



# Comment Summary

**Application #:** PL202500171  
**Address:** 403 E 78TH ST, BLOOMINGTON, MN 55420  
**Request:** Pre-application CUP for a daycare located at 403 E 78th St  
**Meeting:** Pre-Application DRC - November 04, 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:** Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

- 1) Provide a sidewalk connection from the building to public sidewalk or street.
- 2) The daycare requires 15 parking spaces. A scaled floor plan of the entire building including office space, warehouse and pickleball court square footages must be submitted with the conditional use permit to determine parking.
- 3) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2 foot-candles is required on the parking surface (which may be reduced to 1 foot-candles for the outer perimeter of the parking lot.
- 4) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 5) There is an easement along the east side property line. Does the easement address the parking along the building? If the easement restricts parking along the building, then those stalls may not be used to count towards the overall parking supply for the site.
- 6) Landscaping upgrades may be required.

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

- 1) Are you using the warehouse space?
- 2) Must meet 2020 MN State Building Code
- 3) Building plans must be signed by a MN licensed architect.
- 4) Provide a code analysis with the plans. Include the ages of all of the children in each category; i.e., pre-school, toddler, infant, school-age, etc.
- 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) Any daycare must provide specific Minnesota license for facility.
- 7) Plumbing fixture count shall meet requirements of Table 2902.1 of the 2020 MN Building Code.
- 8) If there are more than 10 occupants on the mezzanine level - 2 exits required from that level.
- 9) Where are your exits located on the first floor?

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

- 1) Type I hood exhaust with kitchen suppression system connected to the building sprinkler system required for operations creating grease laden vapors.

- 2) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 3) Entire space(s) shall have fully complying sprinkler protection.
- 4) Ensure fire alarm system is code compliant for the designated occupancy.
- 5) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 6) Maintain emergency vehicle access and circulation throughout the property.
- 7) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 8) Building/property shall be adequately signed for emergency response.

**Environmental Health Review - Pre-App Contact:** Dan Devers at [ddevers@BloomingtonMN.gov](mailto:ddevers@BloomingtonMN.gov), (952) 563-8975

- 1) Kitchen space will require an Environmental Health Plan Review and Food Establishment License and must be constructed to meet commercial kitchen standards if food is to be prepared, portioned or stored there for students.

**Utility Review - Pre-App Contact:** Kallie Doeden at [kdoeden@BloomingtonMN.gov](mailto:kdoeden@BloomingtonMN.gov), (952) 563-8776

- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc. Will be necessary for an water or sanitary utility work (water looping, combined fire/domestic services, grease interceptor, etc.)
- 3) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. This applies if there will be additional utility work for a looped connection or new service.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. See Fire Department review for water looping requirement.
- 6) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference. Will there be food prepared on site? Grease interceptor or grease sampling port will likely be needed, depending on the food preparation.
- 7) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Per Fire Department review, a combined fire - domestic service will be required.

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

- 1) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 2) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 3) Provide a sidewalk connection from the building to public sidewalk or street.

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

- 1) If exterior improvements and/or changes to impervious surface are proposed on site, provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 2) Public drainage/utility and easements exist on site.
- 3) Provide civil plans for the project, for any exterior improvements. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 4) Show erosion control BMP locations on the plan, for work involving earthwork / exterior site disturbance.

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

- 1) This is the new parcel description of 403 E 78th St.

**Environmental Health Review - Pre-App Contact:** Mike Thissen at [mthissen@BloomingtonMN.gov](mailto:mthissen@BloomingtonMN.gov), (952) 563-8981

- 1) Kitchen space will require an Environmental Health Plan Review and Food Establishment License and must be constructed to meet commercial kitchen standards if food is to be prepared, portioned or stored there for students.
- 2) BUILDING NEEDS TO BE PAINTED ON EAST AND MAYBE WEST SIDES