



Development Review Committee

Approved Minutes

Pre-Application, PL202100116

Meeting Date: May 25, 2021

WebEx Meeting

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Lance Stangohr (Fire Prev) 952-563-8980
Laura McCarthy (Fire Prev) 952-563-8965
Kelly Beyer (Bldg & Insp) 952-563-4519
Erika Brown (Police) 952-563-4975
Tim Skusa (Bldg & Insp) 952-563-8953
Steve Segar (Utilities) 952-563-4533
Travis Schlangen (Utilities) 952-563-8775
Megan Rogers (Legal) 952-563-4889
Maureen O'Brien (Legal) 952-563-8781
Liz Bushaw (Bldg & Insp) 952-563-4703

Jason Heitzinger (Assessing) 952-563-4512
Pete Miller (Assessing) 952-563-
Erik Solie (Env. Health) 952-563-8978
Mike Thissen (Env. Health) 952-563-8981
Londell Pease (Planning) 952-563-8926
Glen Markegard (Planning) 952-563-8923
Liz O'Day (Planning) 952-563-8919
Kate Ebert (Public Health) 952-563-8911
Julie Long (Eng) 952-563-4865
Sue Hults Sellnow (Eng) 952-563-4628

Project Information:

Project	Congrating area and coffee shop for Bethany Fellowship
Site Address	6820 Auto Club Road
Plat Name	Hidden Bluffs
Project Description	Final Site and Building Plans for a 2,480 SF building addition for a multiple function area with a campus coffee shop
Staff Contact	Elizabeth O'Day – eoday@bloomingtonmn.gov or (952) 563-8919
Applicant Contact	Ron Powell, Mohagen Hansen - rpowell@mohagenhansen.com or (952) 426-7422
Post Application DRC	TBD

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202100116" into the search box.

Guests Present:

<u>Name</u>	<u>Email</u>
Ron Powell, Mohagen Hansen Architecture	rpowell@mohagenhansen.com
Dan Elenbaas, Kimley-Horn, Inc.	Dan.Elenbaas@kimley-horn.com
Dan Bokke, Bethany International	dan.brokke@bethfel.org
Mitch Weaver, Anderson Companies	mweaver@andersoncompanies.us
Matt Adair, Bethany International	Matt.Adair@bethfel.org

INTRODUCTION – Liz O’Day (Planning):

The applicant proposes a 2,480 square foot building addition onto the existing 62,900 square foot ministry center. The addition would include a seating/gathering area and campus coffee shop. It would be located on the northeaster side of the building and would be one story.

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 comments, not present
- Jason Heitzinger (Assessing):
 - No comments
- Erik Solie (Environmental Health):
 - The city has a delegated program with the state of Minnesota to do a Public Health Review. Once the plans are completed, fill out an application along with the building permit, and Solie will commence with the review process.
- Tim Skusa (Building and Inspection):
 - Refer to Comment Summary document, call if you have any questions.
- Laura McCarthy (Fire Prevention):
 - With the size of the addition and the occupancy type (assuming A), the addition would require sprinkler protection. The addition will drive the requirement for the entire building to be sprinklered. This requirement will be dependent on how the addition is connected to the existing building.
 - Emergency access on the north side of the building was removed at some point in the past. The emergency vehicle access around this building needs to be restored with this project. Current maps show a side walk connecting the parking lot on the east side to the road/drive lane on the north side of the building. This does not allow for emergency vehicle access. This concern will be addressed as part of this development project.
- Erica Brown (Police):
 - No comments
- Brian Hansen (Engineering):
 - Show the location of bike racks on the plans.
 - Determine if there is an Emergency Vehicle Access Agreement in place over the driveway area to the north of the building and whether or not this new addition encroaches into that area. If it does, this will need to be addressed.
 - Projects disturbing 5,000 sq-ft or 50 cubic yards of material require stormwater management. If necessary, provide stormwater management plan that meet the requirements of Bloomington Comprehensive Surface Water Management Plan.
- Steve Segar (Utilities):
 - With McCarthy’s comments regarding expanded sprinkler system requirements, there may be increased water needs. The existing building is currently served by a 4” water main. If this needs to

be expanded to support new water needs, Utilities comments will need to be expanded to include details and sizing for this change.

