



Development Review Committee

Approved Minutes

Pre-Application, PL202100017
Meeting Date: February 2, 2021
Via Web-Ex

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543	Jason Heitzinger (Assessing) 952-563-4514
Laura McCarthy (Fire Prev.) 952-563-8965	Mike Thissen (Env. Health) 952-563-8981
Tim Skusa (Bldg & Insp) 952-563-8953	Londell Pease (Planning) 952-563-8926
Brian Hansen (Eng.) 952-563-4543	Nick Johnson (Planning) 952-563-8925
Tim Kampa (Utilities) 952-563-8776	Glen Markegard (Planning) 952-563-8923
Megan Rogers (Legal) 952-563-4889	Nicholas Kelly (Public Health) 952-563-4962
Renae Clark (Park & Rec) (952) 563-8890	Amanda Moe (Bldg & Insp) 952-563-8961

Project Information:

Project	U-Haul Truck and Trailer redevelopment
Site Address	8845 Lyndale Avenue and 516 Halsey Lane
Plat Name	Halsey Lane Addition and U-Haul Addition
Project Description	1. Conditional Use Permit for a truck and trailer rental facility; 2. Final Site and building Plans for a 12,000 square foot building for truck and trailer rental and storage; and 3. Type II Preliminary and Final Plat
Application Type	Conditional Use Permit; Final Site and Building Plans Type II Preliminary and Final Plat
Staff Contact	Nick Johnson – njohnson@bloomingtonmn.gov (952) 563-8925 Londell Pease – lpease@bloomingtonmn.gov (952) 563-8926
Applicant Contact	Stephanie Merdan – stephanie.merdan@isginc.com (952) 426-0699
Post Application DRC	Yes

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202100017" into the search box.

Guests Present:

Name	Email
Stephanie Merdan	stephanie.merdan@isginc.com
Ryan Anderson	ryan.anderson@isginc.com
Tara Ketchum	Tara.ketchum@isginc.com

INTRODUCTION – Londell Pease (Planning)

U-Haul plans to redevelop the existing 6,350 square foot truck and trailer rental facility constructed in 1957 into a 16,600 square foot surface parking area for trucks and trailers at the eastern portion of the site (a current lot at 516 Halsey Lane) and a 12,000 square-foot structure on the 8845 Lyndale Avenue site. The proposed structure appears to be constructed with tilt-up concrete panels with limited access points. Proposed stormwater facilities separate the two uses, which will be on the same lot once combined with a Type II Preliminary and Final Plat.

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):
 - Anticipate some changes may need to be made to the plan. Park dedication calculation will be completed as part of the formal application.
- Mike Thissen (Environmental Health):
 - A carport structure or similar structure requires Final Site and Building Plan review through Planning, even if a building permit is not required.
- Tim Skusa (Building and Inspection):
 - Refer to comment sheet for all comments.
 - Any questions or need for preliminary meetings, please call Building and Inspections.
- Laura McCarthy (Fire Prevention):
 - See comment summary for additional comments.
 - No obstructions and/or gates at entrances and exits from the property.
- Brian Hansen (Engineering):
 - Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org).
 - Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
 - The 100-yr flood elevation is 823.8 feet. Compensatory storage for all fill below 823.8 must be provided.
 - Existing easements may need to be vacated or encroachment agreement must be in place.
 - Provide a 6 foot wide sidewalk along Halsey Lane frontage.
 - Provide a sidewalk connection from the building to public sidewalk or street.
- Tim Kampa (Utilities):
 - Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure there is an accessible hydrant within 50 feet of the Building Fire Department Connection.
 - Loop water system (supply from 2 points) to provide increased service reliability and reduction of head loss.
- Nicholas Kelly (Public Health):
 - No comment.

- Megan Rogers (Legal)
 - No comment.
- Londell Pease (Planning):
 - Many comments on the comment summary are not discussed. Please review and contact the appropriate staff member for questions.
 - As proposed, the back of the site is used for truck and trailer storage without any rental offices for pick-up, drop-off on the property. The truck and trailer rental activity must be on the site where the storage is located. Outdoor storage for use on another site is not allowed. The self-storage facility may not be used for truck and trailer rental activities unless office-related use only.
 - How will the truck and trailer operation activities take place while the construction is underway? Please provide a phasing plan which shows such improvements as a temporary office on-site. Again, rentals are not allowed to be conducted primarily at the self-storage site. Where will the dollies and other related rental items be stored?
 - Currently, there is repair, hitch installation and related activities at this site. Where will this be conducted in the future?
 - With the regional truck and trailer rental, does U-Haul prohibit a customer's vehicle not be left on-site? Without such policy, adequate parking may not be provided.
 - With the total redevelopment, the non-conforming freestanding sign must be relocated or a variance requested and approved.
 - As part of the Conditional Use Permit, the exterior façade along the public street must include windows and other treatments to reduce the structure's massing.
 - A total of 38 trees and 90 shrubs are required. They must be dispersed throughout the site, including the front yard.
- Ryan Anderson (ISG):
 - Possible canopy overhang – would this require an accessory building review?
 - Planning responded would be part of main building. Anything structural attached to building would be part of principle structure, not an accessory structure.
 - Any consideration given to right in only?
 - Have this discussion with Engineering, Brian Hansen.
 - Asked about drive aisle comment?
 - Engineering replied given use of site and width of aisle, outside discussion needed.
 - Questioned west and south frontages needing sidewalk access.
 - Engineering responded pedestrian connection needs to be there so there is access.
- Tara Ketchum (ISG):
 - Questioned exterior façade enhancement for building.
 - Londell replied that the applicants should look at properties next door as a starting point for review.



