



March 1, 2016

Linda McGinty
Luther Automotive Group (Motors Management)
3701 Alabama Avenue South
St. Louis Park, MN 55416

Comment Summary

Dear Linda McGinty:

This Comment Summary is about the planning application PL201600024 for 4801 AMERICAN BLVD W the following comments need to be addressed during the Planning and Zoning review.

Planning Review - Contact: Elizabeth O'Day at ecoday@BloomingtonMN.gov, (952) 563-8919

- 1) Parking loss must be reviewed.
- 2) Building materials must complement existing.
- 3) A floor plan must be provided with a parking analysis. The parking must be identified by use (inventory, customer, and repair).
- 4) Is there concern that the building is not protected from vehicles?
- 5) The larger area in the middle of the east side of the site was originally approved for parking. When was this changed?
- 6) The north south parking in the center of the lot does not meet the minimum requirements and not consistent with the original development.
- 7) Trash must be stored inside the building

Building Department Review - Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 292-1563

- 1) Must get Building and Hvac permits

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

- 1) Fire lane around the building shall be maintained.
- 2) A 20 foot gated access to any fenced area must be provided.

Public Works Review - Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) An Erosion Control Plan shall be provided which includes:
 - o Erosion Control BMP locations shown on the plan.
 - o Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000).
 - o Use of updated City of Bloomington Standard Details from the City of Bloomington website: <http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division>
 - o Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas.
- 4) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 5) Suggest adding "end cap" island for parking to help facilitate vehicle movements around the corner before the building addition.
- 6) Show requirement of "fire lane" signage to maintain the new access aisle.
- 7) Show fencing and clarify if any work is planned for the west side of the lot.

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

- 1) No park dedication required.

Environmental Health Review - Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) Continue to work with Environmental Health regarding the temporary structures.

Thank you,



Laura McCarthy
1800 W Old Shakopee Rd, Bloomington, MN 55431
(952) 563-8965
lmccarthy@BloomingtonMN.gov



PL201600024

PL2016-24

Development Review Committee

Approved Minutes

Pre-Application, PL201600024

Meeting Date: March 1, 2016

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Amanda Johnson (Bldg & Insp) 952-563-8961	Heidi Miller (Police) 952-563-4975
Jen Desrude (Eng.) 952-563-4862	Elizabeth O'Day (Planning) 952-563-8919
Duke Johnson (Bldg & Insp) 952-563-8959	Londell Pease (Planning) 952-563-8926
Randy Quale (Park & Rec) 952-563-8876	Eileen O'Connell (Pub Health) 952-563-4964

Project Information:

Project	Luther Hyundai Storage Addition
Site Address	4801 AMERICAN BLVD W, BLOOMINGTON, MN 55437
Plat Name	SILL HUNTTING PROPERTIES;
Project Description	Minor revision to the Final Development Plan for a 1,184 square foot storage addition to the rear (south) of the existing Hyundai dealership.
Application Type	Final Development Plan
Staff Contact	Elizabeth O'Day eoday@BloomingtonMN.gov (952) 563-8919
Applicant Contact	Linda McGinty (952) 258-8814 Linda.McGinty@lutherauto.com
Post Application DRC	No

Guests Present:

Name	Email
Steve Johnson, Elan Design Lab, Inc	sjohnson@elanlab.com
Kathy Dickson, Luther Automotive	kathy.dickson@lutherauto.com
Nguyen Hoang, Baker Associates	nguyen@bakerinvestments.com

Discussion/Comments:

- Elizabeth O'Day (Planning):
 - Proposal to construct approximately 1,100 square foot storage addition onto an existing building. They will be eliminating 20 parking spaces for this project.
 - Approval process administratively as a minor revision to the final development plan.

PL201600024
PL2016-24

- Applicant added they received a notice of violation for the storage pods on the property. They will be storing bumpers, bumper cover, body shop operational equipment, etc.
- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - No comment.
- Duke Johnson (Building and Inspection):
 - Must get Building and Hvac permits.
 - Is there a roof design? Is it a flat roof?
 - Applicant answered it is a flat roof.
 - D. Johnson asked if it will mate with other roof, and the applicant responded that is not decided.
 - D. Johnson asked if there will be equipment on the roof and applicant responded no.
- Laura McCarthy (Fire Prevention):
 - Fire lane around the building shall be maintained.
 - A 20 foot gated access to any fenced area must be provided.
 - Currently, the fence around the parking lot is less than 20 feet. If the fence is to remain, gate placement must be reviewed.
 - If the building is open from existing structure into addition, then they need to look at sprinkler coverage. If it is a non-combustible addition with a fire rated wall (i.e. brick) and no access into the existing building, then they won't need additional coverage.
 - The applicant responded they will install a dry sprinkler system.
 - Hydrants are only around the perimeter, so that will not be an issue.
- Heidi Miller (Police):
 - Will the building be alarmed? If so, police is concerned about false alarms.
 - Will there be adequate lighting?
 - L. Pease responded lighting is in compliance with the recent updates.
- Jen Desrude (Engineering):
 - Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
 - A Minnesota licensed civil engineer must design and sign all civil plans.
 - An Erosion Control Plan shall be provided which includes:
 - Erosion Control BMP locations shown on the plan.
 - Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
 - Suggest adding "end cap" island for parking to help facilitate vehicle movements around the corner before the building addition.
 - L. Pease asked where these end caps would be and J. Desrude clarified it would be at the end of the parking row.
 - Applicant asked what is meant by end caps.
 - L. Pease said they are islands that help facilitate vehicular movements on site.
 - Applicant mentioned it is difficult to plow.

PL201600024

PL2016-24

- Eileen O'Connell (Public Health):
 - No comment
- Elizabeth O'Day (Planning):
 - Parking loss must be reviewed.
 - Building materials must complement existing building.
 - A floor plan must be provided with a parking analysis. The parking must be identified by use (inventory, customer, and repair).
 - Trash must be stored inside the building .
- Londell Pease (Planning):
 - There are no minimum storage spaces, so a parking analysis will be necessary to review the parking spaces.
 - Applicant asked if they can keep two storage containers on property until the storage addition is built. L. Pease said to continue working with Environmental Health through this process. If there is reasonable progress on the approval process, they are able to have storage containers.