



# Development Review Committee

## Approved Minutes

Pre-Application, PL202200236  
Meeting Date: 12/20/22  
McLeod Conference Room  
Bloomington Civic Plaza  
1800 West Old Shakopee Road

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### Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543	Jason Heitzinger (Assessing) 952-563-4512
Laura McCarthy (Fire Prev) 952-563-8965	Erik Solie (Env. Health) 952-563-8978
Duke Johnson (Bldg & Insp) 952-563-8959	Mike Thissen (Env. Health) 952-563-8981
Michael Centinario (Planning) 952-563-8921	Kevin Toskey (Legal) 952-563-4889
Glen Markegard (Planning) 952-563-8923	Rozlyn Tousignant (Eng) 952-563-4627
Pete Miller (Fire Prev) 952-563-8967	Tim Bulger (Assessing) 952-563-8708
Dan Bethke (Assessing) 952-563-4649	

### Project Information:

Project	Luther Hyundai Expansion - FDP - 4801 American Blvd. W.	
Site Address	4801 AMERICAN BLVD W, BLOOMINGTON, MN 55437	
Plat Name	SILL HUNTTING PROPERTIES;	
Project Description	Major revision to final development plans to expand the existing Luther Hyundai motor vehicle sales facility at 4801 American Blvd. W.	
Application Type	Final Development Plan Rezoning	
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921	
Applicant Contact	Linda McGinty - (952) 258-8814 Linda.McGinty@lutherauto.com	Christina Hong - <NO PRIMARY PHONE> chong@landform.net
Post Application DRC	YES	

NOTE: To view all documents and minutes related to this review, please go to [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter "PL202200236" into the search box.

### Guests Present:

Name	Email
Craig John	
Linda McGinty	
Steve S	

### INTRODUCTION --:

Major revision to final development plans to expand the existing Luther Hyundai motor vehicle sales facility at 4801 American Blvd. W.

**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.

- Jason Heitzinger (Assessing):
  - No comment.
- Erik Solie/Mike Thissen (Environmental Health):
  - Solie reminded the applicant that if their food service changes in the future, Environmental Health may have new requirements for the applicant.
  - Thissen addressed the outdoor dumpsters will need to be moved inside.
  - Thissen explained that the spray paint booths will need an air pollution device permit.
- Duke Johnson (Building and Inspection):
  - Johnson noted that the applicant can schedule a plan review meeting once plans are 80% complete.
- Laura McCarthy (Fire Prevention):
  - McCarthy highlighted the need for access during the different phases of construction.
  - McCarthy addressed the south side of the building where the trash enclosure is planned. McCarthy shared that the turning radius is not adequate along the south side of the structure and the gates will create an obstruction to emergency vehicle access.
  - The applicant asked if there are any codes regarding EV battery storage; McCarthy affirmed the City does and suggested scheduling a meeting to cover the topic.
- Brian Hansen (Engineering):
  - Hansen noted that the property falls within the Nine Mile Creek Watershed District, the applicant will need to follow up with the Watershed regarding any permitting they require.
  - Hansen reminded the applicant to provide a stormwater management plan.
  - Hansen noted that the proposed addition does not trigger required upgrades to the existing public sidewalk around the site. However, the applicant is strongly encouraged to consider upgrading sidewalk along American Blvd W to 8 feet in width and the sidewalk along Oxborough Ave to 6 feet in width.
  - Hansen asked that the applicant include bike racks on the plans.
- Brian Hansen for Tim Kampa (Utilities):
  - Hansen noted that the northside footings will be over the existing sewer service, the applicant should protect and inspect the lines after construction to assess for any damage.
- Kevin Toskey (Legal):
  - No comment.
- Mike Centinario (Planning):
  - Centinario addressed the zoning designation and relationship to the Comprehensive Plan.
  - A discussion was held regarding exterior paint and pre-cast concrete.
  - Centinario mentioned the City's landscaping requirement noting that the applicant will need to be mindful of the quantity of plantings based on disturbance area.
  - Centinario highlighted the sidewalk connection between the main entrance and American Blvd, noting that it is required.
  - Centinario addressed the shaped sky ACM panels, requesting more information from the applicant.
  - Centinario there are additional comments in the comment summary the applicant should review and follow up with staff as needed.



# Comment Summary

**Application #:** PL202200236

**Address:** 4801 AMERICAN BLVD W, BLOOMINGTON, MN 55437

**Request:** Major revision to final development plans to expand the existing Luther Hyundai motor vehicle sales facility at 4801 American Blvd. W.

