



Development Review Committee

Approved Minutes

Pre-Application, PL2017-128

Meeting Date: July 18, 2017

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

PL201700128

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Randy Quale (Park & Rec) 952-563-8876
Tim Skusa (Bldg & Insp) 952-563-8953
Jen Desrude (Eng.) 952-563-4862
Eilen O'Connell (Pub. Health) 952-53-4964

Jen Blumers (Assessing) 952-563-4749
Nick Johnson (Planning) 52-563-8925
Erik Solie (Env. Health) 952-563-8978
Heidi Miller (Police) 952-563-4975
Mike Hiller (Planning) 952-563-4507

Project Information:

Project Barwaaqo Day Care
Site Address 8200 Humboldt Avenue South, Bloomington, MN 55431
Plat Name INLAND PARK;
Project Description Conditional Use Permit for a day care serving up to 60 children.
Application Type Conditional Use Permit
Staff Contact Nick Johnson - nmjohnson@BloomingtonMN.gov
(952) 563-8925
Applicant Contact Fardowsa M. Ali - (952) 454-0421
fardowsabl@ yahoo.com
Post Application DRC No

Guests Present:

Name	Email
Abdiaziz Hirsi, Barwaaqo Day Care	Ahirsi14@gmail.com
John Anderson, JDA Design	john@jdadesign.com

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INTRODUCTION –

- Nick Johnson (Planning): Introduced the project as a Conditional Use Permit for a day care serving up to 60 children at 8200 Humboldt Avenue. The building is an existing three-story office building, and the tenant space is on the first floor in the northernmost location. Square footage of the tenant space is about 3,000 square feet. The day care will be open seven days a week and employ about 18 people, but no more than 11 staff at one time.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - Confirmed the applicants are not intending to have an outdoor play area at the site at this time. Applicant stated they intend to transport the children to a play area off site. Quale asked the applicant to let the City know if they intend to use any of the City parks.
- Jen Blumers (Assessing):
 - No comment.
- Erik Solie (Environmental Health):
 - Confirmed the applicant is intending to have all food catered to the site and that no food preparation will be done at the site. Architect was asked to supply two sets of plans and a copy of the food license from the catering company when submitting the construction plans. Handed out construction information to the architect. A certified food manager must be on site to serve food.
 - Kitchen area must have separation from the bathrooms (doors must be able to be closed between kitchen and the bathrooms).
- Tim Skusa (Building and Inspection):
 - Confirmed the space will have only one handicap accessible entrance (not main entrance to building).
 - For all daycares – rooms must specifically identify age range and number of children.
 - Provide a code analysis with the plans. Include the ages of all children in each age group to help in determining occupancy rating.
 - Must meet current MN Building and Accessibility Code.
 - SAC Review by MET Council is required. (651-602-1378)
 - Infant room must have a direct egress exit from the tenant space. (not through another room)
- Laura McCarthy (Fire Prevention):
 - Building is partially sprinklered. Daycare areas for I occupancies is required to be sprinklered by Code. Fire alarm must meet I Occupancy requirements.
- Heidi Miller (Police):
 - Entrance is required to be secure at the reception area.
- Jen Desrude (Engineering):
 - No comment.

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- Eileen O'Connell (Public Health):
 - Breastfeeding friendly space must be provided within the tenant area.

- Nick Johnson (Planning):
 - City Code requires 18 parking spaces be provided for the proposed day care facility based on a maximum shift of 11 employees. The parking spaces dedicated to the subject use must be designated on the site plan.
 - Photometric plan must be submitted for the 18 parking spaces (see Planning Review Comment Summary #2 for details).
 - Play apparatus over four feet in height must not be located in the front yard and must maintain a 15 foot setback to side property lines. Fencing must comply with Section 21.301.08 of the City Code.
 - Interior trash and recycling must be provided per Section 19.51 of the City code and the MN State Building Code. Plans associated with the formal application should document interior trash facilities.



Comment Summary

Application #: PL201700128

Address: 8200 Humboldt Avenue South, Bloomington, MN 55431

Request: **Conditional Use Permit for a day care serving up to 60 children.**

Meeting: Pre-Application DRC - July 18, 2017

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

- 1) City Code requires 18 parking spaces be provided for the proposed day care facility based on a maximum shift of 11 employees. The parking spaces dedicated to the subject use must be designated on the site plan.
- 2) The 18 parking spaces dedicated to the proposed use must comply with the City's exterior lighting ordinance, Section 21.301.07 of the City Code. A minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candle for the outer perimeter of the parking lot).
- 3) Play apparatus over four feet in height must not be located in the front yard and must maintain a 15-foot setback to side or rear property lines. Fencing must comply with Section 21.301.08 of the City Code.
- 4) Interior trash and recycling must be provided per Section 19.51 of the City Code and the Minnesota State Building Code.

Building Department Review - Pre-App Contact: Tim Skusa at tskusa@BloomingtonMN.gov, (952) 563-8953

- 1) Any daycare must provide specific Minnesota license for facility.
- 2) For all daycares- rooms must specifically identify age range and number of children.
- 3) Must meet current MN State Building Code
- 4) Must meet MN Accessibility Code
- 5) Provide a code analysis with the plans. Include the ages of all of the children in each category; i.e., pre-school, toddler, infant, school-age, etc.
- 6) SAC review by MET council will be required.
- 7) Contact Building and Inspections for further information 952-563-4709.
- 8) Provide details of the entrance ramp and accessible entrance/exits.

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

- 1) Space is required to be sprinklered with a code compliant fire alarm system for a Group I occupancy classification.

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

- 1) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.

Parks and Recreation Review - Pre-App Contact: Randy Quale at
rquale@BloomingtonMN.gov, (952) 563-8876

- 1) What are the plans for an outdoor playground on site to serve the daycare?