



# Comment Summary

**Application #:** PL202500038

**Address:** 1801 W 96TH ST, BLOOMINGTON, MN 55431

**Request:** Pre-app for the Public Works salt shed located at 1801 W 96th St.

**Meeting:** Pre-Application DRC - April 01, 2025

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

**Planning Review - Pre-App Contact:** Emily Hestbech at [chestbech@BloomingtonMN.gov](mailto:chestbech@BloomingtonMN.gov), (952) 563-4507

- 1) Please show parking space count and requirements
- 2) Provide a landscaping plan or an updated landscaping plan. Requirements are one tree per 2,500 sq ft and one shrub per 1,000 sq ft of disturbed area. For proposed 56,215 square feet of disturbance this would be 22 trees and 56 shrubs.
- 3) Parking lot and exterior security lighting must meet Section 21.301.07. Please provide a photometric plan or an updated photometric plan. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to .75 foot-candles for the outer perimeter of the parking lot.)
- 4) Exterior materials must meet Section 21.301.24. Please provide information about the proposed materials. The materials should match the color of the existing building.
- 5) Setback requirements are met.
- 6) The maximum allowable height is 6 stories/80 feet. This requirement is met.
- 7) Provide a sidewalk connection from the building to public sidewalk or street.
- 8) Since this is a significant redevelopment that increases floor area by 25%, the sidewalk needs to be 6 feet wide.

**Building Department Review - Pre-App Contact:** Kelly Beyer at [kbeyer@BloomingtonMN.gov](mailto:kbeyer@BloomingtonMN.gov), (952) 563-4519

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) Building plans must be signed by a MN licensed architect.
- 4) Provide a detailed code analysis with the plans.
- 5) 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.
- 6) Must meet 2024 MN Energy Code and any testing/commissioning requirements.
- 7) Are any hazardous materials being stored in the building? If so - provide report identifying the maximum expected quantities of hazardous materials stored.

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

- 1) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

- 2) Maintain emergency vehicle access and circulation throughout the property.
- 3) Entire space(s) shall have fully complying sprinkler protection if it is attached to the existing structure and/or vehicles are stored inside.
- 4) Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.
- 5) Building/property shall be adequately signed for emergency response.
- 6) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

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

- 1) How will this get plowed in the winter?
- 2) This does not fit on this site. This and the fleet garage need to be re-considered. Retrofitting a fleet garage into the existing north garage building and keeping the salt shed as is and expanding washout facilities and brine equipment to the north side of 96th street is one other consideration that should be evaluated
- 3) Discuss with maintenance staff how the staging of plows for wash off at the end of event can work with this design. Backing of multiple plow vehicles in the same, tight location is a safety concern.
- 4) Can we move or eliminate the catch basin from the salt shed entrance area?
- 5) Wash off bay's must be able to handle wash off from other maintenance related tasks such as water main breaks, street sweepers, park maintenance mowing equipment, etc... The city must eliminate the wash off activity currently occurring at the Logan site. Can wash off bay must be able to handle fully extended dump boxes.
- 6) This area seems really tight for the size of equipment regularly moving around here.
- 7) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 8) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 9) List erosion control maintenance notes on the plan.
- 10) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 11) Show erosion control BMP locations on the plan.
- 12) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))
- 13) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

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

- 1) Where are Public Works employees going to park?

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

- 1) When site plan is developed show the parking lot aisle widths, turning movements into and out of the doors, etc.
- 2) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 3) 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.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) Show how existing hydrant, hydrant lead, and water fill station service will be reconfigured to accommodate new building footprint.