



Comment Summary Responses

Application #: PL202500142

Address: 9200 LYNDAL AVE S, BLOOMINGTON, MN 55420

Request: Pre application for a tire & auto shop in an existing building at 9200 Lyndale Ave S.

Meeting: Pre-Application DRC - September 30, 2025

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

- Bulleted responses in blue added by Holly Burley, