



Comment Summary

Application #: PL202500186

Address: 1000 & 1050 W 94TH ST, BLOOMINGTON, MN 55420

Request: Conditional Use Permit and Final Site and Building Plans for an approximately 7,750 square foot convenience facility with fuel sales located at 1050 and 1000 W 94th St.

Meeting: Post ApplicationDRC - December 23, 2025
Planning Commission - January 15, 2026

NOTE: All comments are not listed below.

Please review all plans for additional or repeated comments.

Planning Review Contact: Kareem Sherard at ksherard@BloomingtonMN.gov, (952) 563-4739

- 1) 21.301.06 (H)(i) Parking and Loading: A compliant parking island is required at the end of each row of parking spaces.
- 2) Continuation of mulch and edging as well as plantings in the southeast island is ideal. Reference the Landscape supplemental guidelines.
- 3) Add foundation plantings along the West elevation to break up the blank mass of the building.
- 4) 21.301.04 (A)(ii)
Public sidewalks adjacent to collector or arterial street must have an 8' width.
- 5) Maintain 5' clear walking width between edge of building and back of bollards.

Building Department Review Contact: Kelly Beyer at 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) Must meet 2024 MN Energy Code and any testing/commissioning requirements.
- 6) 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.

Environmental Health Review Contact: Dan Devers at ddevers@BloomingtonMN.gov, (952) 563-8975

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

- 1) Relocate hydrant to island on SE corner of the building.
- 2) Relocate FDC SE corner of the building.
- 3) Type I hood exhaust with kitchen suppression system connected to the building sprinkler system required for operations creating grease laden vapors.

- 4) Entire space(s) shall have fully complying sprinkler protection.
- 5) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 6) Provide adequate turning radius for all emergency vehicle access lanes.
- 7) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 8) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 9) Building/property shall be adequately signed for emergency response.

Other Departmental Review Contact: Kareem Sherard at ksherard@BloomingtonMN.gov, (952) 563-4739

The City of Bloomington is no longer issuing new tobacco licenses due to a "tobacco sunset" ordinance adopted in 2022. City Code § 14.437(f).

Construction/Infrastructure Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Transition width from existing walk to proposed walk

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

- 1) CLARIFY THAT THESE COLLECT DRAINAGE FROM CANOPY ROOF, NOT PAVEMENT. IF THESE COLLECT DRAINAGE FROM FUELING AREA PAVEMENT, PROVIDE ADEQUATE PRETREATMENT.
- 2) CONFIRM THESE ARE THE ONLY CBs THAT RECEIVE DRAINAGE FROM FUELING AREA, AND THAT ALL CBs THAT CAPTURE FUELING RUNOFF HAVE ADEQUATE PRETREATMENT
- 3) CLARIFY WHAT THIS 4" UNDERDRAIN IS AND WHERE IT IS LOCATED ON PREVIOUS SHEET. IT IS SHOWN ON CHAMBER DETAIL BELOW, BUT UNCLEAR IF IT WRAPS AROUND ALL SIDES OF CHAMBERS AND HOW FAR IT IS SPACED FROM CHAMBERS.
- 4) ENSURE CONSISTENCY BETWEEN PLANS AND STORMWATER MANAGEMENT REPORT REGARDING SITE AREAS
- 5) CONSIDER ADDING LEGEND FOR THESE ITEMS
- 6) ENSURE GUTTER FLOW OF STREET IS MAINTAINED DURING CONSTRUCTION
- 7) CONSIDER USE OF DOUBLE ROW OF BIO-ROLLS
- 8) INLET PROTECTION?
- 9) PROVIDE DETAIL FOR OVERLAP BETWEEN BIOROLLS AND SILT FENCE
- 10) ENSURE LAND RIGHTS FOR DRIVEWAY/ACCESS IN THIS LOCATION
- 11) BIOROLLS ARE SHOWN AS PERIMETER CONTROL ALONG DRIVEWAY ENTRANCE CURBLINE; PROVIDE DETAIL FOR USE WHEN STAKES AREN'T USED DUE TO PLACEMENT ON PAVEMENT
- 12) PROVIDE PRETREATMENT FOR THIS INLET TO THE STORAGE CHAMBER SYSTEM TO REMOVE SEDIMENT/GRIT
- 13) CONSIDER HOW THIS INLET LOCATION IMMEDIATELY ADJACENT TO THE OUTLET MAY RESULT IN SHORT-CIRCUITING OF FLOW AND REDUCTION IN WATER QUALITY BENEFIT COMPARED TO INTENT.

ADDITIONALLY, WITHOUT PRETREATMENT, SEDIMENT IS EXPECTED TO ACCUMULATE AT THIS LOCATION WHICH MAY IMPAIR DRAINAGE FUNCTION OF OUTLET.

- 14) LOCATE PRIVATE STORM PIPE(S) OUTSIDE OF PUBLIC DRAINAGE & UTILITY EASEMENT(S). PIPE LOCATION RELATIVE TO EASEMENTS IS UNCLEAR.
- 15) Public drainage/utility and easements must be provided on the plat as approved by the City Engineer.
- 16) HDPE & PVC pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

- 17) Submit a copy of Nine Mile Creek Watershed District (NMCWD) permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org). Note that NMCWD may require additional information regarding the infeasibility of infiltrating runoff from portions of the site that do not serve as vehicle fueling/maintenance areas, and it is expected that this site will be subject to NMCWD's restricted site sequencing portion of their Stormwater Management Rule. Relevant information to aid Watershed District review and inform feasibility of infiltration may include an assessment of proximity to and/or impacts from the Lyndale Superfund Site.
- 18) Check with the Minnesota Pollution Control Agency to determine if the use on this site will require coverage under the MPCA NPDES Industrial site stormwater permit program.
- 19) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 20) Provide a turf establishment plan.
- 21) An erosion control bond is required.
- 22) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 23) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 24) Review boundary of drainage area 11 for inclusion in drainage area 15

Utility Review Contact: Kallie Doeden at kdoeden@BloomingtonMN.gov, (952) 563-8776

- 1) Utility review: Add existing sanitary.
- 2) Utility review: Stormwater basin EOF is 833.36 ft. Nearby top of water main elev. is approx. 826 ft. Is this basin infiltration or lined? We prefer, where possible, to minimize near above the water mains to minimize contamination risks.
- 3) Utility review:
 - Must maintain a minimum of 8 ft cover from top of water main and any water services to ground surface - including from the side slop of the proposed basin.
 - Make sure there is a plan sheet with all utilities and ex and prop grading, so it's easier to review the design.
 - Stormwater basin EOF is 833.36 ft on previous page with basin min. 832.0 ft. Nearby top of ex water main elev. is approx. 826 ft. Is this infiltration or a lined basin? We prefer, where possible, to minimize infiltration above the water mains to minimize contamination risks. Additionally, this can be a maintenance headache if the water service needs to be dug up for some reason.
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- 5) Utility review:
 - Per Fire review, water service to the building must be a fire-domestic service for fire protection.
 - Contact City for water main tap.
- 6) Utility review: Per Fire review, hydrant should be located on the island near the SE corner of the building and there should be a looped water supply with a single fire-domestic service for fire protection. For revised hydrant location, make sure there is 10 ft horizontal and 18 inch vertical separation for any sewer crossings.
- 7) Utility review: May need insulation between storm and sanitary sewer if there is insufficient coverage to prevent sanitary service freezing.
- 8) Utility review:
 - The City is okay with open cut for the sanitary service on W 94th St on the condition that the construction scheduling is coordinated with the City and MnDOT (City can help with this) since there are other major projects in the next few years that will impact the traffic control management of the W 94th St bridge crossing. Ideally, the open cut for your proposed work would occur in 2026 before the other projects begin construction in 2027.

- Bloomington Utilities is okay with connecting at the 9" sanitary sewer. A service manhole (like the existing) will also still be required.
- Instead of capping the ex sanitary service at the main, recommend reconnecting at the same location, so service is 90 degrees from main rather than a 45 degree bend shortly before the connection.
- 9) Utility review: Note if you'll remove or abandon this water service between the capped location and the removed curb stop.
- 10) Utility review: Add City detail for fire domestic combined service.
- 11) See Document Markups
- 12) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 13) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 14) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 15) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 16) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 17) Any new or substantial remodel of a food service facility must provide a grease interceptor and proof of executed grease interceptor maintenance agreement filed with Hennepin County. Grease interceptor must be sized for fixture flow per MN Plumbing Code and for 90-day cleanout frequency per manufacturer recommendation; provide calculations for City review. Will there be food produced on site?
- 18) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 19) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 20) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.

12/19/2025: Utility review comments are similar from the 10/1/2025 review with Kwik Trip. See document for mark-ups and below comments. Primary concerns are the water service to the building, hydrant, and fire protection throughout the property.

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

- 1) Update or vacate/dismiss all the access agreements.
- 2) Vacate existing D/U along common lot line.
- 3) Provide copy of common utility easement for water and storm sewer.
- 4) Is this going to be a lot consolidation or a tax parcel combination? Or are the two lots going to be considered a zoning lot?
- 5) Public drainage/utility and easements must be provided on the plat.

Traffic Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) 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.
- 2) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 3) Any requested sidewalk closure will only be considered for a limited duration and alternative access/TPAR will be required, as approved by the City Engineer.
- 4) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 5) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 6) Provide trip generation estimates How many vehicles will turn into the gas station during AM rush hour, PM rush hour, and daily. Similar for how many vehicles will turn out of the gas station. Separate out by passenger vehicles vs semi trucks

- 7) Provide trip generation estimates How many vehicles will turn into the gas station during AM rush hour, PM rush hour, and daily. Similar for how many vehicles will turn out of the gas station. Separate out by passenger vehicles vs semi trucks
- 8) Provide traffic data to show eastbound left turns will not queue back to 94th/35w intersection.
- 9) Provide traffic data to show WB movements will not queue back from 94th/35w intersection to driveway access

Assessing Review Contact: Jason Heitzinger at jheitzinger@BloomingtonMN.gov, (952) 563-4512

There is no park dedication associated with this project based on credit received for existing buildings on site.