



Development Review Committee

Approved Minutes

Pre-Application, PL201900102
Meeting Date: June 18, 2019
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Jason Heitzinger (Assessing) 952-563-4512
Scott Breuer (Parks & Rec) 952-563-8881	Erik Solie (Env. Health) 952-563-8978
Tim Skusa (Bldg & Insp) 952-563-8953	Nick Johnson (Planning) 952-563-8925
Brian Hansen (Eng.) 952-563-4543	Deb Williams (Park Maint) 952-563-4535
Eileen O’Connell (Pub Health) 952-563-4964	Deb Heile (Bldg & Insp) 952-563-4703

Project Information:

Project: Dred Scott Concessions Building - 10820 Bloomington Ferry Rd

Site Address: 10820 Bloomington Ferry Road

Plat Name: DRED SCOTT PLAYFIELD;

Project Description: Final Site and Building Plans for a 1,775 square foot concessions building to replace the existing wheelhouse building and other associated improvements.

Application Type: Final Site and Building Plan

Staff Contact: Nick Johnson - nmjohnson@BloomingtonMN.gov (952) 563-8925

Applicant Contact: John Brandel - jbrandel@kodet.com

Post Application DRC: NO

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/please and enter “PL201900102” into the search box.

Guests Present:

Name	Email
John Brandel (Kodet Architectural Group)	jbrandel@kodet.com
Teri Nagel (Kodet Architectural Group)	tnagel@kodet.com
Ann Kattreh (COB - Parks and Rec Director)	akattreh@BloomingtonMN.gov
Deb Williams (COB – Maintenance supervisor)	dkwilliams@BloomingtonMN.gov

INTRODUCTION –:

- Nick Johnson (Planning):
 - Public Works and Parks and Recreation are proposing to replace the existing wheelhouse building at Dred Scott Park with a 1,775 square foot concessions building. Updates will serve the park patrons with equipment storage, concession facilities, shade canopies, a flag pole, bleachers and improvements to provide guests with ADA bathrooms etc.

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.

- Scott Breuer (Park and Recreation):
 - Great project.
- Jason Heitzinger (Assessing) and Erik Solie (Environmental Health):
 - No comment
- Tim Skusa (Building and Inspection):
 - Question: Do you have more plans to look at with the most recent revisions? We've reviewed them and this looks good and would be workable. We are still reviewing the plans submitted. .
 - These plans show items added in the concessions area and the request for a sink in the first aid area which look to be acceptable.
- Laura McCarthy (Fire Prevention):
 - If the building stays under 2,000 square feet you're not required to sprinker it.
 - Question: What kind of concessions are you planning? Will it require fryers?
 - Deb Williams explained that it's set up so that those running concessions will bring all their products and supplies except refrigerator and freezer. Except for outdoor grilling there will be no indoor cooking, just warmers. Laura advised if cooking takes place inside it may need sprinklers. Applicant Teri Nagel said they will have fire extinguishers in the kitchen and mechanical room. Eric Solie clarified that it will not be run with full time concessions like the aquatic center but with various people renting the space for tournaments. Laura added that when different people rent the space it is harder to control and manage.
- Brian Hansen (Engineering):
 - The grading plan provided indicates the use of trench drains but none are shown on the other plans. Please provide details for the trench drains. Note: They must be ADA compliant and heel proof drains.
 - Brian had a question about storm sewer concerns mentioned in the project narrative.
 - Applicant John Brandel spoke about wanting to eliminate the flooding in the fields caused by heavy rain. It is not as much of a concern about flooding near the building but out in the fields. Applicant Teri Nagel said they plan to have gutters on the building connecting to the storm sewer system. There is not a concern about the storm water system on this site. The comments in the narrative reflect the goal to get the water out to the grass taking into consideration all the hard surfaces in the one area.
- Eileen O'Connell (Public Health):
 - No comment

- Eric Wharton (Utilities):
 - Eric asked about a water flow test request. Applicant John Brandel explained that his engineer is requesting the test and is wondering about having enough pressure for lawn irrigation installed in the future.
 - Deb Williams spoke about a situation that happened a few years ago when the well failed at Dred Scott, and they had to tap into domestic water to irrigate. This request is to prepare for an emergency in case it happens again.
 - Question about grease interceptor. Applicant Teri Nagel said there are plans to put one on the 3-compartment sink. Eric said that utilities and customer service will want to review this.
 - Eric has no more utility issues until civil plans are submitted.

- Nick Johnson (Planning):
 - Note: This does require Planning Commission approval. Applicant John will email the submission so it can get to Planning Commission by late July.
 - The site is nonconforming for landscape quantities. Planning will need a landscape plan of 14 trees and 36 shrubs based on the amount of site disturbance projected. The trees and shrubs can go anywhere onsite.
 - The flag pole height is limited to a maximum of 12 feet above the highest outside wall of the tallest building on the site. Your proposal of 40 feet may exceed the maximum height allowed. Measure the building height and review compliance.

This does not need to come back for formal review.



PL201900102

PL2019-102

Comment Summary

Application #: PL2019-102

Address: 10820 Bloomington Ferry Road, Bloomington, MN 55438

Request: **Final Site and Building Plans for a 1,775 square foot concessions building to replace the existing wheelhouse building and other associated improvements.**

Meeting: Pre-Application DRC - June 18, 2019

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

Planning Review: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) The subject application is Final Site and Building Plans, which has an application fee of \$420. The Planning Commission has the authority to act on the application, subject to appeal.
- 2) The site is nonconforming for landscape quantities. As a result, landscaping must be added based on the amount of site disturbance. 14 trees and 36 shrubs must be provided based on 36,000 square feet of site disturbance. A landscape plan must be provided and approved by the Planning Manager.
- 3) Flag pole height is limited to a maximum of 12 feet above the highest outside wall of the tallest building on the site (Sec. 19.105(c)(5)(A)).
- 4) Exterior lighting proposed for primary or secondary entrances/exits of the building must comply with Section 21.301.07 of the City Code.

Building Department Review: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) SAC review by MET council will be required.
- 2) Must meet current MN State Building Code
- 3) Recycling area must be identified and called out.

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

- 1) The grading plan provided indicates the use of trench drains. None are shown. Provide details for trench drain or updated grading plan that excludes trench drains. Use ADA compliant trench drains or heel proof drains.

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

- 1) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
- 2) Show location of a bike racks (existing and proposed) and bike rack details on the site plan.

Water Resources Review: 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, etc. Provide info on storm sewer details and where connected.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
- 5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. See Section 4, note volume reduction and "fully reconstructed impervious surface".
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided. Will this disturb over 1 acre?
- 7) An erosion control bond is required.
- 8) Show erosion control BMP locations on the plan
- 9) List erosion control maintenance notes on the plan.
- 10) Provide a turf establishment plan
- 11) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 12) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 13) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 14) In the project narrative, what are the storm sewer concerns noted under Site Work?

Assessing Review: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) No comment.