



Development Review Committee

Approved Minutes

Pre-Application, #PL2024-81
 Meeting Date: May 28, 2024
 McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Jason Heitzinger (Assessing)	952-563-4512
Laura McCarthy (Fire Prev)	952-563-4813	Erik Solie (Env. Health)	952-563-8978
Kelly Beyer (Bldg & Insp)	952-563-4519	Mike Thissen (Env. Health)	952-563-8981
Julie Long (Eng)	952-563-4865	Glen Markegard (Planning)	952-563-8923
Tim Kampa (Utilities)	952-563-8776	Dakota Crowell (Planning)	952-563-8926
Jordan Vennes (Utilities)	952-563-4533	Sarina Eschbach (Eng)	952-563-4607
Kevin Toskey (Legal)	952-563-4889	Michael Centinario (Planning)	952-563-8921
Rena Clark (Park & Rec)	952-563-8890	Bruce Bunker (Eng)	952-563-4546
Desmond Daniels (Police)	952-563-8848	David Spaeth (Comm. Dev.)	952-563-8964

Project Information:

Project	Bloomington Ice Garden FS&BP - 3600 W 98th St - Pre-App
Site Address	3600 W 98TH ST, BLOOMINGTON, MN 55431
Plat Name	BLOOMINGTON ICE GARDEN ADDITION;
Project Description	Final site and building plans for site improvements at the Bloomington Ice Garden located at 3600 W 98th St.
Application Type	Final Site and Building Plan
Staff Contact	Dakota Crowell - dcrowell@BloomingtonMN.gov (952) 563-8926
Applicant Contact	Deb Williams - <NO PRIMARY PHONE> dwilliams@bloomingtonmn.gov
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202400081" into the search box.

Guests Present:

Name	Email
Mitch Borgen, Job Captain – JLG Architects	N/A
Jay Pomeroy, Principal Landscape Architect – Bolton & Menk	N/A
Adam Barnett, Project Architect – JLG Architects	N/A

INTRODUCTION –

Dakota Crowell (Planning): Final site and building plan for Bloomington Ice Garden renovations as part of Bloomington Forward project. Overview of improvements include: reconfiguring Rink 3 to NHL standard size, building addition for circulation and mechanical room, interior renovations, and parking lot reconfiguration and improvements.

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.

- **Rena Clark (Park and Recreation):**
 - No comments.
- **Jason Heitzinger (Assessing):**
 - No comments.
- **Mike Thissen (Environmental Health):**
 - No comments.
- **Kelly Beyer:**
 - Kelly stated, “I just have general comments. I’ve been working with you guys (the applicants) on this project for quite a while now so if you have any questions, feel free to contact me again.”
- **Laura McCarthy / Pete Miller (Fire Prevention):**
 - Maintain emergency vehicle access and circulation throughout the property.
 - Laura stated, “Regarding the addition on the east side, it looks like it was marked-off that we’ve got 24 feet between where that addition ends and the curb line so we’ll want to make sure we maintain that circulation.
 -
 - Ensure continued access to the fire department connection and hydrants.
 - See plans for additional comments.
- **Desmond Daniels (Police):**
 - No comments.
- **Kevin Toskey (Legal):**
 - No comments.
- **Christina Scipioni/Matt Brillhart (City Clerk)**
 - Absent.
- **Brian Hansen (Engineering):**
 - This may be based on Braun’s recommendation but it would make more sense to have this area reclaimed and repaved with a heavy duty section. This would allow for a continuous reclaim from the north parking lot to the south parking lot.

- Building in easement area. Vacate portion of easement.
- Driveway turnaround/parking not allowed in ROW without agreement.
 - Brian said, “Document that the turnaround area is within that ROW area.”
- Does this sidewalk meet the City requirement for walk adjacent to perpendicular parking? Looks narrow with an opportunity to improve it. Verify sidewalk width is sufficient to provide for the overhang and keep that ADA-required clear path.
- Show location of a bike rack and bike rack detail on the plan.
- Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org).
- Depending on methods reclaim may be considered fully reconstructed and therefore subject to stormwater management.
- **Jordan Vennes/Tim Kampa (Utilities):**
 - Lift station design must be performed by licensed civil engineer.
 - Jordan asked, “My understanding is that this building is currently served by an internal lift station with a short bit of force main to that shallow manhole just outside. Then that flows gravity to the south. Based on the removals shown, it looks like the majority of what’s existing is to remain and there might be a couple different flow directions out of that first manhole. Is that accurate or are those removals maybe not reflecting what’s intended there?”
 - Applicant Mitch Borgen stated, “The new lift station and new sanitary line are going to be serving most of rink 3 adjustments that we’re making so concessions in front of house, restrooms up there, and then running long the very north side of the building through a bunch of proposed high school locker rooms. Then that new sanitary line will be exiting out of the northeast corner on your plans there. It will be following essentially underneath your east drive there and so to your point, in the area that was shown as red for the parking lot construction, that’s kind of what that means is they’re going to have to tear out an amount just to get that sanitary line underneath that. That’s going to lead to that sanitary line. We’ve had discussions with the city and Deb as well about how since we’re doing a lot of digging up and placing of sanitary, we’re going to be revising the rink 2 as well in the process because we recognize rink 2 is also aging. Since we’re doing a lot of preliminary work anyway, we thought we’d just include that in the project.”
 - Jordan asked, “Will the internal lift station go away and be replaced by what’s proposed? Or are these working in conjunction with one another?”
 - Applicant Jay Pomeroy said, “It will be going away. Right in the middle of the screen, it will all be gravity from that northeast

