



Development Review Committee

Approved Minutes

Pre-Application, PL202400206
Meeting Date: October 29, 2024
McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Jason Heitzinger (Assessing)	952-563-8706
Laura McCarthy (Fire Prev)	952-563-8965	Erik Solie (Env. Health)	952-563-8978
Pete Miller (Fire Prev.)	952-563-8967	Dakota Crowell (Planning)	952-563-8926
Kelly Beyer (Bldg & Insp)	952-563-4519	Michael Centinario (Planning)	952-563-8921
Julie Long (Eng)	952-563-4865	Liz O'Day (Planning)	952-563-8919
Amir Malik (Legal)	952-563-4889	Elliott Brooks (Planning)	952-563-8917
Bruce Bunker (Eng)	952-563-4546	Sarina Eschbach (Eng)	952-563-4607

Project Information:

Project	Hillcrest Elementary Temporary Classrooms - 9301 Thomas Road - Pre-App
Site Address	9301 THOMAS RD, BLOOMINGTON, MN 55431
Plat Name	08 027 24;
Project Description	Minor revision to final site and building plans for temporary classrooms at Hillcrest Elementary School located at 9301 Thomas Road.
Application Type	Final Site and Building Plan
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Tim Rybak - <NO PRIMARY PHONE> trybak@isd271.org
Post Application DRC	NO (as determined during meeting)

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202400206" into the search box.

Guests Present:

Name	Email
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Tim Rybak, Bloomington Schools	
Rodzif Kavish (sp), Bloomington Schools	
Paul, Wold Architects	
Andy, Wold Architects	

INTRODUCTION (Centinario) – The Bloomington Public School District is proposing temporary classrooms at Hillcrest Elementary School. The District is undertaking enrollment modifications. Four portable classrooms are proposed to the east of the school building.

An administrative final site and building plan development application is necessary to document the site plan changes and memorialize building and life safety requirements. Planning Commission and City Council review is not necessary for the proposed temporary changes.

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):
 - Heitzinger asked whether there would be a foundation underneath the temporary structures. Applicant said no. Heitzinger said no comments in that case.
- Erik Solie/Mike Thissen (Environmental Health):
 - No comment.
- Kelly Beyer (Building and Inspection):
 - Structural Engineering will be required.
 - Met Council will require a SAC determination. Applicant asked if SAC is triggered by increase in enrollment. Beyer said to check with them on whether the temporary status of the project impacts the determination.
- Pete Miller (Fire Prevention):
 - Fire alarm and sprinklers shall be tied to a monitoring system.
 - Ensure the emergency egress on the east side has a maintainable path to the public right of way.
 - McCarthy asked if the temporary classrooms would be operating up to three years. Applicant said yes. McCarthy said the applicant should make a more permanent path for snowplowing or snow removal in this case.
 - Miller asked if the placement of the temporary classrooms will effect the egress from the gym's north side. The applicant said there is egress in the gym's north side and they will be adding exits in the link to accommodate.
 - Miller said staff will review the egress on the official plans once available.
- Brian Hansen (Engineering):
 - All areas must be fully restored to currently existing conditions upon removal of the temporary classrooms.
 - If 5,000 square feet or 50 cubic yards of soil are disturbed, additional stormwater treatments required.
 - Since this is not a platted lot, collaboration with Building and Inspections will be needed to accommodate that to issue a building permit.
- Tim Kampa (Utilities):
 - No comments / not in attendance.
- Mike Centinario (Planning):
 - Centinario asked when would these classrooms be installed, 2025 school or immediately.

Applicant said it would be for the start of the 2025-26 school year.

- The platting comment is substantial and staff will look into the code for potential exemptions.
 - Staff intent is that this application could be handled administratively. Staff wants to document the site changes and ensure safety is met.
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- Wold Architects:
 - Concerns on property description aside, but sounds worthwhile to submit and persue formal application.
 - Hansen reiterated that staff will work on the platting / building permit questions.
 - Applicant expressed confidence on addressing egress and path issues.