



Development Review Committee

Approved Minutes

Development Application, #PL202200183
Mtg Date: October 11, 2022
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Laura McCarthy (Fire Prev) 952-563-8965
Bernadette Gillespie (Bldg & Insp) 952-563-4709
Tim Kampa (Utilities) 952-563-8776
Jordan Vennes (Utilities) 952-563-4533
Kevin Toskey (Legal) 952-563-4889
Rena Clark (Park & Rec) (952) 563-8890
Kate Ebert (Public Health) 952-563-4962
Mallory Rickbeil (Planner) 952-563-8918
Mike Palermo (Econ Dev Analyst) 952-563-8924
Jennifer Blumers (Assessing) 952-563-8706
Lance Stongohr (Fire Prev) 952-563-8969
Pete Miller (Fire Prev) 952-563-8967

Jason Heitzinger (Assessing) 952-563-4512
Erik Solie (Env. Health) 952-563-8978
Mike Thissen (Env. Health) 952-563-8981
Londell Pease (Planning) 952-563-8926
Michael Centinario (Planning) 952-563-8921
Glen Markegard (Planning) 952-563-8923
Deb Heile (Eng) 952-563-4628
Karla Henderson (CommDev Dir) 952-563-8947
Lance Stongohr (Fire Inspector) 952-563-8969
Julie Long (City Engineer) 952-563-4865
Elizabeth O'Day (Planning) 952-563-8919
Bruce Bunker (Eng) 952-563-4546

Project Information:

Project	Gyropolis Expansion – Rezoning, PDP/FDP, CUP, Plat - 9000 Penn and 2325 W. 90th
Site Address	2325 W 90TH ST, BLOOMINGTON, MN 554319000 PENN AVE S, BLOOMINGTON, MN 55431
Plat Name	WINCHELLS ADDITION; WINCHELLS ADDITION;
Project Description	Rezoning from B-4 to B-4(PD); Preliminary and final development plans and a conditional use permit to expand an existing restaurant and add an outdoor patio; and a preliminary and final plat to combine two parcels into one located at 9000 Penn Avenue S. and 2325 W. 90th Street.
Application Type	Rezoning Preliminary Development Plan Final Development Plan Final Plat - Type II Preliminary Plat - Type II Conditional Use Permit
Staff Contact	Mike Centinario
Applicant Contact	Tom Kendall (Kendall Commercial Advisors) Athanasios Contolatis kostaskontolatis@hotmail.com Tom Moorse tmoorse@htg-architects.com

PC (November 3, 2022)
CC (November 28, 2022)

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/please, enter the permit number, "PL202200183" into the search box.

Guests Present:

Name	Email
Jerry Walsh (Diversified Construction)	
Tom Kendall (Kendall Commercial Advisors)	
Athanasios (Dino) Contolatis (Pres of Gyropolis Inc)	
Tom Moore (HTG Architects)	

Introduction:

The applicant is proposing a 2,400 square foot expansion of the existing Gyropolis restaurant. The expansion includes an expanded kitchen, seating, an outdoor patio space. Other changes include a new parking lot, sidewalk, lighting, and landscaping. The Planned Development overlay is proposed along with the preliminary and final development plans. A conditional use permit is required for the outdoor patio. A preliminary and final plat is required to combine two existing lots and add a small strip of land from the adjacent property owner to facilitate a take-out lane.

One item that came up after the application was submitted is the adjacent property owner did not consent to the development application. Have you received that consent? If not received in the next couple of days the City will need to reject the preliminary and final plat application.

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):
 - The calculated Park Dedication Fee: \$ 4,212.00 which includes credit for the existing building on-site.
- Erik Solie (Environmental Health):
 - Noted that as the applicant creates plans and submittals, Mr. Solie will help them work through the process.
- Bernadette Gillespie (Building and Inspection):
 - See Comment Summary
 - Ms. Gillespie had a question about the patio and noted that exits shall not lead directly into parking lot.
 - Provide a code analysis when full set of plans are submitted.
 - Regarding SAC review –SAC credit received for Gas Station that was removed.
- Laura McCarthy (Fire Prevention):
 - See Comment Summary which are based on the assumption that the building is being sprinklered with the hood system upgraded to meet the current code.
 - Noted that the entrance/exit is off 90th St and also an entrance/exit on the east side.

- Reminder that the fire department needs a turning radius for ladder 3.
- Also, working with Utilities about the location of hydrant. Ms. McCarthy noted that we can determine the location during the design phase. Note: Hydrant coverage shall be provided within 50 feet of the Fire Department Connection (FCD) and within 150 feet of all portions of the structure.
- Brian Hansen, DRC Chair, will schedule another meeting with the applicants, Planning, Utilities, Fire and Engineering staff to discuss hydrant locations.
- Erik Norling (Police):
 - Not present
- Brian Hansen (Engineering):
 - **Water Resources Review:**
 - Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
 - Stormwater report describes basin as infiltration. This indicates it is a filtration basin. Unclear about what is being proposed. The city cannot allow infiltration of stormwater in areas where the infiltration of stormwater may mobilize contaminants in soil or groundwater. Provide narrative in stormwater report how infiltration of stormwater at this location will not mobilize contaminants resulting from previous land use.
 - **Traffic Review:**
 - This area that eliminates curb walk is very important - would be great to work to connect it through this southern driveway. Consider extending the realigned sidewalk through the shared access driveway to eliminate 2 curves in the sidewalk and continue it straight through aligning with sidewalk segment to the south of the driveway.
 - Add sidewalk connection from sidewalk to the building - this seems like a good location with the access aisle and crosswalk to the entrance. Provide a sidewalk connection from the building to public sidewalk or street.
 - Add bike rack installation detail to the Civil Details.
 - **PW Admin Review:**
 - Preliminary plat does not match the civil plans and project description. The plans show the combination of Parcels B and C with no change in property line between Parcels A and B. This shows a change in property lines. Mike Centinario emphasized the importance of this comment noting the Preliminary and Final Plat reflects that land is acquired from the neighboring property owner, requiring consent. The Civil plans do not reflect that acquisition.
- Jordan Vennes (Utilities):
 - Regarding the water service to be removed on the east side of the building: City records show the water service is located further south. Abandon at the main in the street. (There should be a tie card attached. Tim Kampa offered to have crews mark this, if needed.)
 - Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. Please include this with the plans.
 - Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Ensure a fire truck accessible hydrant is within 50 feet of Fire Department Connection (FDC). Show location of FDC on utility plan.
 - Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. The proposed tap in Penn Ave may prove to be cost-prohibitive. Consider making second connection at 90th St watermain. True looping system wouldn't happen until after 90th Street is redone with a valve.
 - We'd like to see the main service increase to 8" on the loop to ensure adequate flow to the hydrant & sprinkler system. Building service branches can remain 6".

- Taps of live water mains are done by city forces and paid for and coordinated with the contractor. City staff would like to inspect it to make sure it's in good condition.
- Kate Ebert (Public Health):
 - No comment
- Kevin Toskey (Legal):
 - No comment
- Mike Thissen (Environmental Health):
 - A demo permit is required for the old gas station and in staff's review didn't see any unused wells requiring sealing.
 - A discussion occurred about the code requirement for an odor control system on the hood system. Londell Pease noted that there was a condition requiring the previous occupant (Winchell's) to provide an odor control system but at some point the system was removed. Dino described his understanding of his proposal to keep the existing floorplan in his kitchen, the conditions related to the code, along with the expense of adding this system. Karla Henderson noted that per previous conversations with the applicant, additional odor mitigation would not be required as part of this proposed project.
- Mike Centinario (Planning):
 - See Mike's comments on pages 5 and 6 of the Comments Summary.
 - Exterior materials must meet Section 19.63.08. Most proposed materials are consistent with City Code, subject to review of additional specification information for stucco and metal panel materials. Metal panels must be of sufficient thickness and have a minimum 30-year finish warranty. Painting the brick on the south building elevation is not permitted. The brick could be left as is, stucco'd, or clad with metal panels.
 - The number of parking spaces required by city code and the number of spaces provided is listed on the site plan. The parking requirement is 41 stalls and 36 are provided. While staff is generally supportive of the 5-stall parking deviation, there is some concern about overflow parking on adjacent properties.
 - Freestanding and on-building signage require separate sign permits prior to installation. Building signage is permitted on all four elevations and limited to 10 percent of the elevation area. Freestanding signage is limited to 8 feet in height and 100 square feet in area. Further review will take place with the sign permit application but the depicted are in line with allowances. Londell Pease noted that by the time this establishment is built, the sign code may be different, allowing more creativity.
 - Widen the northwest parking island by 1 foot. The standard is 8 feet inside of curb to inside of curb. Parking islands are required to include a tree.
 - Connect the public sidewalk to the main building entrance. This must include ped ramps at the curb and at the restaurant.
 - Landscape plans tend to change so check the comments. 13 trees and 33 shrubs must be included on the landscaping plan. The shrub requirement is met, but additional trees are needed. Suggest reducing the 4 birch trees depicted in the northwest parking to one or two and relocating trees elsewhere on site. Parking islands must include a deciduous tree. Londell noted that a tree could be added to the patio for shade - a discussion about that ensued as the team looked at another version of the landscaping plan.
 - Mike asked that the applicants read the lighting code requirements in the Comment Summary.
- Brian Hansen (DRC Chair) offered to take questions and comments offline or to set up another meeting.
- Open for Questions:

- Applicant asked if there is there anything that needs to be changed or resubmitted before this can go to Planning Commission.
 - Mike Centinario said the property line is a big issue that needs addressing immediately and Mr. Tom Kendall committed to calling the seller.
- Applicant Tom Kendall asked about utilities relating to the hydrant on 90th and Penn: Jordan Vennes, from Utilities noted that coverage is good but needs to be within 50 feet of FDC. Laura McCarthy said the fire department can't consider hydrants on other sites because they may be redeveloped in the future. Laura McCarthy and Jordan Vennes offered to discuss in more detail offline. Dino offered leniency and flexibility in having contingency plans.
- Mr. Tom Kendall asked for a list of requirements related to the Grease Trap. Tim Kampa said the list can be found via the portal.
- Brian Hansen, from Engineering, offered to set up a meeting with staff members to allow more time to answer detailed questions. Dino asked for a morning appointment before 10am.
- Dino thanked the staff for their hard work, time, and support.



Comment Summary

Application #: PL2022-183

Address: 9000 Penn Avenue and 2325 W. 90th Street, Bloomington, MN 55431

Request: **Rezoning from B-4 to B-4(PD); Preliminary and final development plans and a conditional use permit to expand an existing restaurant and add an outdoor patio; and a preliminary and final plat to combine two parcels into one located at 9000 Penn Avenue S. and 2325 W. 90th Street**

Meeting: Post Application DRC - October 11, 2022
Planning Commission - November 03, 2022
City Council (tentative) - November 28, 2022

NOTE: All comments are not listed below.

Please review all plans for additional or repeated comments.

Building Department Review Contact: Bernadette Gillespie at bgillespie@BloomingtonMN.gov, (952) 563-4709

- 1) Must meet current adopted codes by the State of MN
- 2) Provide a code analysis with the plans.
- 3) SAC review by MET council will be required.
- 4) Separate permit required for Parking Lot/driveway
- 5) Exits shall not lead directly into parking lot and shall be protected from vehicles by a permanent barrier.
- 6) Access to rooftop equipment will be required per 2020 MN State Building Code
- 7) Occupant load shall be determined per 1004.5 of the MN State Building code for
Serving Line area- 5 per sf
Seating area- 15 per sf
Kitchen area- 200 per sf
Storage Area-300 per sf
- 8) Foundation permit is required for all free-standing signs over 6' in height
- 9) Restroom calculations will be calculated with patio seating and occupant load per MN State Building and plumbing code.

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

- 1) Provide an Environmental Health Plan Review application with plan submittal for each proposed food facility.
- 2) Garbage Enclosure Minimum Design Standards.

Refuse storage and handling facilities, other than those identified in Section 21.301(d), shall have an exterior design using building materials consistent with the primary structure. The interior shall comply with the following minimum requirements:

- (1) For all uses other than grocery stores, restaurants or other food service facilities:
 - (A) Doors shall be designed to function properly during periods of ice and snow.

(B) Bump rails or bollards are required to prevent penetration of the walls by the dumpster.

(2) For grocery stores and food service facilities:

(A) Floors shall be covered with quarry tile or equivalent with integral sanitary cove base tile.

(B) Interior walls shall have a smooth non-absorbent material sealed or finished to withstand frequent cleaning.

(C) Bump rails or bollards are required to prevent penetration of the walls by the dumpster.

