-4546

Project Information:

Project	Final site and building plans for a convenience facility with fuel sales located at 1050 and 1000 W 94th St.
Site Address	1050 W 94TH ST, BLOOMINGTON, MN 55420
Plat Name	
Project Description	
Application Type	Final Site and Building Plan
Staff Contact	Kareem Sherard – ksherard@bloomingtonmn.gov 952-563-4739
Applicant Contact	Emily Helwing - (608) 791-7443 ehelwing@kwiktrip.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 “PL202500019” into the search box.

Guests Present:

Name	Email
Lisa Wadsen – Real Estate Manager – Kwik Trip	lwadsen@kwiktrip.com
Emily Helwig – Project Manager – Store	ehelwig@kwiktrip.com
Ashley Mosel - Kwik Trip	amosel@kwiktrip.com

INTRODUCTION – Final site and building plans for a convenience facility with fuel sales located at 1050 and 1000 W 94th St.

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.

- **Jennifer Blumers (Assessing):**

- Assuming both existing buildings are being removed, we do not have a park dedication fee for this project. If that is not the case, we will provide you with a new estimate.
- Dan Devers asked if the site will be a diesel site.
 - Lisa Wadsen said, “No” then asked Emily Helwig to verify that they will have a diesel pump on one of the end units.
 - Emily Helwig confirmed, “Yes. It’s standard for underneath our canopy to have a diesel option at one of the pumps but it’s not a high-flow, large truck type of diesel. A normal truck could go there but it’s not going to be for big trucks.”

- **Erik Solie (Environmental Health):**

- Erik Solie stated, “I wanted to add something about water wells. We are a delegated program with the State of Minnesota and if you do encounter any type of water wells during demolition, we ask that you seal those according to state statute.”
- Temp sign permits are required thru Environmental Health (952-563-8981)
- Mike Theissen asked the Applicant team if there are any future plans for a car wash on the property and if they will be having an above-ground liquid propane fill tank for customers’ barbeque grills, for example.

- Emily Helwig answered, “There is no car wash and the only thing with LP (liquid propane) is that we just sell the tanks. We do not refill on-site.”
- Lisa Wadsen added, “We *are* still trying to get the parcel to the east of us, if possible. That would be the only way we would potentially have a car wash.”

- **Kelly Beyer (Building and Inspection):**

- The City of Bloomington has adopted MN Rules 1306.0020 which requires a sprinkler for a mercantile occupancy with 2000 or more gross square feet of floor area.
- SAC review by Met Council will be required.
On January 2nd, 2025, the City of Bloomington implemented a City SAC charge. The cost will be \$2,026 per City SAC unit. The amount of SAC charged will mirror the Met Council Determination. This applies to any permits submitted on or after 01/02/25.
- Kelly recommended applying for the SAC review as soon as the floor plans are ready because the review can take 3-4 weeks.

- **Laura McCarthy (Fire Prevention):**

- Provide adequate turning radius for all emergency vehicle access lanes to accommodate L3.
- Laura McCarthy said, “When it comes to the underground tanks, we’ll be working with plumbing and mechanical divisions to do the inspections as part of the MPCA (Minnesota Pollution Control Agency) requirements.”
- Type I hood exhaust with kitchen suppression system connected to the building sprinkler system required for operations creating grease laden vapors.

- **Desmond Daniels (Police):**

- Absent.

- **Kevin Toskey (Legal):**

- Kevin Toskey explained, “We just amended our platting standards and there is a separate process for a lot consolidation that is a little different than traditional platting. But we can talk about that as we move forward.”

- **Matt Brillhart (City Clerk)**

- Absent.

- **Brian Hansen (PW Admin Review/Traffic Review/Water Resources Review):**

- Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org).
- Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Infiltration is not allowed when stormwater BMPs will receive discharges from, or be constructed in vehicle fueling and maintenance areas. Compliance with rate control and water quality standards will still be required.
 - Emily Helwig shared, “For the Engineering side, we are not allowed to infiltrate just because we are a gas station. This is a smaller site so everything will probably go into the underground stormwater system that we’ll have to put in. On larger sites, we do try to infiltrate when we can separate the store roof drains from the rest of it, but this is too small. So we won’t be able to infiltrate no matter what.”
 - Brian Hansen said, “Ok.”
- Brian Hansen asked, “It is my understanding that you intend to combine these properties, correct?”
 - Lisa Wadsen said, “Yes.”
- Provide copy of common utility agreement for water and storm sewer.
- Provide trip generation numbers for the site using ITE Trip Generation Standards.

- **Tim Kampa (Utilities):**

- All unused water services must be properly abandoned at the main. There are two water services (a 1" and a 3/4") serving 1000 W 94th that must be abandoned at the main in the street. The old 1" water service to 1050 W 94th shall also be abandoned back at the private 6" watermain. All unused sanitary sewer services must be properly abandoned at the property line.
- 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 document in Documents and Images.
 - Tim Kampa said, "The amount of grease that will be generated will determine if the grease interceptor will be exterior or if it will be a hydromechanical interior grease interceptor. Please see the document in Documents and Images."
- Emily Helwig stated, "For the grease interceptor, we have an exterior 1000-gallon grease interceptor at every single site and that would be just north of the store, kind of in the striped loading zone area."
 - Tim stated, "From a Utilities standpoint, that's perfect and just what we're looking for. The one thing I would ask is that when they're in the process of selecting the tank, please submit that to the Engineer here in Utilities for review and approval. You might just have to go back-and-forth a bit but just to make sure one isn't chosen that wouldn't be approved."
 - Emily replied, "I'll throw that cut-sheet into our initial submittal so we can start that conversation right away."
- Tim responded, "Perfect!"
- Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a hydrant located within 50' of the Building FDC that is accessible by a fire truck that won't have to turn around.

