



# Comment Summary

**Application #:** PL202500113

**Address:** 1800 W 96TH ST, BLOOMINGTON, MN 55431

**Request:** **Final Site and Building Plans to construct an approximately 40,000 square-foot City fleet maintenance facility located at 1800 West 96th Street.**

**Meeting:** Post Application DRC - August 26, 2025  
Planning Commission - September 18, 2025

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

**Planning Review Contact:** Emily Hestbech at [ehestbech@BloomingtonMN.gov](mailto:ehestbech@BloomingtonMN.gov), (952) 563-4507

- 1) Trash, recyclables, and other solid waste storage must be in an approved container and fully screened from adjoining properties and public streets. Screening must be constructed using building materials consistent in style, color and composition with the principal building
- 2) All rooftop equipment must be screened equal to the height of the equipment (Section 21.301.18). It looks the screening is currently shorter than the roof top unit. Will the perforations actually screen? You need to have full screen so the perforations may not work.
- 3) Exterior materials must meet Section 21.301.24. The proposed materials, precast concrete and aluminum/metal, are approved. The precast concrete has to be integrally colored. Staff will need to see the gauge and warranty information for the aluminum and any other metal used. Please provide more information about the translucent wall panel.
- 4) Parking and building setbacks have been met.
- 5) Parking islands must be added at the end of each row of parking. The island must be 3' shorter than the adjacent stall.
- 6) The number of spaces for the office use is 14.5 for 4,159 sq ft. Number of spaces for major/minor vehicle repair is 1 space per 300 square feet of gross floor area excluding service bays, plus 2 or 3 spaces per service bay depending on the type of repair. Can you please send me information about how many bays will be used for light duty work (oil change, muffler, glass, tires, brakes, batteries) versus how many will be used for heavy duty work (transmission, engine, body work)? This will change the parking count.

The project description lists that there will be 59 spots. The architectural plan says 55. The civil plan shows 45. Where is this discrepancy? Depending on the actual number, proof of parking may be necessary. See 21.301.06(e)(1) for details about proof of parking

- 7) A minimum 20 foot landscape yard is required along all street frontages (see City Code Section 21.301.15). This requirement is not met along James Ave. The setback to the curb needs to be 20 ft for the landscaping yard and the area cannot be concrete.
- 8) Landscaping requirements for 156,506 square feet of developable landscaping area are 63 trees and 157 shrubs. 63 trees and 160 shrubs are provided. This requirements has been met.
- 9) 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 .75 foot-candles for the outer perimeter of the parking lot.) Some light poles may need to be shifted around to meet these requirements. Minimum illumination for

primary building entrance and exits must be 7.5 foot-candles within 10 ft of the entrances/exits. Please identify the primary building entrances and exits on the plan.

- 10) Provide a sidewalk connection from the property to James Ave S on the north side. The sidewalk needs to be 6' wide on the south side.

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

- 1) Are there any hazardous materials being stored in this area that are listed in Tables 307.1(1) or 307.1(2)?  
  
Submit report of all hazardous materials and quantities.
- 2) Paint Room shall comply with Section 416.4 of the MN Building Code.

The mechanical system shall have an interlocking exhaust per MN Mechanical Code.

- 3) Flammable waste trap shall be required in garage area.
- 4) Must meet 2020 MN State Building Code
- 5) Must meet 2020 MN Accessibility Code.
- 6) Building plans must be signed by a MN licensed architect.
- 7) Provide a detailed code analysis with the plans.
- 8) Must meet 2024 MN Energy Code and any testing/commissioning requirements.
- 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.

- 10) How are you ensuring the vehicles are not impeding on egress access?