Comment Summary

Application #: PL202100017

Address: 8845 Lyndale Avenue South and 516 Halsey Lane

Request: **Conditional Use Permit, Final Site and Building Plans and Plat (Type II) for a truck rental use and associated warehouse facility.**

Meeting: Pre-Application DRC - February 02, 2021

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

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

- 1) Must meet 2020 MN State Building Code and 2020 MN Accessibility Code.
- 2) SAC review by MET council will be required.
- 3) Provide a detailed code analysis with the plans.
- 4) For all Plumbing plan reviews with job valuations over \$50,000: The plumbing plans must be submitted to the State of MN for review. A Plumbing permit is also required to be submitted to the City of Bloomington - Building and Inspections.

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

- 1) Provide adequate turning radius using Ladder 3 specs for all emergency vehicle access lanes.
- 2) At least one lock box will be required for the building.
- 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) Building/property shall be adequately signed for emergency response.
- 5) 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.
- 6) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

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

- 1) Install Non-Residential Driveway Approaches at all entrance/exits
- 2) Install ADA compliant pedestrian ramp

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

- 1) A carport/accessory structure requires planning review and approval and a permit if over 200 square feet.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) List erosion control maintenance notes on the plan.
- 3) An erosion control bond is required.
- 4) Show erosion control BMP locations on the plan
- 5) 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, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 6) A Minnesota licensed civil engineer must design and sign all civil plans.
- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) Provide a turf establishment plan
- 10) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 11) Check with the Minnesota Pollution Control Agency to determine if the use on this site will require coverage under the MPCANPDES Industrial site stormwater permit program.
- 12) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 13) The 100-yr flood elevation is 823.8. Compensatory storage for all fill below 823.8 must be provided.

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

- 1) Existing easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 2) Public drainage/utility and easements must be provided on the plat as approved by City Engineer.
- 3) Consent to plat form is needed from any mortgage companies with property interest.
- 4) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 5) Right-of-way dedication is required on the final plat.
- 6) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 7) See checklist of required items for a preliminary plat per the Bloomington City Code, Chapter 22.
- 8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified plat copy from Hennepin County.
- 9) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 10) Show and label all property lines and easements on all plan sheets.
- 11) Building footprint within Floodage Easement.

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

- 1) Park dedication will be calculated with the plat.

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

- 1) Modify Lyndale Avenue access to right out only, as currently provided
- 2) Provide drive aisle along the south side of building to confine site circulation to site
- 3) Show location of a bike rack and bike rack detail on the plan.
- 4) 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 is not allowed.
- 5) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 7) Provide a sidewalk connection from the building to public sidewalk or street.
- 8) Provide a 6 foot wide sidewalk along Halsey Lane frontage

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

- 1) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 2) An inspection manhole is required on all commercial sewer services.
- 3) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 4) Use standard short cone manholes without steps.
- 5) A minimum 10-foot horizontal and 18-inch vertical separation is required between watermain and sewers.
- 6) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 7) 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.
- 8) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure that there is an accessible hydrant within 50 feet of the Building Fire Department Connection.
- 9) 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.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 12) Taps of live water mains are done by City forces and paid for and coordinated by the Contractor.
- 13) Install interior chimney seals on all sanitary sewer manholes.
- 14) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Water service must be metered within 10' of where it enters the building.
- 15) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 16) 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.
- 17) A Minnesota licensed civil engineer must design and sign all civil plans.
- 18) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 19) Loop water system (supply from 2 points) to provide increased service reliability and reduction of head loss.
- 20) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 21) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 22) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 23) Use schedule 40, SDR 26, or better for PVC sewer services.

Planning Review Contact: Londell Pease at lpease@BloomingtonMN.gov, (952) 563-8926

- 1) The truck and trailer storage must be on the same site as the rental facility. Where is the rental function offices, primary pick-up and drop off location and where will the staff be located? As approved the self-storage could have the office activities only and not the sale or distribution of rental items or processing the rentals in-person. How will the rental site operate in the phased construction?
- 2) As part of the Conditional Use Permit, exterior walls along the public street should have windows and other enhancements to break up the massing.
- 3) With the total redevelopment of the site, the freestanding sign must meet the requirements, including the required 20 foot setback along Lyndale Avenue.
- 4) Fifty percent of the building frontage facing a public street must be landscaped with foundation plantings.
- 5) A minimum 20 foot landscape yard is required along all street frontages (Lyndale Avenue and Halsey Lane).
- 6) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter of the parking lot. All lighting must be 90 degree cut-off without any drop down or horizontally exposed lens.
- 7) Any fence along Halsey Lane and Lyndale Avenue is limited to 6 feet in height with opacity limits.
- 8) Trash and recycling collection and storage areas must comply with City Code Section 21.301.17.
- 9) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 10) A three foot high screen must be provided for a parking lot adjacent to Lyndale Avenue and a portion of Halsey Lane.
- 11) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 12) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.
- 13) Provide a sidewalk connection from the building to public sidewalk or street.
- 14) The site required requires 38 trees and 90 shrubs disbursed throughout the site.
- 15) All signs must comply with 19.113.
- 16) Exterior materials must meet Section 19.63.08.