- **Brittany Nguyen (Public Health):**

- No comments.

- **Kareem Sherard (Planning):**

- Landscape yard is needed: 20' deep
- Landscape yard is needed: 5' deep
- Landscape Plan is required. Reference 21.301.15
- Lighting Plan is required. Reference 21.301.07
- If this is the trash room, the trash room has to be fully integrated as part of the building, with a roof overhead.
 - Emily Helwig shared, “Correct. On the plans here, the trash enclosure is not integrated into the building. but since we’ve talked at the pre-app meeting and since submitting this, we’ve decided we will enclose the area and put a roll-up door on it. So it still will be located in that corner and we’ll just enclose it. We just need to work on that design.”
 - Mike Centinario said, “We will review the plans as they come in but it sounds like you are moving toward compliance in that regard.”
- Refer to 21.304.16 for sign standards.
 - Mike Centinario added, “Where you’re showing a sign is perfectly fine but I thought it was worthwhile to note that you could actually shift the sign closer to the southwest corner of the property. You have a 20’ front yard setback and a 5’ side yard and the sign can be 20’ in height.”
- Add additional transparency along the west elevation.
- Kareem added, “In front of the building there has to be a 5’ clear walking path between the edge of the building and the bollards. If no bollards, then the sidewalk width must be 7’.”

- **Brian Hansen opened the meeting up to additional staff questions or comments.**

W 94th St Conversion

- Mike Centinario asked Brian Hansen, “Since W 94th St is one of our traditional 4 lanes, is there any intent to change that to a 3-lane conversion that we’ve done elsewhere in the City?”
 - Brian Hansen said, “I am not aware of that intention at this time. This was overlayed not too long ago and a 4-lane configuration was kept but it is my understanding that that is not being contemplated at this time.”
 - Julie Long verified, “You are correct. This road recently had a sealcoat and we decided not to change the striping at that time so we don’t anticipate reevaluating that until the next maintenance activity.”

Shared Access Agreement

- Mike Centinario mentioned, “There’s a note in the Comment Summary about a shared access easement and we are hoping to determine the intent there. Is that going to have to be reconstructed? Is that up to the Kwik Trip standards in terms of durability?”

These are old sites. I don’t know how well they’ve been maintained so if the intent is to reconstruct that access with more heavy-duty access, that would be good to know.”

- Laura McCarthy added, “Being that that easement it is part of our access lane and the circulation point as shown on one of the plans, it will have to be reinforced for at least 40 tons.”
- Mike Centinario said, “Yes, I just don’t know what is out there now. You do have an easement and you do have the right to use that space. You also know what’s best to do for your site but this is also your future property. So I guess I’m just noting that it has to be managed at some point.”
 - Emily Helwig replied, “That is something that we look at when we go into the civil design process. Then we’ll also have to talk to the owners to make sure they’re ok with us

improving that. Whatever we are improving will be called-out on that full set of plans with the cross-section to make sure that it does meet that 40-ton requirement for the fire trucks.”

Sidewalk Connection

- Mike Centinario also mentioned, “There’s the pedestrian access along W 94th. As we said in our pre-app, we do need a sidewalk connection between W 94th and the building. I think it would be a good idea to integrate that into a parking island.

Right now it looks like it would just be striped. But for the parking island immediately to the right, I think it would be a good idea to integrate that sidewalk there to reduce conflicts between a pedestrian and a car.”

- Emily Helwig explained, “In regards to the sidewalk, we used to integrate them into an island but we’ve been having a lot of issues with trip hazards. This past year, we’ve been taking up a whole stall and painting it for that sidewalk crossing so we’re not dealing with the curb. We can certainly change it but that’s just what we’ve been doing this past year.”

- Mike Centinario responded, “We do appreciate that feedback. There will need to be a curb ramp from W 94th going to the store that is handicapped-accessible. But we do hear what you’re saying about trip hazards.”

- Emily Helwig said, “This is a pretty flat site but we’ve also tried to make it so there is no curb going from the parking stalls up onto the sidewalk. So you’ll be able to see that in that full set of plans when we get a grading plan.”

Missing Parking Island

- Mike Centinario indicated, “One thing that did not make it on the Comment Summary is that there is a missing parking island to the right of the northeast corner of the building. Each end of row does need to have a parking island.”

Curb and Gutter

- Mike Centinario acknowledged, “We also do require that the perimeter of the parking have curb and gutter. Is that the intention as well?”
 - Emily Helwig replied, “Yes, these are just plans that Ashley drew-up. They haven’t gone to Civil at all. But yes, there will be curb and gutter when we present a full set of plans.”

Conclusion

- Lisa Wadsen concluded by stating:
 - This Kwik Trip facility is a multi-million-dollar investment that will add many full-time jobs to the community and employees also receive profit-sharing checks.
 - The pre-application meeting was helpful in eliminating some easements and improving the size of the store.
 - The company utilizes Kwik Trip employees and local landscapers to maintain their facilities, in addition to local farmers to deliver fresh food to stores daily.
 - Kwik Trip is good at what they do and they are hopeful this facility will push the standards for other stores in the area.

- **Meeting Adjourned.**