- Grease interceptor might be needed. Coffee Shops can generate quite a bit of grease with milk fats and oils, depending on services provided. Providing a menu of what would be offered might be helpful in determining what specifically is needed.
- Kate Ebert (Public Health):
 - No comments
- Megan Rogers, (Legal):
 - No comments
- Liz O'Day (Planning):
 - Removed trees as part of construction must be replanted. Based on the size of this addition code requires the addition 3 shrubs and 1 tree. As part of this requirement, the applicant must provide a landscaping plan to show any replaced material and new material.
 - To facilitate completion of a parking analysis and to determine parking requirements, applicant must submit a plan showing all on-site uses for the building.
 - In general applicant should provide more details on the plans, including in-door trash and further details and location regarding the outdoor patio.
 - If plans are code-complying (i.e. zoning, building, fire, etc.) this can be done administratively because it is a smaller addition. However if there are any issues then it would need to go to Planning Commission for approval.
- Applicant Questions:
 - Mr. Powell asked O'Day to clarify what would be needed to complete this as an administrative process.
 - Applicant needs to take the comments provided here at DRC, and develop a more detailed site plan and project description, then complete a development application. Submit these along with the Administrative fee of \$130, or \$420 for planning commission review. Once the above information is ready, connect with O'Day off-line to determine the best route for approval.
 - Mr. Powell confirmed that the building is only partially sprinklered. Asked for clarification about what could be done so that the entire building doesn't have to be sprinklered, i.e., fire separation between the existing building and this addition.
 - McCarthy responded that current understanding of code is that if a connection is made to the existing building from the addition it will drive the requirement for a fully sprinklered building. Option 1, work with the owners to look at a phased sprinkler protection for the remaining portion of the existing building. Option 2, work with Building & Inspection to determine if there is a separation that could be put in place that will then not require sprinklering the remaining part of the existing building. But if open to the existing building, then the sprinkler requirement for the existing building will remain. McCarthy suggests offline meeting with applicants to further discuss.
 - Mr. Powell asked if the entire building would need to be made ADA Accessible as a result of this project.
 - Skusa responded that the addition would be required to be ADA Accessible, and that the existing building would need to be somewhat accessible. The amount in the existing building would need to be determined at a later time.
 - Mr. Powell asked about the state elevator inspection and conversations about exploring a limited use/limited application elevator to connect the 3 different levels in the building.
 - Skusa responded that it is worth exploring, however applicant will need to work directly with the state's elevator inspector on this topic.

- Mr. Powell asked if the Emergency Access lane width requirement on the north side of the building is 12 feet.
 - McCarthy responded that the width requirement is a 20 foot access lane. There are exceptions, but because of the sprinkler protection issue in this building they don't apply. There are some requirements that can be relaxed, but McCarthy suggests offline meeting with applicants to further discuss.
- Mr. Powell asked if there was currently some issues with Emergency Responder Radio coverage in this building.
 - McCarthy responded she is aware of certain areas where there are issues. Best option would be for her to work with the applicant to complete some testing in various locations to determine coverage, and then discuss options for how to correct, which typically includes hardware like repeaters. Suggested an off-line discussion.



Comment Summary

Application #: PL2021-116
Address: 6820 AUTO CLUB RD, BLOOMINGTON, MN 55438
Request: FS&BP for a 2,480 SF building addition for a multiple function area with a campus coffee shop
Meeting: Pre-Application DRC - May 25, 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) Building plans must be signed by a MN licensed architect.
- 2) Must meet 2020 MN Accessibility Code and 2020 MN State Building Code.
- 3) SAC review by MET council will be required.
- 4) Provide a detailed code analysis with the plans.
- 5) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.

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

- 1) Fire alarm may need to be upgraded based on the occupancy type.
- 2) Emergency vehicle access shall be provided/maintained.
- 3) Additional hydrant coverage may be required.
- 4) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 5) Per Chapter 1306, the building and new addition is required to be sprinklered.

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

- 1) Provide an Environmental Health Plan review application the same time as applying for building permit. Application is on the Permit Portal website.
- 2) Submit equipment specification sheets on all equipment being proposed for coffee shop.
- 3) Provide a menu for proposed coffee shop.

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

- 1) Show where this is in context of parking spaces, sidewalks, other driveways, etc.
- 2) Show location of a bike rack and bike rack detail on the plan.
- 3) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

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

- 1) Is there an Emergency Vehicle Access Agreement over the driveway and will this addition encroach on it?

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

- 1) Show erosion control BMP locations on the plan.
- 2) Projects disturbing 5,000 sq-ft or 50 cubic yards of material require stormwater management. If necessary, Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 3) Provide a turf establishment plan.
- 4) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

Utility 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) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 4) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.

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

- 1) Any removed trees part of construction must be replanted. The addition requires an additional three shrubs and 1 tree. A landscape plan must be submitted to show replaced and new material.
- 2) In order to do a parking analysis, all on-site uses must be identified on a plan.
- 3) Exterior materials must meet Section 19.63.08. The proposed building addition materials must match the existing building.
- 4) Code compliant lighting is required for entrances and exits. If additional parking is required, Code compliant lighting must be provided for those spaces.
- 5) The coffee shop is accessory to the campus and intended to serve the campus. No exterior signage is allowed.
- 6) If the plans are Code complying, an administrative review is possible.
- 7) Please locate Code compliant indoor trash on the plans.
- 8) Include patio information detail on the plans.