corner of the property or building down to the south to where that, right in the middle of your screen, existing sanitary service comes out of the building into a manhole and goes southernly, still gravity, into a lift station. Then it will be pushed from there, force main to the south.”

- Jordan replied, “Thank you for clarifying”.

- Jordan stated, “Another comment would be to confirm the appropriate phase of power is available for whatever’s being proposed there. We have had some trouble with private lift stations in town where three-phase was required and unavailable which has led to backups and things like that. So just want to get ahead of anything like that.”
- Provide minimum vertical separation 18" (outer wall to outer wall), with preference of watermain crossing above. Crossing shall be arranged that sewer joints are equidistant and as far as possible from watermain joints. (add this note to plan)
- If 18" vertical separation is not attainable at crossings, construct sewer of materials equal to watermain standards. C900 acceptable, Sch 40 is not. Proposed force main must also be equal to watermain standards (C900, DIP, etc...). Provide crossing elevation table.
- Ex. san FM, shallow manhole and gravity main to remain?
 - Tim Kampa asked, “If you zoom into that old station site there, on the middle east side. Right where your cursor is pointing to the shallow manhole, so from that point south, that sanitary going to be abandoned, removed, filled-in-place, whatever. It’s no longer going to exist, correct?”
 - Applicant Jay Pomeroy said, “Correct”
 - Tim replied, “I think on the removal plan, only a portion down to the south was shown as removed and that’s what got us confused about if there were going to be two sewers or what. So just get that one marked as abandoned. Also a lot of this is pretty shallow. You might need some insulation in some areas where it’s less than, say, 7 feet or so.”
- **Kate Ebert (Public Health):**
 - Absent.
- **Dakota Crowell (Planning):**
 - Parking lot islands
 - Dakota said, “Our code would require that each row of parking have an enclosed island. I saw some areas where that was proposed to be striped. That would have to be curbed.”
 - One deciduous tree is required in each parking lot island. This includes the new islands being constructed as well as any existing islands in the parking lot.
 - A lighting plan will be required for proposed lighting in reconfigured parking lot area. See Code 21.301.07 for exterior lighting standards.
 - If plan meets all code requirements, this can be an administrative final site and building plan.

- **Brian Hansen opened up the meeting to questions/comments.**
 - Applicant, Jay Pomeroy said, “We’ve been moving through the Nine-Mile Creek Watershed and will make sure we pare our response to them –“
 - Brian Hansen stated, “If you’re in compliance with the Watershed, you’ll be fine.”
 - Jay Pomeroy stated, “Then just for the record, we’ve talked about them about that reclaim, repave, disturbance of the subgrade and so the rehab definition of reclaim is that we’re not getting into the subgrade so we should be ok there. We had received some of the earlier notes and I think we’ve got all of those addressed so we’ll follow through with the response.”
 - Applicant Mitch Borgen said, “I think it’s already been mentioned but I think a few things we have coming up for the site civil portion of the project is underground storage discussions. We’re continuing to work through that with the city and will keep you all updated as things update with that. Then we’ll continue to hone-in on the lift station design and will keep you all updated on that as well.”
 - Applicant Mitch Borgen shared his screen and said:
 - “I also wanted to share some exciting news. A lot of what we addressed in the meeting is planned to be a part of impact 1. Because of the construction schedule of this project, we found it easier for the construction schedule and construction manager to divide up the work into separate bid packs. So some of the project can start to be built before the other parts just so we can be as efficient as possible with the project and with the city’s time.

This right here is what we reviewed last week with the client (with the city) and is essentially the culmination of months of work on an SD plan for the rest of the arena project. Most of what we’re showing here will be in impact 2. This will cover most everything that’s happening within the building, that’s outside of the site stuff and the parking lot stuff. Then the east side addition that you’re seeing there will be part of the construction that starts early.”

