



Comment Summary

Application #: PL202500212

Address: 9721 James Avenue South, Bloomington, MN 55431

Request: Final Site and Building Plans for City salt shed and brine buildings.

Meeting: Pre-Application DRC – December 30, 2025

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

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

- 1) Landscaping requirement is 37 trees and 93 shrubs (see 21.301.15(c)(2)).
- 2) Only rain gardens (as defined in § 21.601) are allowed to encroach into front landscape yards (first 20 feet along streets).
- 3) Required structure setback along streets in I-3 zoning district is 30 feet. Allowance of a 25-foot setback would require the approval of a Zoning Variance according to the procedures in § 21.501.10 of the City Code.
- 4) New development must provide sidewalks, both public and private, in compliance with § 21.301.04 of the City Code. Only the City Council has the authority to defer the construction of public sidewalks.
- 5) Exterior materials must meet Section 21.301.24. Note that there is an exception to the required exterior materials for buildings erected by a government agency for the storage of chemical road materials (see § 21.301.24(i)).
- 6) Exterior storage is limited to that allowed in § 21.301.16.
- 7) Exterior lighting must meet Section 21.301.07 of the City Code. Please provide a lighting plan and/or details about planned lighting as part of the formal development application.
- 8) A Nine Mile Creek Watershed District permit is required prior to issuance of City of Bloomington permits (see www.ninemilecreek.org for more information).
- 9) Trash and recycling facilities on-site must comply with City Code Section 21.301.17.
- 10) There is no established parking requirement for a government facility, limited. Any parking planned to be installed on-site must comply with the design requirements of § 21.301.06.
- 11) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.
- 12) All rooftop equipment must be screened equal to the height of the equipment (see § 21.301.18).
- 13) The anticipated application fee is \$1,270 for Final Site and Building Plans (acted upon by Council) and a Zoning Variance.

Building Department Review - Pre-App 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.

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

- 1) Provide adequate turning radius for all emergency vehicle access lanes.
- 2) Building/property shall be adequately signed for emergency response.
- 3) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 4) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 5) Brine building shall have fully complying sprinkler protection.
- 6) Code compliant flammable waste trap and collection system for any interior vehicle and/or flammable storage.

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

- 1) Walls taller than 4' in height will require plan signed by Mn Licensed Engineer

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

- 1) From a traffic safety perspective this site would be better designed if the new driveway lined up with the PW building driveway.

Utility Review - Pre-App Contact: Jordan Vennes at jvennes@BloomingtonMN.gov, (952) 563-4533

- 1) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with 8 feet of cover or high-density polystyrene insulation to prevent freezing. See City detail. Proposed pond grading will not provide adequate cover
- 2) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.; proposed pond grading will not provide adequate cover
- 3) Will a liner be placed in the stormwater basin to prevent infiltration? If infiltration is proposed, this is not preferred with existing configuration of sanitary and water service(s) below pond.
- 4) Provide civil plans for the project, including utility removal and installation sheets.
- 5) Use schedule 40, SDR 26, or better for PVC sewer services.
- 6) Loop water system (supply from two locations with valve between) to provide increased reliability of service and reduction of head loss. Minimum size 8".
- 7) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 8) Use zinc coated Class 52 DIP water main. A minimum 8 mil V-Bio encasement is required on all DIP. – add this note to the plan

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

- 1) Show easement lines.

Water Resources Review - Pre-App Contact: Brian Hansen at 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, property lines, easements, etc.
- 2) List erosion control maintenance notes on the plan.
- 3) Provide a turf establishment plan.

- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) Modeled 100-yr flood elevation is 812.2. No filling in floodplain without compensatory storage. Structures must maintain 2-feet of freeboard from flood elevation.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) Show erosion control BMP locations on the plan.
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 9) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. – add this note to the plan.
- 10) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 11) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 12) Can you change the roof pitch direction to keep roof drainage away from the entrance and exist areas of the salt shed?
- 13) What is being washed here and where will wash water drain?
- 14) This storm drain locations subject to heavy salt risk due to proposed site activity. Drainage from this structure is routed to a stormwater BMP. Ensure site design does not pose threat to groundwater pollution due to salt.