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

- 1) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 2) Ensure fire alarm system is code compliant for the designated occupancy.
- 3) Code compliant flammable waste trap and collection system for any interior vehicle and/or flammable storage.
- 4) Submit a third party protection engineer code analysis for the building sprinkler system to ensure adequate protection for the commodity, storage arrangement and operations of the business.
- 5) Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.
- 6) 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.
- 7) Type I hood exhaust with kitchen suppression system connected to the building sprinkler system required for operations creating grease laden vapors.
- 8) Building/property shall be adequately signed for emergency response.
- 9) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 10) Provide adequate turning radius for all emergency vehicle access lanes.
- 11) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand. Solenoid devices are not to be used to meet sprinkler system demand.
- 12) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

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

- 1) Will need to work with Railroad well in advance of project for permitting and concrete pad that will need to be placed at the rails
- 2) Keep all sawcut removals out of wheel paths.

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

- 1) Ensure storm pond sediments are not contaminated prior to excavation and appropriate disposal is defined for contractor
- 2) Modeled 100-yr flood elevation is 817.5-ft.
- 3) Review removals. Appears this pipe is being up sized to 18" all the way to 60" RCP on sheet C4-2
- 4) Structure required at connection. Core drilling into pipe is not allowed.
- 5) Infiltration of stormwater at a vehicle maintenance areas is at high risk of causing groundwater pollution. Infiltration of roof water only would eliminate risk of groundwater pollution

Stormwater report will need to address how site will be managed to prevent contamination of stormwater runoff due to vehicle maintenance activities on site.

- 6) RCP required in street
- 7) RCP required
- 8) Provide soil boring for proposed infiltration area. Infiltration rate cannot exceed 8.3 in/hr
- 9) Modeled 100-yr flood elevation is 817.5-ft. Ensure 2 feet of freeboard to lowest finished floor elevation. No filling activity allowed below existing elevation of 817.5-ft.
- 10) Is there a reason to be collecting street runoff water and routing it to the stormwater BMP?
- 11) Could consider moving this structure to the east to avoid connecting street drainage to the stormwater BMP
- 12) Consider including SAFL Baffles with sump structures to further protect stormwater BMP. Ensure access hole is centered over structure to facilitate cleaning of sump structure. No offset top sections.
- 13) Review as-built data. Believe this is a 60" RCP
- 14) Show erosion control BMP locations on the plan.
- 15) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 16) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 17) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 18) List erosion control maintenance notes on the plan.
- 19) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 20) 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))

**Utility Review Contact:** Jordan Vennes at jvennes@BloomingtonMN.gov,

- 1) Unsure what is being proposed here between this page and utility plan. If existing 6" tap is being replaced by 8"x8" tee, must cut out segment of 8" at ex. tap location and spool in 8"x8" tee. This will require shutdown of main, putting 1900 W 96th St temporarily out of water. Please clarify if this is the intent.
- 2) Ex. 6" CIP hydrant lead shown on C1-1 is not represented here. Please clarify what is intended with existing hydrant lead
- 3) valve for isolation required every 400' along private watermain loop
- 4) Provide table of elevations for watermain crossings with storm and sanitary. Minimum 18" vertical separation required, with preference that watermain cross top of sewer(s) wherever possible.
- 5) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. -add this note to the plan
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 7) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. -add this note to the plan
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

- 9) Use 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 to the plan
- 11) 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.
- 12) 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. -add this note to the plan
- 13) Use schedule 40, SDR 26, or better for PVC sewer services.
- 14) Verify adequate condition of existing sanitary MH and 6" VCP connecting this MH to city main. If no chimney seal present, please provide. See City Chimney Seal detail.

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

- 1) Add this not to the Civil Plans: 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.
- 2) 4 driveways onto a public street are not typically allowed. Can you demonstrate why they are needed? Can this be reduced to 3 or 2?
- 3) 65' is excessively wide for a commercial driveway opening. Will need to demonstrate why it is needed (with autoturn or similar) for it to be allowed. 24'-30' is typical for non-residential driveway opening.
- 4) Follow the typical detail for non-residential driveways - the radius should not cross the property line
- 5) add callout for the bike rack and detail

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

- 1) Show drainage/utility easements on all sheets.
- 2) Trees in easement close to 30" storm sewer.