



Development Review Committee

Approved Minutes

Pre-Application, PL202200254
Meeting Date: January 3, 2023
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543	Kate Ebert (Public Health) 952-563-4962
Bruce Bunker (Eng) 952-563-4546	Erik Solie (Env. Health) 952-563-8978
Jordan Vennes (Eng) 952-563-4533	Mike Thissen (Env. Health) 952-563-8981
Laura McCarthy (Fire Prev) 952-563-8965	Mike Centinario (Planning) 952-563-8926
Pete Miller (Fire) 952-563-8967	Glen Markegard (Planning) 952-563-8923
Kelly Beyer (Bldg & Insp) 952-563-4519	Derly Navarro (Planning) 952-563-8961
Kevin Toskey (Legal) 952-563-4889	Elizabeth O'Day (Planning) 952-563-8919
Rena Clark (Park & Rec) 952-563-8890	Emily Hestbech (Planning) 952-563-4507

Project Information:

Project	Parking lot - 333/401 W 86th Street - FS&BP / Lot Combination
Site Address	401 W 86TH ST, BLOOMINGTON, MN 55420 333 W 86TH ST, BLOOMINGTON, MN 55420
Plat Name	M-M DEVELOPMENT 3RD ADDITION; CHEMREX ADDITION;
Project Description	Final Site and Buiding Plans and Lot Parcel Combination to add parking to allow adding a commissary kitchen for rental use at 333 W 86th Street
Application Type	Lot Parcel Combination Final Site and Building Plan
Staff Contact	Derly Navarro - dnavarro@BloomingtonMN.gov (952) 563-8961
Applicant Contact	Roger Peters - 612-384-6000 hifromroger@gmail.com
Developer	
Post Application DRC	No

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202200254" into the search box.

Guests Present:**Name****Email**

Roger Peters

hifromroger@gmail.com

INTRODUCTION –:

The applicant requests Final Site and Building Plans and two parcel lot combination located at 401 West 86th Street and 333 West 86th Street. The applicant proposes to replace the existing office areas located at 333 West 86th Street with a commissary kitchen for rental use, and construct a parking lot area for overflow parking at 401 West 86th Street.

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.
- Mike Thissen (Environmental Health):
 - There are several businesses on 333 West 86th Street property. There needs to be designated parking stalls for each tenant.
 - There is a Final Site and Building Plan for the area on the north side.
 - Fenced in HVAC area which was added and the tenant is leaving.
 - Storage areas that are approved should limit shelving and equipment in parking spaces.
 - Often see vehicles parking in fire lines which shouldn't happen.
 - Semi-trailer can't sit outside just for storage.
- Erik Solie (Environmental Health):
 - When internal buildout happens there will need to be communication with Environmental Health.
- Kelly Beyer (Building and Inspection):
 - A parking lot permit is required.
 - Submit a striping plan showing accessible parking and van aisles.
 - For every 6 accessible spaces there needs to be one striped van aisle.
- Laura McCarthy (Fire Prevention):
 - Any changes between the two lots will require emergency vehicle access throughout both properties.
 - There have been ongoing concerns with the parking of vehicles and equipment by the tenants using the building and parking areas.
 - The proposed commissary kitchen requires the building to be sprinklered with the appropriate fire alarm system for the occupancy(s)
 - Food preparation involving grease laden vapors may require a Type I hood exhaust with appropriate fire suppression system connected to the building sprinkler system.
 - Parking of vehicles, including food trucks, may require a flammable waste trap.
 - There is a concern with the lack of hydrant coverage between the properties.
- Brian Hansen (Engineering):

- Stormwater comments—Project will likely be below threshold for needing additional on-site treatment. Need to be below 5,000 square feet and a 50 cubic yard disturbance.
- Can't change existing drainage patterns to increase runoff into neighboring lots.
- Make sure drainage will work under winter conditions.
- A parcel combination/re-platting will likely need a common driveway access agreement.
- Future utility work of 333 parcel that crosses 401 parcel will need private utility easements and agreements.

- Jordan Vennes (Utilities):
 - There are some corrections to the utilities represented in the existing site conditions—there were minor discrepancies.
 - If there are commissary kitchens coming in the future, the city requires exterior grease interceptors for new or substantial remodels of food services. There is a handout that discusses grease interceptors.

- Kate Ebert (Public Health):
 - No comments.

- Kevin Toskey (Legal):
 - No comments.

- Derly Navarro (Planning):
 - Parking as a primary use on the vacant lot is not permitted. The property must be combined with the lot at 333 W 86th Street for the parking expansion. This will require a Type II Plat, as the properties do not meet the requirements for Parcel Lot Combination.
 - Provide a detailed floor plan for any areas changed for a complete parking analysis. As per City Code, one space per 500 gross square feet of floor area plus one space per delivery/catering vehicle is required.
 - Parking lots and parking structures must comply with the screening and lighting standards of the City Code, A photometric plan and landscaping plan must be the Planning Manager. For the property located at 333 West 86th Street, a portion of the landscaping, including an island, has been removed. Landscaping must be in compliance with the approved landscaping plan.
 - Odor control and a grease interceptor may be required.

- Roger Peters (Guest):
 - Would a lot combination be required or not?

- Mike Centinario (Planning):
 - After review, a lot parcel combination doesn't eliminate the lots from being there, it's more of a convenience from a tax perspective.
 - The conclusion is that it would need to be platted because parking is the only use of the 401 parcel site and that is not permitted.

