



Comment Summary

Application #: PL202400232

Address: 9304 LYNDAL AVE S, BLOOMINGTON, MN 55420

Request: Final Site and Building Plan for 9304 Lyndale Ave

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

Planning Review Contact: Kareem Sherard at ksherard@BloomingtonMN.gov, (952) 563-4739

- 1) Sign Permit required.
- 2) Use Alternative Material - reference code 19.63.08 Exterior Materials and Finish - Up to 15% of a building elevation may be secondary materials, such as, wood, metal, exterior finish system (EIFS), or other equivalent material as approved by the issuing authority.

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

- 1) These doors would need to swing out.
- 2) Must meet 2020 MN State Building Code
- 3) Must meet 2020 MN Accessibility Code.
- 4) Building plans must be signed by a MN licensed architect.
- 5) Provide a detailed code analysis with the plans.
- 6) SAC review by MET council will be required.
Starting January 2nd, 2025, the City of Bloomington will implement a City SAC charge. The cost will be \$2,026 per City SAC unit. The amount of SAC charged will mirror the MET Council Determination. This applies to any permits submitted on or after 01/02/25.
- 7) Plumbing fixture count shall meet requirements of Table 2902.1 of the 2020 MN Building Code.
- 8) Separate permit required for Parking Lot if doing new striping.
- 9) A Structural permit is required for any signs installed higher than 7 feet.

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

- 1) Provide specification sheets during plan submittal on all new and used equipment being proposed for use in this facility.
- 2) Provide an Environmental Health Plan Review application with plan submittal for each proposed food facility.

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

- 1) Entire space(s) shall have fully complying sprinkler protection.
- 2) Maintain emergency vehicle access and circulation throughout the property.
- 3) Appliances/cooking producing grease laden vapors requires a hood and suppression system.
- 4) Building/property shall be adequately signed for emergency response.

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

- 1) This building has an existing exterior gravity grease interceptor (GI) for removal of FOG (Fats, Oils , and Grease) from the sewer service discharge. All Bloomington food establishments are required to control the discharge of FOG into the public sewer system in accordance with City, Met Council, and EPA standards. All GIs must be maintained and inspected at least every three months to ensure that the GI doesn't discharge FOG into the public sewer system or back up the private service. The new owner must complete the attached maintenance agreement and provide a certified copy to Bloomington Engineering. The agreement outlines the owner's responsibilities to assure that the GI is maintained.

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

- 1) Show location of a bike rack and bike rack detail on the plan.
- 2) 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.
- 3) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

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

- 1) Note that the perimeter parking stalls are an integral part of the stormwater management of the site. Modifications may require updates to the Stormwater Maintenance Agreement for the site.