



Development Review Committee

Approved Minutes

Development Application, #PL202000206

Mtg Date: 11/10/2020

WebEx Meeting

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng. Chair) 952-563-4543
Laura McCarthy (Fire Prev) 952-563-8965
Rena Clark (Park & Rec) 952-563-8890
Steve Segar (Utilities) 952-563-8776
Tim Skusa (Bldg & Insp) 952-563-8953
Sue Hults Sellnow (Eng) 952-563-4628

Nick Johnson (Planning) 952-563-8925
Londell Pease (Planning) 952-563-8926
Mike Thissen (Env Health) 952-563-8981
Eileen O'Connell (Public Health) 952-563-4964
Erika Brown (Police) 952-563-4975
Kelly Beyer (Bldg & Insp) 952-563-4519

Project Information:

Project	Service Restoration Addition - 300 W 83rd Street - FSBP
Site Address	300 West 83rd Street, Bloomington, MN 55420
Plat Name	RAYMOND F MCDONALD ADDITION;
Project Description	Final Site and Building Plans for an approximately 1,700 square-foot building addition to an existing office/warehouse building and associated site and parking improvements.
Application Type	Final Site and Building Plan
Staff Contact	Nick Johnson, Planner, (952) 563-8925, nmjohnson@bloomingtonmn.gov
Applicant Contact	Dan Schmidt, Service Restoration, (952) 292-0366, dan.s@servicerestoration.com
PC (tentative)	December 03, 2020

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202000206" into the search box.

Guests Present:

Name	Email
Dan Schmidt, Service Restoration, Inc.	dan.s@servicerestoration.com
Lance Elliott, Elliott Design Build	lance@elliottdesignbuild.com
Russ Rosa	

Introduction:

- Nick Johnson (Planning):
 - Service Restoration proposes to construct a 1,700 square-foot office addition to an existing industrial facility. Associated parking lot and site improvement are proposed in support of the building addition and other renovations.

Discussion/Comments:

Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.

- Renae Clark (Park and Recreation):
 - No comments
- Kent Smith (Assessing):
 - Not present; prior to the meeting notified Chair of no comments
- Mike Thissen (Environmental Health):
 - No comments
- Tim Skusa (Building and Inspection):
 - With the proposed bathroom remodel the new 2020 international code states that single-use bathrooms cannot be designated for “women’s” or “men’s” use only. Single-use bathrooms must be made available to both.
- Laura McCarthy (Fire Prevention):
 - With the new addition, Chapter 1306 of the building code applies which requires the entire building to be sprinklered, including the existing portion and the new addition.
 - Emergency access to the property is limited now, and with the changes being proposed this access seems to be further reduced, particularly on the south side.
 - Does not appear to be any hydrants on the property currently—there is one across the street. There is not sufficient water supply to the property. Hydrant coverage must be within 50’ of the FDC and within 150’ of all portions of the structure.
- Erika Brown (Police):
 - No comments
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Minimum of 7’ wide sidewalks adjacent to the parking stalls are required to accommodate overhang of vehicles and to maintain a 5’ clear zone.
 - The building footprint appears to encroach into active easement areas. Any encroachment into an easement will require an Encroachment Agreement. The easement area will need to be modified to not include the building footprint or an encroachment agreement must be applied for and issued for the current building that encroaches into that easement area.
 - The City of Bloomington does require volume capture for all areas fully reconstructed, not just new impervious areas.
 - Require stormwater management plans that conform with the Bloomington Comprehensive Surface Water Management Plan
 - Site is located in the Nine Mile Watershed District. Prior to issuance of city permits, the NMWD Permit is required or documentation that it was determined by the NMCWD a permit is not required.
 - Raised an issue that the submitted Civil Plans are not signed and stamped by a registered PE, this should be added.
 - Elliott expressed concern about having signed plans that are not the final plans for construction.