- Roger Peters (Guest):
 - Eventually, in the area in between the two parking areas there would be a building added and then it would have to be switched back. This would require work on your end and cost on our end.

- Mike Centinario (Planning):
 - Platting it now would make it easier for the future.



Comment Summary

Application #: PL202200254
Address: 401 W 86TH ST, BLOOMINGTON, MN 55420333 W 86TH ST, BLOOMINGTON, MN 55420
Request: **Final Site and Building Plans and Lot Parcel Combination to add parking to allow adding a commissary kitchen for rental use at 333 W 86th Street**
Meeting: Pre-Application DRC - January 03, 2023

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

Building Department Review - Pre-App Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) A Parking Lot permit shall be required.
- 2) Must meet 2020 MN State Building Code
- 3) Must meet 2020 MN Accessibility Code for number of accessible spaces and van accessible spaces.
- 4) SAC review by MET council will be required for added commissary kitchen in existing building.
- 5) Building plans for commissary kitchen must be signed by a MN licensed architect.
- 6) Provide a detailed code analysis with the plans.

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

- 1) Maintain emergency vehicle access and circulation throughout the properties.
- 2) The change of use for the 333 W 86th Street will require a sprinkler system and the addition of a fire alarm system. Storage of vehicles inside the building may require the addition of a flammable waste trap. The commissary kitchen will require a type I hood and corresponding hood suppression system.

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

- 1) Is there a requirement for a sidewalk connection from 86th Street?

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

- 2) Proposed project is shown to be below the 5000 sq-ft/50 CY disturbance threshold that triggers stormwater permitting. Changes to plan that result in increases to the disturbed area beyond thresholds will require additional permitting.
- 3) Changes to existing drainage patterns must not increase runoff to neighboring properties
- 4) Ensure drainage openings will work under winter conditions

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

- 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.
- 2) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
Also see attached map for corrections to existing utilities.
- 2) An inspection manhole is required on all commercial sewer services.
- 4) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Attached document and sample details for reference.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 7) 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
- 8) Use schedule 40, SDR 26, or better for PVC sewer services.
- 9) Install interior chimney seals on all sanitary sewer manholes.
- 10) A Minnesota licensed civil engineer must design and sign all civil plans.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 12) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 13) Use standard short cone manholes without steps.
- 14) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 15) Private common utility easement and maintenance agreement must be provided for utilities that cross another property.

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

- 1) 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.
- 2) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 3) 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.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) \$15 fee for certified copy of the final plat must be paid. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 6) Public drainage and utility easements must be provided as approved by the City Engineer.
- 7) 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.
- 8) Existing drainage, utility, sidewalk, and bikeway 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.
- 9) Private common driveway/access easement/agreement must be provided.
- 10) Private common utility easement/agreement must be provided.

- 11) No encroachment into public easements or right-of-way without the written approval of the Issuing Authority. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for a copy of the Encroachment Agreement Application. Application fee = \$325 per application. Developer/owner to provide legal description and Engineering staff will prepare and file the encroachment agreement document.

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

1. Need to designate which parking lot areas are for which businesses. Parking study required
2. Need to designate, delineate, and update FS/BP for designated storage area on north side of building
3. HVAC fenced area added without FS/BP approval on north side of bldg
4. All vehicles must be properly licensed
5. No parking in fire lanes
6. No equipment or shelving allowed in designated and required parking spaces
7. No box trucks/trailers allowed as storage only
8. Keep parking lots free of refuse/parts/etc.
9. Need to stripe parking lots/handicap spaces/signage

Environmental Health Review - Pre-App Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

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9. Need to stripe parking lots/handicap spaces/signage

Planning Review - Pre-App Contact: Derly Navarro at dnavarro@BloomingtonMN.gov, (952) 563-8961

- 1) Parking as a primary use on the vacant lot is not permitted. The property must be combined with the lot at 333 W 86th Street for the parking expansion. This will require a Type II Plat, as the properties do not meet the requirements for Parcel Lot Combination.
- 2) Parking areas must have in-place portland cement concrete curbs defining the perimeter or equivalent material as approved by the issuing authority. (21.301.06)
- 3) Provide a detailed floor plan for any areas changed for a complete parking analysis. As per City Code, one space per 500 gross square feet of floor area plus one space per delivery/catering vehicle is required.
- 4) Each parking lot island must be 8 feet wide (inside to inside measurements), be 3-feet shorter than the parking stall and must have a minimum of one tree. There are no trees shown on the plan for parking lot islands.
- 6) Exterior storage must have a direct relationship to the primary use of the site, is allowed only in areas where the parking exceeds the Code requirement and must be in the side or rear yards (not between the building and the street) (Section 21.301.16(b))
- 7) The required setback for surface parking is a minimum of 20 feet from the right-of-way line and a minimum of five feet from a property line not abutting a street.
- 8) Parking lots and parking structures must comply with the screening standards of Section 21.301.15, a landscaping plan must be approved by the Planning Planning. For property located at 333 West 86th

Street, a portion of the landscaping, including an island, has been removed. Landscaping must be in compliance with the approved landscaping plan.

- 9) Parking lot and exterior security lighting must meet Section 21.301.07 or proof of lighting, if applicable. A photometric plan must be approved by the Planning Planning,
- 10) Fences must comply with the screening standards of Section 21.301.18.
- 11) Interior trash and recycling must be provided (see City Code Section 21.301.17). Food service design requirements must be provided for the commissary.
- 12) Per Section 21.302.19, odor control and a grease interceptor may be required.