(D) Doors shall be designed to function properly during periods of ice and snow.

(E) Hose bib with back flow prevention shall be provided for cleaning the facility.

(F) Floor drains shall be connected to the sanitary sewer system.

(G) Ventilation (UMC) and heat source to maintain a temperature above a minimum of 55 degrees Fahrenheit.

3) Provide specification sheets during plan submittal on all new and used equipment being proposed for use in this facility.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 3) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 4) Appliances/cooking producing grease laden vapors requires a hood and suppression system connected to the building fire sprinkler system.
- 5) Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.
- 6) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 7) Building/property shall be adequately signed for emergency response.
- 8) Entire space(s) must have fully Code complying sprinkler protection.
- 9) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.

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

- 1) Paragraph does not match project.
- 2) Provide updated soil information with building permit application
- 3) 3' sump depth minimum. Consider SAFL Baffle or similar for additional pre-treatment effectiveness
- 4) Show how these are connected to underground system. 3-ft minimum sump depth required. Consider baffle in MH for additional pre-treatment effectiveness
- 5) Permeable pavers require aggressive maintenance plan to maintain effectiveness
- 6) Stormwater report describes basin as infiltration. This indicates it is a filtration basin. Please be consistent
- 7) inspect existing system to verify condition and perform any required maintenance activity
- 8) It appears there are 2 - 12" pipes being connected to a 6" drain tile/distribution pipe. The 6" pipe seems undersized for the watershed draining to it. Consider using larger pipe.
- 9) Use Bloomington standard details for storm sewer frames and castings
- 10) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 11) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 12) The city cannot allow infiltration of stormwater in areas where the infiltration of stormwater may mobilize contaminants in soil or groundwater. Provide narrative in stormwater report how infiltration of stormwater at this location will not mobilize contaminants resulting from previous land use.

- 13) 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

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

- 1) Keep removal limits out of vehicle wheel paths

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

- 1) This area that eliminates curb walk is very important - would be great to work to connect it through this southern driveway. Consider extending the realigned sidewalk through the shared access driveway to eliminate 2 curves in the sidewalk and continue it straight through aligning with sidewalk segment to the south of the driveway.
- 2) Add sidewalk connection from sidewalk to the building - this seems like a good location with the access aisle and crosswalk to the entrance.
- 3) Provide a sidewalk connection from the building to public sidewalk or street.
- 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 will not be allowed. Add this note to civil plan sheets including demolition plan.
- 5) Show dimension on plan sheet for the drive aisles and parking stalls.
- 6) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 7) Add bike rack installation detail to the Civil Details.

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

- 1) Manhole present on service line. Remove.
- 2) City records show this service located further south. Abandon at main in street
- 3) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. Permits from Hennepin Co. will be required for work occurring in Penn Ave.
- 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. See also attached document.
- 5) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Ensure a fire truck accessible hydrant is within 50 feet of FDC. Show location of FDC on utility plan.
- 6) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. The proposed tap in Penn Ave may prove to be cost-prohibitive. Consider making second connection at 90th St watermain.
- 7) Use updated city standard details for:
 - Combined fire and domestic water service
 - Hydrant
 - Gate valve
 - Grease interceptor
 - Water main installation
 - Thrust block

found on the website at <https://www.bloomingtonmn.gov/eng/information-sheets-and-handouts-engineering-division>

- 8) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 9) Private common utility easement & maintenance agreement must be provided.

- 10) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 11) 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.
- 12) See Document Markups
- 13) 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.
- 14) This proposed tap on 30" WM will be costly. Consider making second connection at 90th St WM instead. Loop should be upsized to 8"
- 15) Taps of live water mains are done by City forces the Contractor pays for and coordinates this work. add this to keynote 1
- 16) Legend does not match symbology used in plan
- 17) A grease interceptor will be required for this remodel. Please see the attachment titled "1-Grease Interceptor info email" for information.
- 18) Include in notes:
Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 19) What is intended by this keynote? Assuming this is incorrectly placed on gas line, but Key Note 1 includes a 6" GV on proposed WM. Please clarify.
- 20) Include GV to allow building isolation with proposed hyd still in service.
- 21) Upsize to 8" loop. Hydrant & service branches can remain 6"
- 22) Recommend inspecting this san service to ensure good condition.