- Johnson responded that code does not specifically require this on the plans, however it has been a standard practice.
 - Segar recommend the title block and nomenclature be added to the preliminary plan documents as a placeholder, but that they would not require a signature until the final plans are submitted for approval.
 - Applicant agreed to add the title block to the Preliminary plans, but will leave it unsigned. The final plans submitted for approval, which will include the comments from staff, will be signed.
- Steve Segar (Utilities):
 - Several of the comments from Utilities are contingent on / specific to the fire system requirements from the Fire Department and building codes.
 - Two water mains on the site—one 6” on Grand Ave and one 8” on 83rd St which is a dead end. If there are requirements from the fire department to have a sprinkler system and a hydrant, staff wants to see this as a looped system (supply from two points) to provide redundancy in feed and flow capacity.
 - If water system is upgraded for sprinkling, ensure the existing water service is abandoned.
 - If the current system is going to be used, applicant should be aware that it froze in 2014. If there is a reduction in cover due to changing the green area to parking, it may need to be insulated or some other measure taken to prevent that from freezing again.
 - Eileen O’Connell (Public Health):
 - No comments
 - Megan Rogers (Legal):
 - No comments
 - Nick Johnson (Planning):
 - The shared driveway/access easement must be shown on the architectural and civil site plans. Parking stalls are not permitted within the access easement per the terms of the easement. There are 16 parking stalls shown within the access easement. These stalls would not count towards the parking supply from a Code compliance standpoint. The location or terms of the easement must be renegotiated with the property owner to the south in order to allow these parking stalls to be installed and count towards the required parking.
 - Staff calculates the required minimum parking quantity (Sec. 21.301.06(d)) to be 38 parking stalls. Parking spaces located within the southern access easement would not count towards the required supply.
 - Parking islands required at end of parking tier (Sec. 21.301.06(c)(2)(H)).
 - All new and revised parking areas and building entrances must have exterior lighting compliant with Section 21.301.07 of the City Code. A minimum of 1.0 foot-candle is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot).
 - Applicant Questions (Lance Elliott):
 - Asked for clarification regarding trees located in the street right of way along Grand Ave.
 - Johnson responded that this is correct. Public Works does not want the required landscape trees to be placed in the public right-of-way or within public utility and drainage easements. If in the future work is required in the right-of-way or easement, they would not want to disrupt the health of these trees.
 - Applicant and staff will have an offline discussion about the best placement of required trees based on the space available.
 - Requested that Johnson clarify comments made about the overhead door and need for an end-of-tier parking island.

- Johnson responded by the striped area for no parking on the northwest portion of the parking area a curbed barrier is required. A small curbed island needs to be placed between the striped area for the clear zone and the start of parking. Since the parking lot is less than 50 stalls applicant is not required to have trees in the parking islands. Therefore, this island would not need to be an 8' island as shown elsewhere, it could be a smaller curbed island. But there has to be some type of end-of-tier parking island.
- Asked for further information regarding #4 on the Comments Summary relating to vehicle maneuvering for one of the parking spots.
 - Johnson pointed out the tight space allotted for the southern-most parking stall and commented that this may be a difficult place to maneuver in and out. Suggested that applicant look at possible modifications to make this more accessible, but recognized the constraints they are working within.
 - Applicant will review to see if some modifications can be made.
- Clarifying that Japanese Tree Lilac doesn't count as a deciduous tree.
 - Johnson responded this was correct; the Japanese Tree Lilac is considered ornamental. But Johnson will review this again to see if it meets the requirements.
- Requested further information on Comment Summary item #1 from fire department.
 - McCarthy reiterated comments that the site currently has limited access, which is mostly eliminated with the proposed parking changes and building addition.
 - In addition, with the adoption of Chapter 1306 of the building code, the addition necessitates that the existing building *and* new addition both now will be required to be sprinklered.
 - From a code perspective, the project does not provide the fire department what is needed if help is needed on the site.
 - Applicant asked if the entire building is sprinklered, is the layout and access as currently drawn adequate, or are changes still needed.
 - McCarthy responded that if strictly by the code, more access would be needed. However, with the building sprinklered, there are some exceptions in the code.
 - Recommended and offline meeting with Engineering, Planning and Fire due to the conflicting requirements between all three.



Comment Summary

Application #: PL2020-206

Address: 300 West 83rd Street, Bloomington, MN 55420

Request: **Final Site and Building Plans for an approximately 1,700 square-foot building addition to an existing office/warehouse building and associated site and parking improvements.**

Meeting: Pre-Application DRC – June 18, 2019
Post-Application DRC – November 10, 2020
Planning Commission – December 03, 2020

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

Building Department Review: 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) SAC review by MET council will be required.
- 4) Provide a code analysis with the plans.

