



# Development Review Committee

## Approved Minutes

Pre-Application, PL2024-229  
Meeting Date: December 17, 2024  
McLeod Conference Room  
Bloomington Civic Plaza, 1800 West Old Shakopee Road

### Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Mike Thissen (Env. Health)	952-563-8981
Laura McCarthy (Fire Prev)	952-563-4813	Michael Centinario (Planning)	952-563-8921
Kelly Beyer (Bldg & Insp)	952-563-4519	Kareem Sherard (Planning)	952-563-4739
Kevin Toskey (Legal)	952-563-4889	Sarina Eschbach (Eng)	952-563-4607
Desmond Daniels (Police)	952-563-8848		
Jason Heitzinger (Assessing)	952-563-4512		

### Project Information:

Project: Thermo King Parking Lot Changes - Phase 2  
Thermo King Parking Lot Changes - Phase 2

Site Address: 314 W 90TH ST, BLOOMINGTON, MN 55420

Project Description: Admin final site and building plan for parking lot improvement

Application Type: Final Site and Building Plan

Staff Contact: Kareem Sherard - ksherard@BloomingtonMN.gov (952) 563-4739

Applicant Contact: Sam Jordan – sam.jordan@aciasphalt.com

Post Application DRC: NO

NOTE: To view all documents and minutes related to this review, please go to [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter “PL202400229” into the search box.

### Guests Present:

Name	Email
Sam Jordan	sam.jordan@aciasphalt.com

### INTRODUCTION –

Phase 2 of parking lot improvements to Thermo King site. (Kareem Sherard-Planning)

### Discussion/Comments:

**PLEASE NOTE:** Below is not a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- **Park and Recreation:**
  - Absent.
- **Jason Heitzinger (Assessing):**
  - No comments.
- **Mike Thissen (Environmental Health):**
  - No comments.
- **Kelly Beyer (Building and Inspection):**
  - Must meet 2020 MN State Building Code.
  - Must meet 2020 MN Accessibility Code.
  - A Parking Lot permit shall be required for any re-striping.
  - Provide required accessible stalls per 2020 MN State Accessibility code.
    - Samuel Jordan said, “Sounds good. We had taken care of that already on the north side so nothing for ADA on this side of the lot.”
- **Laura McCarthy (Fire Prevention):**
  - Maintain emergency vehicle access and circulation throughout the property.
  - Maintain access to all hydrants.
- **Desmond Daniels (Police):**
  - No comments.
- **Kevin Toskey (Legal):**
  - No comments.
- **City Clerk:**
  - Absent.
- **Brian Hansen (Engineering):**
  - Conversion of concrete islands to bituminous pavement (and vice versa) will most likely result in fully reconstructed surfaces. If fully reconstructed areas exceed 5,000 SF, stormwater management is required. Consider providing stormwater management for future site improvements for economy of scale.
    - Samuel asked, “Will there be anything different from the information I submitted last year?”

- Brian said “As far as the rules go, no. But with the removal of the center medians and the installation of the new medians, we’ll just want to make sure that the total disturbance is below that threshold.”
- 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)).
  - The parking area proposed to be converted to green space is a separate platted lot. If chance of selling, make sure new curb meets setback from lot line.
    - Samuel asked, “What is the setback specification? Where I’ve got that rough blue line there (on the map), we were planning on matching existing curblines to existing curblines.”
      - Mike Centinario shared, “The side yard setback is only 5 feet from the back of the curb to the property line. Then the setback along the street is 20 feet.”
- **Brian Hansen (Utilities):**
  - Protect existing sewer MH located in this area.
- **Public Health:**
  - Absent.
- **Kareem Sherard (Planning):**
  - Landscape plan is needed; reference 21.301.15 Landscaping and Screening.
  - Parking code analysis is needed. The analysis will determine how many parking spaces is required per uses: sq. ft of:
    - Manufacturing
    - Warehouse/distribution
    - Office
    - Total supply of parking on site
  - Maintain or restripe parking lot based on past conditions.
    - Sam asked, “Will a CAD to-scale be required for this one again too?”
      - Kareem said ‘Yes.’

- **Brian Hansen opened the meeting up to comments/questions.**

- Sam said, “We will apply for the parking lot permit then I will get the official plans and designs drafted. It’s going to be exactly same as last year but I will go through and put the setbacks on there for the curbing. Are we all in agreeance that we can turn that area into green space?”
  - Brian Hansen replied, “I don’t see an issue with that from an Engineering standpoint.”
    - Mike Centinario asked, “We just need to do some number-crunching. But I do have a question about the western-most parking area: If that asphalt can be removed and returned to green space, is it Thermo King’s intent to redevelop that site or sell it?”
      - Sam said, “Well they really don’t use it at all and are kind of sick of maintaining it. But I was also wondering: when we turn that back into green space, what do you require for planting back sod or vegetation in the area?”
        - Mike Centinario replied, “I would recommend prairie plantings so you don’t have to mow it.”

**Meeting Adjourned.**