



Development Review Committee

Approved Minutes

Pre-Application, PL201900201
 Meeting Date: October 29, 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
Duke Johnson (Bldg & Insp) 952-563-8959	Erik Solie (Env. Health) 952-563-8978
Brian Hansen (Eng.) 952-563-4543	Londell Pease (Planning) 952-563-8926
Rozlyn Tousignant (Eng) 952-563-4627	Elizabeth O'Day (Planning) 952-563-8919
Maureen O'Brien (Legal) 952-563-8781	Shawn James (Planning) 952-563-8918

Project Information:

Project	Blue Sky Online School
Site Address	2051 Killebrew Drive
Plat Name	M C M I 2ND ADDITION;
Project Description	Conditional use permit for a school in an existing office building
Application Type	Conditional Use Permit
Staff Contact	Shawn James - sjames@BloomingtonMN.gov (952) 563-8918
Applicant Contact	Kevin Peck - kpeck@kwcommercial.com
Post Application DRC	NO

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL201900201" into the search box.

Guests Present:

Name	Email
Amy Larson	alarsen@blueskyschool.org
Kevin Peck	kpeck@kwcommercial.com
Bryan Van Hoof	Bryan.vanhoof@cbre.com

INTRODUCTION:

This application is for BlueSky Online. BlySky Online operates school September through June. There will be 10 full-time staff at this location. The facility would host monthly educational and social events which typically draws approximately 10-20 students. This facility provides state-testing for up to 40 students at a time.

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.

- Renae Clark (Park and Recreation):
 - No comment
- Jason Heitzinger (Assessing):
 - No comment
- Erik Solie (Environmental Health):
 - No comment
- Duke Johnson (Building and Inspection):
 - Johnson noted that based on the seating indicated on the plans, exits could be a potential concern. Johnson requested a staff meeting with the architect.
 - Johnson explained that a SAC determination will be required.
 - Johnson reminded the applicant to list all the occupant loads.
 - Johnson shared that once plans are 80% complete, staff would like a meeting with the architect and the applicant.
 - Johnson noted that bathrooms must meet accessibility code. Applicant noted they will have the architect illustrate on the plans.
- Laura McCarthy (Fire Prevention):
 - McCarthy confirmed the building is fully sprinklered.
 - McCarthy stated applicant will need a fire alarm system complying with an E occupancy.
 - McCarthy asked for clarification on the social events. Applicant noted that many students live outside of the metro. There would be approximately 10-20 students participate in these types of events which would be held during business hours.
- Brian Hansen (Engineering):
 - No comment
- Maureen O'Brien (Legal):
 - No comment
- Shawn James/Londell Pease (Planning):
 - James addressed the parking and lighting requirements that need to be illustrated by the applicant.
 - A discussion was held regarding the additional offices submitted on the plans.
 - Pease noted the conditional use permit can be submitted while the applicant amends the tenant configuration as the CUP is for the use in a defined floor area, not the specific design.



Comment Summary

Application #: PL201900201
Address: 2051 KILLEBREW DR, BLOOMINGTON, MN 55425
Request: Conditional use permit for a school in an existing office building
Meeting: Pre-Application DRC - October 29, 2019

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

Planning Review - Pre-App Contact: Shawn James at sjames@BloomingtonMN.gov, (952) 563-8918

- 1) List the number of parking spaces required by city code and the number of spaces provided on the site plan. (Section 21.301.06)
- 2) Must show lighting compliance for the required number of parking spaces (Section 21.301.07)
- 3) Interior trash and recycling must be maintained for code compliance (Section 21.301.17).
- 4) Signs must comply with City Code and uniform sign design. (Chapter 19, Article X)

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

- 1) Questioning occupant load factor.
- 2) Both must meet MN Accessibility Code
- 3) SAC review by MET council will be required.
- 4) Must meet current MN State Building Code
- 5) Post occupant load by main exit.

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

- 1) Space required to be fully sprinklered.
- 2) Space may require a fire alarm system depending on occupancy classification.