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

- 1) The plan does not meet the requirements for emergency vehicle access and turning radius.
- 2) With the new addition, Chapter 1306 of the building code applies which will require the entire building to be sprinklered.
- 3) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 4) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 5) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Public Works 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.

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

- 1) Minimum 7' walk width adjacent to parking stalls
- 2) Walls greater than 4' in height need to be designed by Engineer licensed in MN
- 3) All landscaping should be placed outside of City ROW
- 4) Include Bloomington detail for B618 and Curb and Gutter

5) 7' SIDEWALK ADJACENT TO PARKING STALLS, ACCOUNT FOR VEHICLE OVERHAND

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

- 1) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements. Trees in the ROW and retaining wall in utility easement.
- 2) Show and label all property lines and easements on all plan sheets.
- 3) Does the private common driveway/access easement/agreement need to be updated for additional parking and retaining wall within easement area?
- 4) Show easement line. Retaining walls encroaching into public utility easement require encroachment agreement.
- 5) Show easement line. Retaining walls encroaching into public utility easement require encroachment agreement.
- 6) No trees in ROW. Encroachment agreement?

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

- 1) City of Bloomington requires volume capture for all areas fully reconstructed, not just new impervious. Revise and resubmit calculations.
- 2) WIMCO-type inlet protection required.
- 3) Stormwater Report is based on this pipe being a 5" pipe. Please clarify.
- 4) Show disturbed area also.
- 5) Pretreatment required for infiltration practices.
- 6) Provide detail for Outlet Control Structure.
- 7) An erosion control bond is required.
- 8) 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.
- 9) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 10) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 11) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 12) List erosion control maintenance notes on the plan.
- 14) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 15) Provide a turf establishment plan

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

- 1) If Bloomington Fire requires a new Fire Service use a Combination fire and domestic service, which must terminate with a thread on flange or an MJ to flange adapter.
- 2) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. If Bloomington Fire requires a Hydrant on site it must be 50' from the FDC and accessible by a fire truck.
- 3) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 4) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 5) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 6) Not all the utility service items are shown. Show the water service and a sewer clean out is missing.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

- 8) If required by Bloomington Fire - Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 9) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 10) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.
- 11) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 12) 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
- 13) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 14) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 15) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 16) Locate curbstop (approx. location) and show 2" waterservice. Service froze 3/6/14 (do not reduce cover)
- 17) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.

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

- 1) The shared driveway/access easement must be shown on the architectural and civil site plans. Parking stalls are not permitted within the access easement per the terms of the easement. There are 16 parking stalls shown within the access easement. These stalls would not count towards the parking supply from a Code compliance standpoint. The location or terms of the easement must be renegotiated with the property owner to the south in order to allow these parking stalls to be installed and count towards the required parking.
- 2) Staff calculates the required minimum parking quantity (Sec. 21.301.06(d)) to be 38 parking stalls. Parking spaces located within the southern access easement would not count towards the required supply.
- 3) Parking islands required at end of parking tier (Sec. 21.301.06(c)(2)(H)).
- 4) Vehicle maneuvering may be difficult for this space, please evaluate.
- 5) Sidewalks perpendicular to 90-degree parking must be seven feet in width.
- 6) All new and revised parking areas and building entrances must have exterior lighting compliant with Section 21.301.07 of the City Code. A minimum of 1.0 foot-candle is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot).
- 7) Trash and recycling storage must be screened from adjoining properties and public streets using building materials consistent in style, color and composition with the principal building (Sec. 21.301.17(c)(4)(B)).
- 8) According to the City's supplemental landscaping policy, ornamental trees should only account for 25% of trees installed. Please add deciduous (overstory) and evergreen varieties.
- 9) Landscaping must be added based on site disturbance at a rate of one tree per 2,500 square feet and one shrub per 1,000 square feet of disturbance. Based on a site disturbance value of 21,702 square feet, the project must include a minimum of 9 trees and 22 shrubs, whereas 8 trees and 19 shrub units are proposed. Perennial grasses count towards the shrub requirement at a rate of four perennials equals one shrub.
- 10) Building signage must comply with Section 19.113 of the City Code. Sign permits must be obtained prior to installation.
- 11) Secondary building materials (including EIFS, trim or other accent materials) are limited to 15% of any given building elevation (Sec. 19.63.08(d)).