



Development Review Committee

Approved Minutes

Development Application, #PL202200227
Mtg Date: November 15th, 2022
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Duke Johnson (Bldg & Insp) 952-563-8959
Tim Kampa (Utilities) 952-563-8776
Kevin Toskey (Legal) 952-563-4889
Rena Clark (Park & Rec) 952-563-8890
Doug Junker (Licensing) 952-563-4923
Lance Stangoehr (Fire) 952-563-8969

Jason Heitzinger (Assessing) 952-563-4512
Michelle Benson (Assessing) 952-563-4749
Jennifer Blumers (Assessing) 952-563-8706
Mike Thissen (Env. Health) 952-563-8981
Michael Centinario (Planning) 952-563-8921
Glen Markegard (Planning) 952-563-8923
Emily Hestbech (Planning) 952-563-4507

Project Information:

Project	Killebrew Retail Conversion - 2001, 2051, and 2101 Killebrew - Minor Revision to FDP	
Site Address	2051 Killebrew Drive	
Plat Name	M.C.M.I 2 nd Addition	
Project Description	Minor revision to final development plans to convert approximately 14,500 square feet of office to accessory retail at 2051 Killebrew Drive.	
Application Type	Final Development Plan	
Staff Contact	Mike Centinario	
Applicant Contact	Kristen Anderson	kanderson@hempelcompanies.com (612) 355-2610

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202200227" into the search box.

Guests Present:

Name	Email
Kristen Anderson	kanderson@hempelcompanies.com

Introduction:

Hempel wants to convert 14-15,000 square feet of office space to retail. There is not a lot of retail in the South Loop District outside of the Mall of American. 2051 Killebrew is the office building to the east. They would be converting office space on the first floor to store front facing Killebrew. This came to DRC in February as a larger development plan but today a smaller component is being reviewed.

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.
- Jason Heitzinger (Assessing):
 - No comments.
- Mike Thissen (Environmental Health):
 - If there is any retail food or beverage sales, work with Erik Solie through the Health Department to review plans and get the food permit.
 - If there is liquor, work with Doug Junker in licensing.
- Duke Johnson (Building and Inspection):
 - Because you're changing occupancy, a SAC determination is required.
- Lance Stangohr (Fire Prevention):
 - Several comments have been added to the plans regarding emergency vehicle access, hydrants and sprinkler protection.
- Brian Hansen (Engineering):
 - Stormwater comment—the utility plan is showing a connection to a new manhole and an existing manhole. Records show that there is already a pipe that's running along this alignment connecting into existing manhole.
 - Construction infrastructure—verify that sidewalks adjacent to parking stalls are a minimum of 7 feet in width.
 - Bike rack must be provided and shown on site plan.
- Tim Kampa (Utilities):
 - If there will be a food service facility, this would require an exterior gravity grease interceptor and a maintenance agreement. There are example attachments in CityView.
 - Some of the utilities don't show on the plan because it is from when the building was originally built.
- Kevin Toskey (Legal):
 - No comments.
- Doug Junker (Licensing):
 - Food will be reviewed by Erik Solie and then will go through Licensing.
 - Licensing will be looking for a restaurant with 50 seats and 750 square feet of dining.
- Mike Centinario (Planning):
 - We are able to review this item administratively because it is a large site with two office buildings and a surface parking lot which permits a certain amount of retail within this zoning district.
 - If and when the surface parking lot to the east is sold, or if there is a major change to the office building to the west, a parking study will likely be needed. What is being proposed today is compliant with parking but redevelopment in the future likely would not be.

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- Didn't see landscaping improvements and there is no parking lot screen. A parking lot screen is a 3-foot landscape buffer between the parking stalls and the street. There should be a basic landscaping plan for the area that will be modified, not the full property.
 - Sidewalks in front of parking stalls need at least a 7-foot wide sidewalk. Consider redesignating six parking stalls into compact stalls which will allow for 7 feet of sidewalk. There is no requirement for a sidewalk in this location, but if there is one it must be 7 feet.
 - Parking islands need tree/pervious surface.
 - Need pedestrian connection between Killebrew and store fronts. Consider removing one stall on the north side of the parking area and adding a crosswalk through the parking area.
- Kristen Anderson (Applicant)
 - At this point in time we don't have a perspective tenant that has beer, liquor, or wine sales, however this is something that we want to market. Ideal tenants would be coffee service, restaurant or wine bar, taproom, service/retail, as the ideal mix. What we end up leasing could be completely different.
 - There was a monument sign on this property that fell over. It was removed and not put back. Would it be possible to have a monument sign for retail tenants and office tenants separately?