



Development Review Committee

Approved Minutes

Pre-Application, PL202000050

Meeting Date: March 17, 2020

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present or Remotely:

Laura McCarthy (Fire Prev) 952-563-8965
Bernadette Gillespie (Bldg & Insp) 952-563-4709
Brian Hansen (Eng., Chair) 952-563-4543
Steve Segar (Utilities) 952-563-4533
Maureen O'Brien (Legal) 952-563-8781

Kent Smith (Assessing) 952-563-8707
Erik Solie (Env. Health) 952-563-8978
Mike Hiller (Planning) 952-563-4507
Nick Johnson (Planning) 952-563-8925
Londell Pease (Planning) 952-563-8926

Project Information:

Project	Oblivious Monkey Gaming - 8050 Morgan Cir - CUP
Site Address	8050 MORGAN CIR, BLOOMINGTON, MN 55431
Plat Name	PENN AMERICAN ADDITION;
Project Description	Conditional Use Permit for a indoor recreation and entertainment use in an existing multi-tenant retail center.
Application Type	Conditional Use Permit
Staff Contact	Nick Johnson - nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	Derek Lillo, BDH; dlillo@bdh.design ; 952-345-8324
Post Application DRC	No

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202000050" into the search box.

Guest Present Remotely:

Name	Email
Derek Lillo, BDH	dlillo@bdh.design

INTRODUCTION –:

- Nick Johnson (Planning):
 - Conditional Use Permit for an indoor recreation and entertainment use associated with a retail store in a 5,833 square-foot tenant space in a multi-tenant retail development.

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.

- Kent Smith (Assessing):
 - No comment.
- Erik Solie (Environmental Health):
 - Asked if there will be a food component associated with this use. Lillo stated they are considering partnering with some local restaurants to cater tournament type events. Solie stated he has placed comments in the Comment Summary and the applicants may contact him for further information.
- Bernadette Gillespie (Building and Inspection):
 - See Comment Summary for details.
 - You show the gaming area as an M occupancy and the retail as a B occupancy. I would consider the entire tenant space an A occupancy based on what I am reviewing. This will need to be looked at closer. Applicant representative stated revised plans will be provided.
- Laura McCarthy (Fire Prevention):
 - Clarified there is no basement at this tenant space. Applicant representative stated the plan showing a basement is a mistake.
 - Covered gaming booths would need to be sprinklered.
 - Based on what has been submitted, we are reviewing this as an A occupancy and may require a fire alarm system throughout the space.
- Brian Hansen (Engineering):
 - Clarify location and number of bike racks on plans.
- Steve Segar (Utilities):
 - SAC review by Met Council is required. Applicant stated they are in communication with Met Council.
- Maureen O'Brien (Legal)
 - No comment.
- Nick Johnson (Planning):
 - Given the primary use is retail and the gaming use is accessory, we will be limiting the number of the indoor seats to the number of seats shown in the plan.
 - Interior trash and recycling storage must be provided.
 - The site is legally nonconforming for landscaping quantities which needs to be addressed.
- Lillo asked if leeway could be considered in terms of the timing of landscaping installation as it pertains to the issuance of a Certificate of Occupancy. Johnson stated once a revised Landscape Plan is

approved, it is possible for a Temporary Certificate of Occupancy be issued and then a Final issued after planting have been made and inspections be completed.

- Lillo asked for clarification regarding the Trash/Recycling requirement. Johnson stated if the shopping center has a Code complying communal trash room, show that on the plan. If there is not a Code complying communal trash/recycling area, the requirement must be met inside the tenant space and be shown on the plans.



Comment Summary

Application #: PL2020-50

Address: 8050 Morgan Circle, Bloomington, MN 55431

Request: **Conditional Use Permit for an indoor recreation and entertainment use in an existing multi-tenant retail center.**

Meeting: Pre-Application DRC – March 17, 2020

**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) To ensure that the indoor recreation and entertainment use is accessory to the retail store from a parking analysis perspective, the number of seats utilized for gaming competitions and leagues will be limited to the quantity shown on the approved floor plan (36 seats).
- 2) Prior to occupancy, verify that parking area lighting for the subject tenant space complies with Section 21.301.07 of the City Code.
- 3) Interior trash and recycling storage must be provided per Section 21.301.17 of the City Code. The storage area must be a minimum of 30 square feet.
- 4) The site is legally nonconforming for landscaping quantities. As a result, the site was reviewed according to the approved landscape plan of record. The site is missing a number of trees and shrubs, which need to be replanted as part of the CUP review process. Staff will provide a copy of the approved landscaping plan with missing landscape material highlighted.
- 5) Tenant signage must comply with the approved Uniform Sign Design of record (USD #105) and Section 19.115.02 of the City Code.

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

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) Provide a code analysis with the plans.
- 4) SAC review by MET council will be required.
- 5) Must meet MN Accessibility Code

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

- 1) Is basement accessible and/or being used?
- 2) Entire space including individual booths (with ceilings) shall be sprinklered.
- 3) As an assembly occupancy, this space may be required to have a fire alarm system.

Environmental Health Review: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) Any additions or changes to food service must be approved by the Health Department prior to construction if required.
- 2) Trash and recycling storage must comply with Section 21.301.17 of the City Code.
- 3) Provide an Environmental Health Plan Review Application
- 4) Provide specification sheets for all new and used equipment being proposed for use in this facility
- 5) Provide floor, wall and ceiling finish schedule of kitchen and service area
- 6) All millwork cabinets must be plastic laminate (or equal) on all (inside and out) surfaces, to include cut edges for equipment or utility openings. 4" back splash must be provided where required. Place on 6" NSF approved legs, castors, or an approved cement curb with integral sanitary cove base tile. Provide detailed drawings for approval by this department prior to construction. Ref. MN Food Code 4626.0505
- 7) All coolers and equipment must be on 6" NSF legs or casters
- 8) Provide a separate hand-washing sink in each food handling, production and utensil washing area. Ref MN Food Code 4626.1095, 4626.1110, 4626.1440-1455.

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

- 1) Identify required parking stalls for this use and show on the site plan.
- 2) Show location of a bike rack and bike rack detail on the plan.

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

- 1) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.