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

- 1) Preliminary plat does not match the civil plans and project description. The plans show the combination of Parcels B and C with no change in property line between Parcels A and B. This shows a change in property lines.
- 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) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 5) Private common driveway/access easement/agreement must be provided.
- 6) 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. No final plat submitted.
- 7) 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.
- 8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 9) Show and label all property lines and easements on all plan sheets. Preliminary plat must agree with Civil plans.
- 10) 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.
- 11) Right-of-way dedication is required on the final plat.
- 12) 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.

Assessing Review Contact: Jason Heitzinger at jheitzinger@BloomingtonMN.gov, (952) 563-4512

- 1) We have calculated a park dedication fee on this project of \$4,212. This includes credit for the existing structure on site.

Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) The site is zoned B-4 Neighborhood Commercial. Generally, this requires a more urban character with buildings close to the street with significant transparency and parking to the side and the rear. The proposed site is a continuation of a more suburban character with parking in between the building and street. However, staff recognizes the significant improvements to the site with the proposed expansion - removal of a derelict building, new sidewalks, landscaping, lighting, stormwater management, a larger, architectural building, and an outdoor patio.

The Planned Development Zoning Overlay Staff is required to allow the development flexibility necessary for the expansion. Staff is supportive of the proposed project, subject to minor modifications listed in the Comment Summary, because we find there is public benefit to the expansion project.

- 2) Exterior materials must meet Section 19.63.08. Most proposed materials are consistent with City Code, subject to review of additional specification information for stucco and metal panel materials. Metal panels must be of sufficient thickness and have a minimum 30-year finish warranty.

Painting the brick on the south building elevation is not permitted. The brick could be left as is, stucco'd, or clad with metal panels.

- 3) Bike rack location, number, and bike rack detail to be approved by City Engineering.
- 4) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candles for the outer perimeter of the parking lot).
- 5) A minimum 20-foot landscape yard is required along all street frontages (see City Code Section 21.301.15). City Council must approve the reduced landscape yards along Penn Avenue and W. 90th.
- 6) As depicted on the site plan, 8-foot sidewalk must be installed along Penn Avenue and W. 90th Street.
- 7) The number of parking spaces required by city code and the number of spaces provided is listed on the site plan. The parking requirement is 41 stalls and 36 are provided. While staff is generally supportive of the 6-stall parking deviation, there is some concern about overflow parking on adjacent properties.
- 8) 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.
- 9) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 10) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 11) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 12) Freestanding and on-building signage require separate sign permits prior to installation. Building signage is permitted on all four elevations and limited to 10 percent of the elevation area. Freestanding signage is limited to 8 feet in height and 100 square feet in area. Further review will take place with the sign permit application but the depicted are in line with allowances.
- 13) Widen the northwest parking island by 1 foot. The standard is 8 feet inside of curb to inside of curb
- 14) Widen parking island by 1 foot. The standard is 8 feet inside of curb to inside of curb
- 15) Staff has previously commented on take-out stacking. The proposed take-out lane would not facilitate a drive-through should one be desired in the future.
- 16) Connect the public sidewalk to the main building entrance. This must include ped ramps at the curb and at the entrance.
- 17) If a parking island is to be paved with concrete include a ped ramp to assist with pedestrians walk to and from the restaurant. Otherwise, the parking island must be landscaped with at least one deciduous tree.

- 18) The preliminary and final plat appear to be inconsistent with the development plans. The plat shows a strip of land being acquired from the adjacent property owner while the development plans depict only the two existing parcels being combined into one.
- 19) Are 4 birch trees depicted in the northwest parking island? Suggest reducing that to one or two and relocating trees elsewhere on site.
- 20) Parking islands must include a deciduous tree.
- 21) Parking islands must include a deciduous tree.
- 22) 13 trees and 33 shrubs must be included on the landscaping plan. The shrub requirement is met, but 8 additional trees are needed.
- 23) For lighting plan, use 0.81 for LLF in "maintained plan." Also provide an initial plan with no LLF.
- 24) The final lighting plan must be signed by a PE or LC.
- 25) Locate light poles within landscape areas to avoid pedestrian conflicts.
- 26) Provide main entrance lighting detail. Proposed lighting level is too low for main entrance.
- 27) Take-out window does not depict any exterior lighting. Perhaps additional wallpack(s) needed along south elevation.