Meeting Adjourned



Comment Summary

Application #: PL202400081

Address: 3600 W 98TH ST, BLOOMINGTON, MN 55431

Request: Final site and building plans for site improvements at the Bloomington Ice Garden located at 3600 W 98th St.

Meeting: Pre-Application DRC - May 28, 2024

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

Planning Review - Pre-App Contact: Dakota Crowell at dcrowell@BloomingtonMN.gov, (952) 563-8926

- 1) One deciduous tree is required in each parking lot island. This includes the new islands being constructed as well as any existing islands in the parking lot.
- 2) A lighting plan will be required to show proposed lighting in reconfigured parking lot area. See Code 21.301.07 for exterior lighting standards.
- 3) The proposed striped parking lot islands will need to be curbed islands.
- 4) Existing islands will also need to have one tree if one is not already there.
- 5) Area of disturbance for the project will determine how many additional trees and shrubs will need to be provided on site. This is in addition to the required trees in the parking islands. Area of disturbance would include the parking lot reconstruction and the building addition, but does not include the mill and overlay areas. Provide area of disturbance calculation on landscape plan to confirm required landscaping.
- 6) Is there an impact to the amount of parking with the proposed reconfiguration?
- 7) Is the angled parking along the southern portion of the building being maintained with the mill and overlay?
- 8) If plan meets all code requirements, this can be an administrative final site and building plan.

Building Department Review - Pre-App Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) Building plans must be signed by a MN licensed architect.
- 4) SAC review by MET council will be required.
- 5) Provide a detailed code analysis with the plans.
- 6) Plumbing fixture count shall meet requirements of Table 2902.1 of 2020 MN Building Code.

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

- 1) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 2) Maintain emergency vehicle access and circulation throughout the property.
- 3) Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.
- 4) 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.

- 5) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 6) Entire space(s) shall have fully complying sprinkler protection.
- 7) Building/property shall be adequately signed for emergency response.

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

- 1) This may be based on Braun's recommendation, but would it make more sense to have this area reclaimed and repaved with a heavy duty section? This would allow for a continuous reclaim from the north parking lot to the south parking lot.

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

- 1) Property address is 3400 W 98th St.
- 2) Building in easement area. Vacate portion of easement.
- 3) Driveway turnaround/parking not allowed in ROW without agreement.

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

- 1) What is the intent here? Will this be posted as a loading area? Parking? pick up/drop off? buses?
- 2) Does this sidewalk meet the City requirement for walk adjacent to perpendicular parking? Looks narrow with an opportunity to improve it.
- 3) With parking long work, would this need a setback from the ROW
- 4) Does this sidewalk meet the City requirement for walk adjacent to perpendicular parking? Looks narrow with an opportunity to improve it.
- 5) Show location of a bike rack and bike rack detail on the plan.
- 6) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 7) 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.
- 8) 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.

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

- 1) Depending on methods reclaim may be considered fully reconstructed and therefore subject to stormwater management
- 2) City stormwater standards also apply
- 3) Submit wetland application for boundary determination
- 4) This lake is not in Bloomington
- 5) Do not install steps
- 6) Show SAFL detail, please note the city does not approve of the Preserver as an approved equal.
- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 8) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 9) List erosion control maintenance notes on the plan.
- 10) Show erosion control BMP locations on the plan.
- 11) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.

- 12) 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
- 13) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 14) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

Utility Review - Pre-App Contact: Jordan Vennes at jvenues@BloomingtonMN.gov,

- 1) Use zinc-coated Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP. -add this note
- 2) V-Bio Polyethylene encasement conforming to latest revision of AWWA/ANSI C105/21.05 required. Minimum 8 mil thickness. Update note 2
- 3) C900 not permitted for watermain in Bloomington.
- 4) Provide minimum vertical separation 18" (outer wall to outer wall), with preference of watermain crossing above. Crossing shall be arranged that sewer joints are equidistant and as far as possible from watermain joints. (add this note to plan)
- 5) If 18" vertical separation is not attainable at crossings, construct sewer of materials equal to watermain standards. C900 acceptable, Sch 40 is not. Proposed force main must also be equal to watermain standards (C900, DIP, etc...) Provide crossing elevation table.
- 6) Wet taps done by City Forces. Contractor coordinates and pays for this work - add this note to the plan. A tee is not used in wet tap.
- 7) Provide cleanout or inspection manhole at service connection location.
- 8) Ex. san FM, shallow manhole and gravity main to remain?
- 9) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.
- 10) Lift station design must be performed by licensed civil engineer.