



Comment Summary

Application #: PL202500183
Address: 333 W 86TH ST, BLOOMINGTON, MN 55420
Request:
Meeting: Pre-Application DRC - November 18, 2025

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

Planning Review - Pre-App Contact: Dylan Palmer at dpalmer@BloomingtonMN.gov, (952) 563-8918

- 1) Please show how the tenant space in Suites A&I will be accessed. Current plan shows "outdoor storage" blocking the means of access.
- 2) Please provide a detailed parking plan, showing all stalls on the property. Please denote stalls on the west side of the building used for storage.
- 3) Please submit a code-complying landscape plan for the entire site.
- 4) Show how lighting requirements will be met throughout the site, provide a lighting plan with the CUP application.
- 5) Please provide a building plan showing the square footage of each tenant area, as well as each tenant use/current occupant.

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

- 1) Separate permit required for Parking Lot work.
- 2) Must meet 2020 MN State Building Code
- 3) Must meet 2020 MN Accessibility Code.
- 4) Building plans must be signed by a MN licensed architect.
- 5) Provide a detailed code analysis with the plans.
- 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.

- 7) A report shall be submitted identifying the maximum expected quantities of Hazardous Materials. The report shall be prepared by a qualified person, firm, or corporation.
- 8) Each tenant space will need access to restrooms per Chapter 29 of MN Building Code.

Fire Department Review - Pre-App Contact: Laura McCarthy at 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) The sprinkler system may need to be upgraded in the space depending the amount of additional plastics/combustible materials.

- 3) Provide/maintain emergency vehicle access and circulation throughout the property.
- 4) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
- 5) Building/property shall be adequately signed for emergency response.

Traffic Review - Pre-App Contact: Brian Hansen at 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.

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

- 1) 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. Proof of a maintenance agreement with Hennepin County will be required. Will there be consumables made on site? If yes, this may trigger the need for a grease interceptor.
- 2) Coordinate with MCES for applicable industrial/commercial permitting.
- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information. Required for any water or sanitary work.
- 6) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.

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

- 1) 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.
- 2) If exterior site improvements or disturbance are proposed, show erosion control BMP locations on the plan, consistent with City requirements.
- 3) If exterior site improvements or disturbance are proposed, provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 4) Show and label all property lines and easements on all plan sheets.
- 5) If exterior site improvements or disturbance are proposed, submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)