



Development Review Committee

Approved Minutes

Pre-Application, PL2020-138
Meeting Date: August 11, 2020
Via Web-ex

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Tim Skusa (Bldg & Insp) 952-563-8953
Laura McCarthy (Fire Prev.) 952-563-8965
Steve Segar (Utilities) 952-563-4533
Mike Hiller (Planning) 952-563-4507

Jason Heitzinger (Assessing) 952-563-4512
Mike Thissen (Env. Health) 952-563-8981
Liz O'Day (Planning) 952-563-8919
Londell Pease (Planning) 952-563-8926
Eileen O'Connell (Pub. Hlth) 952-563-4964
Maureen O'Brien (Legal) 952-563-2683

Project Information:

Project	Beyond PT
Site Address	6301 Cecilia Circle
Plat Name	NINE MILE WEST 2 nd ADDN
Project Description	Conditional use Permit for a health club/athletic training in the I-2 Zoning District
Application type	Conditional Use Permit
Staff Contact	Elizabeth O'Day – e0day@bloomingtonmn.gov (952) 563-8919
Applicant Contact	Robyn Ringberg – beyondptmn@gmail.com (651) 315-3094
Post Application DRC	No

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202000138" into the search box.

Guests Present:

Name	Email
Robyn Ringberg, Beyond PT	beyondptmn@gmail.com
Roz Peterson, Cerron Commercial Properties	rozp@cerron.com

INTRODUCTION – Liz O'Day (Planning):

The applicant proposes a conditional use permit for a health club in an existing multi-tenant building. Beyond PT would occupy Suite A, which is approximately 5,500 square feet in the northern part of the building. Beyond PT would provide a one-on-one fitness, personal training and nutrition coaching as well as small group training with potential future physical therapy sessions. Sessions are limited to appointment only. The space would essentially be open space with restroom facilities and small office near the entrance door.

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.

- Jason Heitzinger (Assessing):
 - No comment.
- Mike Thissen (Environmental Health):
 - Staff must be certified Physical Therapists, different rules apply with Massage Therapists.
- Tim Skusa (Building and Inspection):
 - Plans submitted with building permit must be signed by a MN licensed architect.
 - Must meet MN Accessibility and Building Codes. A parking review will be done as part of the building permit process.
- Laura McCarthy (Fire Prevention):
 - If the space exits through Westwood Church, this increases the occupancy load in the church to over 1,000 which would result in the requirement to upgrade the fire alarm system to voice communication in the church.
- Brian Hansen (Engineering):
 - Please identify bike parking on site plan.
- Maureen O'Brien (Legal)
 - No comment.
- Eileen O'Connell (Public Health):
 - If more than one employee will be on site at a time, a lockable mother's room must be provided separate from a bathroom.
- Liz O'Day (Planning):
 - Compliance is required with the 1983 landscape plan and the revised landscape plan from the 2018 place of assembly approval.
 - Parking lot lighting upgrades may be required for the parking spaces nearest the tenant entrance door for the use.
 - Signage to comply with the Code and the USD for the site. Wall signs are allowed only on the East and South sides of the building.
 - Total required parking for the use is 22 spaces based upon the information provided. Considering the parking requirement for the place of assembly, the parking requirement for the northern spaces must not be greater than 68 spaces. More details of the user space is needed for analysis.
- Roz Peterson (Cerron Commercial Properties)
 - Expressed concern regarding parking, lighting, and landscaping requirements as part of the potential application, stating these could potentially cause the property owner to refuse the application. She asked for staff to comment on the time frame for the application processes.
- Londell Pease (Planning)
 - Responded to Peterson concerns stating the parking, landscaping, and lighting review of a property is required with a new conditional use permit request. If the proposed use entails a one-on-one customer experience with a health professional, then a CUP may not be required for the proposed use. If the proposed use is similar to a health club where the ratio of customer to health professional client is greater than one-on-one or clients in classes, then a CUP would be required.
 - There is approximately a six-week timeframe from application to CUP approval.
- Tim Skusa (Bldg & Insp)
 - Estimated around a two-week turnaround from building permit submittal for building permit. SAC review is done through Met Council and can be started before pulling building permit.
- Robin Ringberg (Beyond PT)
 - Stated all customer experience will be done one-on-one with staff.



Comment Summary

Application #: PL202000138
Address: 6301 CECILIA CIR, BLOOMINGTON, MN 55439
Request: CUP for a health club in the I-2 zoning district.
Meeting: Pre-Application DRC - August 11, 2020

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

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

- 1) Compliance is required with the 1983 landscape plan and the revised landscape plan from Case File PL2018-48.
- 2) Parking lot lighting upgrades may be required for the parking spaces nearest the tenant entrance door for the use.
- 3) Interior trash and recycling must be provided.
- 4) A clearer and detailed floor plan would be required for the conditional use permit submittal.
- 5) Signage to comply with the Code and the Uniform Sign Design for the site. (Case PL2018-374). Wall signs are only allowed on the East and South elevations of the building. This was designated by the Place of Assembly with full knowledge there would be no signs on the west wall for future tenants as only two wall elevation are allowed signs.
- 6) The parking requirement for the health club is 1 space per 250 square feet. The total required parking for the health club is 22 spaces. Considering the parking requirement for the place of assembly, the parking requirement for the northern tenant spaces must not be greater than 68 spaces.
- 7) According to applicant, Suite B is 13,780 sq ft. Plan is not clear.

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

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code
- 3) Provide a code analysis with the plans.
- 4) SAC review by MET council will be required.
- 5) Building plans must be signed by a MN licensed architect.

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

- 1) If the space exits through Westwood Church, this may increase the occupant load in the church to over 1,000 which would result in the requirement to upgrade the fire alarm system to voice communication in the church.

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

- 1) Show location of a bike rack and bike rack detail on the plan. Bike parking must be provided within 50' of the entrance, minimum 2 spaces for this proposed use.
- 3) 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.
- 4) List the number of parking spaces required by city code and the number of spaces provided on the site plan for this use and for the entire site.

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

- 1) City of Edina serves sewer and water, Bloomington provides fire service, RPZ and storm drainage. No comment from Bloomington Utilities.

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

- 1) Want to make sure they will be hiring Board Certified Physical Therapists and not just offering Massage Services which requires another City Council approval process