



Development Review Committee

Approved Minutes

Pre-Application, PL2017-69
 Meeting Date: May 9, 2017
 McLeod Conference Room
 Bloomington Civic Plaza
 1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Tim Skusa (Bldg & Insp) 952-563-8953	Erik Solie (Env. Health) 952-563-8978
Jen Desrude (Eng.) 952-563-4862	Mike Thissen (Env. Health) 952-563-8981
Londell Pease (Planning) 952-563-8926	Heidi Miller (Police) 952-563-4975
	Mike Hiller (Planning) 952-563-4507

Project Information:

Project	Freeway Ford Trash Room Addition
Site Address	9700 Lyndale Avenue
Plat Name	Freeway Ford 1 st Addition
Project Description	Add a trash collection and storage room (16 X 21) - reduce parking by two spaces
Application Type	Final Site and Building Plan
Staff Contact	Londell Pease - lpease@BloomingtonMN.gov; (952) 563-8926
Applicant Contact	Larry Raasch. Prime General Contractors - (952) 746-3637; lraasch@primegc.com
Post Application DRC	NO

Guests Present:

Name	Email
Larry Raasch. Prime General Contractors	lraasch@primegc.com

INTRODUCTION

Londell Pease introduced the project stating the applicant is proposing to add a trash room addition to the existing building resulting in the potential loss of two parking spaces. Preliminary plans show no interior access to the existing building.

Discussion/Comments:

- Kent Smith (Assessing):
 - No comment.
- Mike Thissen (Environmental Health):
 - No comment.
- Tim Skusa (Building and Inspection):
 - Addition must meet building requirements for frost (footings).

- Laura McCarthy (Fire Prevention):
 - If the addition has interior access, the room must be sprinklered. If not, the addition would not be required to be sprinklered.
- Heidi Miller (Police):
 - No comment.
- Jen Desrude (Engineering):
 - 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.
- Londell Pease (Planning):
 - Plans show a loss of two parking spaces due to the addition. These would be a reduction of inventory spaces.
 - Property is zoned B-2, therefore B-2 exterior building material requirements are required.
 - This addition will require an administrative review of Final Site and Building Plans if the plans are Code complying. Administrative review usually takes about 2-3 days.



Comment Summary

Application #: PL2017-69

Address: 9700 Lyndale Avenue

Request: Add a trash collection and storage room (16 X 21) - reduce parking by two spaces

Meeting: Pre-Application DRC – May 9, 2017

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

- 1) Room required to sprinklered if interior access provided.

Traffic Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 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.

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

- 1) As this was a requirement from a past approval, those requirements must be met. No indoor access is required. Final Site and Building Plan review is required.
- 2) Any loss in parking must be evaluated.
- 3) Exterior wall surfaces of all buildings, excluding those portions of foundation walls extending normally above finished grade, shall be faced with glass, exterior cement plaster (stucco), natural stone, brick, architectural concrete, metal in accordance with adopted policies and procedures set forth in the adopted Resolution, or an equivalent or better. Up to 15 percent of the exterior wall surface of a building elevation may be secondary materials, such as, wood, metal, exterior insulation finish system (EIFS), or other equivalent material as approved by the Issuing Authority. May need stucco as opposed to the proposed CMU.