



# Comment Summary

**Application #:** PL202500019

**Address:** 1000 W 94TH ST, BLOOMINGTON, MN 55420, 1050 W 94TH ST, BLOOMINGTON, MN 55420

**Request:** Conditional use permit and final site and building plans for an approximately 7,300 square foot convenience facility with fuel sales located at 1050 and 1000 W 94th St.

**Meeting:** Pre-Application DRC - February 25, 2025

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

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

- 1) Landscape yard is needed: 20' deep
- 2) Landscape yard is needed: 5' deep
- 3) Landscape Plan is required. reference 21.301.15
- 4) Lighting Plan is required. reference 21.301.07
- 5) If this is the trash room, the trash room has to be fully integrated as part of the building, with a roof overhead.
- 6) Provide a landscape screen. Reference 21.301.15
- 7) Refer to 21.304.16 for sign standards
- 8) Add additional transparency along the west elevation. The building elevations are code complying, but we believe additional transparency will improve the overall aesthetic along the public street.
- 9) Reference 21.301.04 Exterior Materials and Finish for standards
- 10) Add a parking island

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

- 1) The City of Bloomington has adopted MN Rules 1306.0020 which requires a sprinkler for an M occupancy with 2000 or more gross square feet of floor area.
- 2) Mercantile occupancies have an occupant load factor of 60 persons/square feet.
- 3) Per 2020 MN Building Code: Water or other beverages available through free or fee-based serving or dispensers may be substituted for up to 50 percent of the required number of drinking fountains.
- 4) Per 2020 MN Accessibility Code:  
1109.5.1 Minimum number.  
Not fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.  
Exceptions:  
1. A single drinking fountain with two separate spouts that complies with the requirements for people who use a wheelchair and standing persons shall be permitted to be substituted for two separate drinking fountains.
- 5) Are the Storage and Utility rooms only accessed from the outside?
- 6) Must meet 2020 MN State Building Code
- 7) Must meet 2020 MN Accessibility Code.

- 8) Building plans must be signed by a MN licensed architect.
- 9) SAC review by MET council will be required.  
On January 2nd, 2025, the City of Bloomington implemented 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.
- 11) 2024
- 12) Complete the Energy Code checklist and submit with the building permit. Show compliance paths for all disciplines.  
Commissioning and testing agents need to be identified in the construction documents.
- 13) 2023 NEC
- 15) Baby changing table cannot be within the accessible WC, unless an additional one is also provided within the toilet room
- 16) Ambulatory doors must swing out
- 24) Submit special inspections form with building permit for EIFS and items pertaining to Chpt 17.
- 26) Include B occupancy calculations for gas canopy
- 27) Provide a detailed code analysis with the plans.

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

- 1) Type I hood exhaust with kitchen suppression system connected to the building sprinkler system required for operations creating grease laden vapors.
- 2) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 3) All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.
- 4) Provide adequate turning radius for all emergency vehicle access lanes to accommodate L3
- 5) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 6) Building/property shall be adequately signed for emergency response.
- 7) Building/property shall be adequately signed for emergency response.
- 8) Entire space(s) shall have fully complying sprinkler protection.
- 9) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

**Other Departmental Review - Pre-App Contact:** Mike Thissen at [mthissen@BloomingtonMN.gov](mailto:mthissen@BloomingtonMN.gov), (952) 563-8981

- 1) 1. A food license and plan review is required from Env Health 952-563-8934
- 2. Temp sign permits are required thru Env Health 952 563 8981

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

- 1) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))
- 3) Show erosion control BMP locations on the plan.
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Infiltration is not allowed when stormwater BMPs will receive discharges from, or be constructed in vehicle fueling and maintenance areas. Compliance with rate control and water quality standards will still be required.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided when construction activity is proposed that will disturb one acre or more of soil.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) An erosion control bond is required.
- 8) A Minnesota licensed civil engineer must design and sign all civil plans.

- 9) List erosion control maintenance notes on the plan.
- 10) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

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

- 1) Agreement for digging on neighboring property needed.
- 2) Is this new shared access easement?
- 3) Is this going to be re-platted or tax parcel combination? Are D/U easements along common line going to be vacated?
- 4) Provide copy of common utility agreement for water and storm sewer.
- 5) Are these properties being platted to form a single parcel? If not, a declaration will be needed and filed with Hennepin County allowing public ingress and egress.

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

- 1) Use a Combination fire and domestic water service sized to simultaneously accommodate the fire and domestic demand. The combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - Please add this note to the plans.
- 2) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 3) Use standard short cone manholes without steps.
- 4) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 5) Use schedule 40, SDR 26, or better for PVC sewer services.
- 6) All unused water services must be properly abandoned at the main. There are two water services (a 1" and a 3/4") serving 1000 W 94th that must be abandoned at the main in the street. The old 1" water service to 1050 W 94th shall also be abandoned back at the private 6" watermain. All unused sanitary sewer services must be properly abandoned at the property line.
- 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 8) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. - Please add this note to the plans.
- 9) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. - Please add this note to the plans.
- 10) 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.- Please add this note to the plans.
- 11) 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.
- 12) Install interior chimney seals on all sanitary sewer manholes.
- 13) An inspection manhole is required on all commercial sewer services.
- 14) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 15) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 16) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil v-bio encasement is required on all DIP.
- 17) A Minnesota licensed civil engineer must design and sign all civil plans.
- 18) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See attached grease interceptor document in Documents and Images.
- 19) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.

- 20) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a hydrant located within 50' of the Building FDC that is accessible by a fire truck that won't have to turn around.
- 21) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. - Please add this note to the plans.
- 22) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 23) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.

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

- 1) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 2) Provide a sidewalk connection from the building to public sidewalk or street.
- 3) Provide trip generation numbers for the site using ITE Trip Generation Standards.

**Environmental Health Review - Pre-App Contact:** Dan Devers at ddevers@BloomingtonMN.gov, (952) 563-8975