



# Development Review Committee Approved Minutes

Pre-Application, PL202400230  
Meeting Date: December 17, 2024  
McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

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### Staff Present:

|                              |              |                               |              |
|------------------------------|--------------|-------------------------------|--------------|
| Brian Hansen (Eng., Chair)   | 952-563-4543 | Mike Thissen (Env. Health)    | 952-563-8981 |
| Laura McCarthy (Fire Prev)   | 952-563-4813 | Glen Markegard (Planning)     | 952-563-8923 |
| Kelly Beyer (Bldg & Insp)    | 952-563-4519 | Dakota Kastenday (Planning)   | 952-563-8926 |
| Tim Kampa (Utilities)        | 952-563-8776 | Michael Centinario (Planning) | 952-563-8921 |
| Kevin Toskey (Legal)         | 952-563-4889 | Liz O'Day (Planning)          | 952-563-8919 |
| Rena Clark (Park & Rec)      | 952-563-8890 | Elliott Brooks (Planning)     | 952-563-8917 |
| Desmond Daniels (Police)     | 952-563-8848 | Emily Hestbech (Planning)     | 952-563-4507 |
| Jason Heitzinger (Assessing) | 952-563-4512 | Sarina Eschbach (Eng)         | 952-563-4607 |
| Lance Stangohr (Fire Prev)   | 952-563-8969 | Amir Malik (Legal)            | 952-563-4891 |
|                              |              | Kareem Sherard (Planning)     | 952-563-4739 |

### Project Information:

**Project** Admin Final Site and Building Plan for Health and Fitness Club

**Site Address** 1701 AMERICAN BLVD E, BLOOMINGTON, MN 55425

**Plat Name**

**Project Description** Admin Final Site and Building Plan for Health and Fitness Club

**Application Type** Final Site and Building Plan

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

**Applicant Contact** Humayun Mohammad Zafar - 651-504-5244

**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 "PL202400230" into the search box.

### Guests Present:

| Name | Email |
|------|-------|
|------|-------|

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|--|-----|
| Gianni Quilici – Board Member, Ummahfit        | N/A |
| Britney Harris – Operations Director, Ummahfit | N/A |
| Sarah Zafar – Board Member, Ummahfit           | N/A |

## INTRODUCTION –

The establishment of a health and wellness center at 1701 American Blvd E, Suite 15. Major project

details include the following:

- Create a new wall for the gym, office and child flex room
- Installation of plumbing and venting
- Installation of cabinetry
- Removal of glass walls and doors, if necessary

The main goal of this project is to customize the current space into a space dedicated to fitness and wellness.

## 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.

- **Renaë Clark (Park and Recreation):**
  - No comments.
- **Jason Heitzinger (Assessing):**
  - Jason Heitzinger asked, “Will there be any adding to or subtracting from the building’s square footage?”
    - Humayun Zafar confirmed, “No. This is all interior work.”
- **Mike Thissen (Environmental Health):**
  - Mike Theissen asked, “Do you plan on providing any type of nutritional supplements, food, beverages, Skittles, Mountain Dew for working out?”

- Humayun Zafar said, “Yes. Our plan was to have a cooler to store packaged items or drinks. But we also want to make sure people can go to the coffee shop and restaurant so they can get revenue there.”
  - Mike Theissen instructed the Applicant team to connect with Erik Solie in Environmental Health.
- **Kelly Beyer (Building and Inspection):**
  - SAC review by Met Council will be required.
  - Starting January 2nd, 2025, the City of Bloomington will implement 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.
- **Laura McCarthy / Pete Miller (Fire Prevention):**
  - Laura McCarthy asked, “Is this space going to be connected with any other space within the building? Or is it going to be completely separate?”
    - Humayun Zafar said, “There is a door currently that leads to the meeting room in the lobby center. But we’re open to whatever is easiest – to block it off or not. There is another door in the kitchen in that same hallway. We are planning on closing that because we don’t have any need for food coming through there.”
  - Entire space(s) shall have fully complying sprinkler protection.
  - Fire alarm system may need to be upgraded depending on occupancy classification.
  - Provide specifications for the play structures and other equipment. The sprinkler system may need to be upgraded depending on the material classifications.
- **Desmond Daniels (Police):**
  - No comments.
- **Kevin Toskey (Legal):**

- No comments.
  
- **City Clerk:**
  - Absent.
  
- **Brian Hansen (Engineering/Utilities/Traffic/Water Resources):**
  - Brian Hansen referred Applicant team to the Comment Summary and stated, “Our comments are fairly general since all of the work will be on the interior of building.”
  
- **Kareem Sherard (Planning):**
  - Need an architectural floor plan showing the changes.
  - Sign permit is required for tenant identification if desired.
  - The change of use from office to health club does not required additional parking spaces.
  - Kareem wanted to verify if any changes would be made to exterior.
    - Gianni Quilici confirmed there will not be any changes made to the exterior.

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

- Sarah Zafar asked, “For the \$2026 City SAC charge, is that a flat-rate fee?”
  - Kelly Beyer replied, “It is \$2026 each SAC.”
    - Sarah inquired, “Do you know what requires a SAC permit?”
      - Kelly responded, “A SAC determination has to be done whenever a tenant is remodeling or moving into a space. Met Council actually does the determination and we just collect the fees. Then if there are any fees, we would then collect that additional City SAC fee.

You may not have any. I would suggest applying for that as

soon as you can with your floor plan because it usually takes 3-4 weeks. And it is free to apply with Met Council.”

- Humayun Zafar asked if the SAC fee is a one-time fee.
  - Kelly Beyer responded, “It is a one-time fee for this remodel but if you were to do another remodel again in the future, you would have to pay another SAC determination depending on what you’d be doing.”
- Sarah Zafar asked Laura McCarthy if replacing the glass doors with a wall (as noted on the right side of the layout page) would change things from a Fire perspective.
  - Laura stated, “If you have connecting doors and relationships with other tenants in the building and you’re going to have that open communication between the spaces, that could drive additional fire alarm spaces. If the conference room is strictly for your use, then I wouldn’t see that happening. But we can discuss that further offline.”
- Humayun Zafar asked, “If we are putting up a sign, does that count as an exterior remodel?”
  - Kareem said, “That wouldn’t count as an exterior improvement. You would just need to submit a sign permit.”

**Meeting Adjourned.**