**Meeting:** Pre-Application DRC - December 20, 2022

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

**Planning Review - Pre-App Contact:** Mike Centinario at [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov), (952) 563-8921

- 1) The current zoning designation is CS-0.5, which is a district that is slowly being phased out. The intent to request a rezoning to the C-1 district is consistent with the Regional Commercial land use designation. Auto sales facilities are permitted by right.
- 2) Show location of a bike rack and bike rack detail on the plan.
- 3) Exterior materials must meet Section 19.63.08. Please provide additional information on the proposed metal panel system.

Pre-cast concrete is not a permitted by right exterior material. A deviation from City Code must be requested. Please provide additional detail on the proposed material such as the panel finish.

- 4) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.
- 5) List the number of parking spaces required by city code and the number of spaces provided on the site plan. The final approved plan must identify customer and employee parking.
- 6) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 7) A three-foot-high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).
- 8) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 9) A landscaping plan and landscaping surety are required. Landscaping quantities will be based on disturbance area.
- 10) A minimum 20-foot landscape yard is required along all street frontages (see City Code Section 21.301.15).
- 11) 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).
- 12) Directional signage must meet minimum 20-foot front yard setback and 5-foot side yard setback. Also be sure to review size and height standards.
- 13) Provide a sidewalk connection from the building to public sidewalk or street. See plan markup for what staff believes is a logical location.
- 14) The scale of the expansion does not trigger "full" compliance with landscaping requirements. That said, landscaping requirements will be based on disturbance area. Parking lot screens and new parking islands must be Code compliant.
- 15) What is informing the required parking chart?

- 16) The parking/inventory areas that are devoid of landscaping is expansive. Consider adding at least some landscaped parking islands to this area.
- 17) Incorporate sidewalk connection along north side of the building. Minimum 5-feet clear.
- 18) Ensure parking island/stalls are consistent between architectural and civil plans.
- 19) Does the door on the north elevation meet MN accessibility standards with the door swing?
- 20) Precast concrete panels are not a permitted exterior material in commercial zoning districts. A deviation from City Code is required. If supported by staff, the panels must be integrally colored. Painting is prohibited.
- 21) Please provide more information on the "Shaped Sky" ACM panels.
- 22) Please provide an overview architectural graphic that identifies the various uses within the building and their corresponding gross floor areas.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) Access to the hydrants and circulation around the buildings to remain clear of obstructions.
- 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) Trash room shall be sprinkled.
- 5) Address numbers to be visible from the street.
- 6) Access concerns with the fenced in area. Current configuration will not accommodate the turning radius for ladder 3.
- 7) Access to the hydrants and circulation around the buildings to remain clear of obstructions.
- 8) All emergency access lanes shall be a minimum 20' wide with a turning radius to accommodate ladder 3
- 9) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
- 10) Building/property shall be adequately signed for emergency response.

**Water Resources Review - Pre-App Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) 3-ft minimum sump depth
- 2) Provide pre-treatment of runoff prior to entering infiltration BMP
- 3) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))
- 4) For sites proposing one acre or more of disturbance, a National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 5) An erosion control bond is required.
- 6) Show erosion control BMP locations on the plan.
- 7) List erosion control maintenance notes on the plan.
- 8) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 9) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 10) 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.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 12) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

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

- 1) The north side building addition footings will be over the existing sewer service. Protect and inspect the line after construction to assure the line isn't damaged.

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

- 1) sidewalk along American Boulevard should be 8' wide to match ATP and Comp Plan
- 2) Sidewalk along Oxborough should be 6' wide, entire length of property, connecting to existing sidewalk on the south end of lot
- 3) ensure there is an existing easement for drainage, utilities, sidewalk, and bikeway south of the driveway.
- 4) construct a 6' sidewalk filling in the sidewalk gap between the driveway and the property to the south.
- 5) replace existing narrow sidewalk with 8' concrete walk (along American Boulevard).
- 6) Show location of existing (with number of spaces provided) or proposed bike rack on site plan. Include bike rack detail if new bike racks are included.
- 7) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 8) 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. This includes car delivery loading/unloading which is prohibited by City Code and will continue to be enforced during construction.
- 9) Provide a sidewalk connection from the building to public sidewalk or street.
- 11) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 12) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.
- 13) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.