



Development Review Committee

(Not) Approved Minutes

Pre-Application, PL202400157

Meeting Date: August 27, 2024

McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Jennifer Blumers (Assessing)	952-563-8706
Laura McCarthy (Fire Prev)	952-563-4813	Mike Thissen (Env. Health)	952-563-8981
Pete Miller (Fire Prev.)	952-563-8967	Glen Markegard (Planning)	952-563-8923
Kelly Beyer (Bldg & Insp)	952-563-4519	Dakota Crowell (Planning)	952-563-8926
Tim Kampa (Utilities)	952-563-8776	Michael Centinario (Planning)	952-563-8921
Kevin Toskey (Legal)	952-563-4889	Emily Hestbech (Planning)	952-563-4507
Nicholas Redmond (Legal)	952-563-8784	Sarina Eschbach (Eng)	952-563-4607
Desmond Daniels (Police)	952-563-8848	Jordan Vennes (Planning)	952-563-4533
Jason Heitzinger (Assessing)	952-563-4512	Kareem Sherard (Planning)	952-563-4739
Kim Berggren (Comm. Dev.)	952-563-8947	Lance Stangohr (Fire Prev.)	952-563-8969
		Nicole Kastern (Comm. Dev)	952-563-8503

Project Information:

Project	Chu Vision Parking Lot - Pre-App- FSBP
Site Address	9117 LYNDAL AVE S, BLOOMINGTON, MN 55420
Plat Name	MR BIG ADDITION;
Project Description	Pre-application for minor site modifications and parking lot updates at Chu Vision, 9117 Lyndale Avenue S.
Application Type	Final Site and Building Plan
Staff Contact	Emily Hestbech - ehestbech@BloomingtonMN.gov (952) 563-4507
Applicant Contact	Judd Jackson, Precision Design - judd@pdmfmg.com
Post Application DRC	NO

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcse and enter "PL202400157" into the search box.

Guests Present:

Name	Email
Jody Chu (CFO) – Chu Vision Institute	N/A

INTRODUCTION –

This is a pre-application for minor site modifications and a parking lot addition at Chu Vision Institute, located at 9117 Lyndale Avenue South. There will be a parking lot addition with about 35 parking spots.

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):**
 - Absent.
- **Jason Heitzinger (Assessing):**
 - No comments.
- **Mike Thissen (Environmental Health):**
 - No comments.
- **Kelly Beyer (Building and Inspection):**
 - Kelly Byer stated, “Make sure when you apply for your parking lot permit, the locations of all accessible parking spaces are clearly shown on the plans.”
- **Laura McCarthy (Fire Prevention):**
 - Maintain emergency vehicle access and circulation throughout the property.
- **Desmond Daniels (Police):**
 - No comments.
- **Kevin Toskey (Legal):**
 - No comments.
- **Matt Brillhart (City Clerk):**
 - Absent.
- **Brian Hansen (Engineering):**
 - Infiltration on this site may be prohibited. The site is within the MPCA's Lyndale Avenue Corridor Superfund Site (<https://webapp.pca.state.mn.us/cleanup/search/superfund?siteId=213686-AREA0000000001>). The stormwater management report must be modified to include discussion of the extra steps taken to verify infiltration is acceptable at this site. For guidance, see (https://stormwater.pca.state.mn.us/index.php?title=Contaminated_sites_and_stormwater_infiltration).
 - Brian Hansen added, “This is regarding the stormwater retention pond that’s proposed for the east side of the site. There potentially could be pollutants underneath that area so that needs to be reviewed to ensure we can do infiltration here. We don’t want to mobilize any pollutants that may be currently in the ground. That’s something you would want to have your designer take a look at to confirm what has been identified in

that area and if we can do infiltration. If infiltration isn't possible, you may have to do some other type of system to treat the stormwater."

- **Tim Kampa/Jordan Vennes (Utilities):**

- No comments.

- **Tescia Bratcher (Public Health):**

- Absent.

- **Emily Hestbech (Planning):**

- There is a requirement of one tree per 2,500 square feet and one shrub per 1,000 square feet. It appears there will not be enough shrubs based on the disturbance area of 20,710 sf.
- Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter of the parking lot). A lighting plan is required.
- Interior trash and recycling must be provided (see City Code Section 21.301.17). The existing plan shows exterior storage of trash which is not permitted by code.
 - Emily stated, "I saw on the plans that you had a concrete dumpster pad. We might have to look back historically to see how long that has been there but our code requirements say you are supposed to have an enclosed trash and recycling provided, which does not look like this is abiding to that if it's just a privacy fence. We can talk about it when you put in your formal application."

Brian Hansen opened the meeting up to comments/questions.

- Judd Jackson shared, "They did the soil borings this past week so we should have an idea of what soils are underneath the pond for the parking lot. I talked to Collins again yesterday and they are working with Viking Electric on the photometrics for the parking lot to make sure we have everything covered to meet the city codes."
- Jody Chu asked, "Assuming we apply for the permit and provide everything else, what's the timeline for approval?"
 - Emily Hestbech stated, "If you turn in the application and we have everything we need and everything looks good for an administrative application, it should about 5 business days."
 - Brian Hansen added, "Then you can apply for your permit. Once we receive the development approvals, you can apply for the subsequent permits needed for the work. The permit application timeline can vary depending on how many corrections are needed. If the plan is complete and there aren't many revisions needed, I think the turnaround would be a couple weeks."
 - Jody said, "Ideally we'd really love to try to make this happen before it freezes."
 - Brian responded, "Yes I think that is very doable if you have administrative people develop an application and if the permanent plan is well-developed. And if you have the

stormwater issues already addressed prior to submitting that application, that can be turned around.”

- Jody stated, “Ok, thank you.”

Meeting Adjourned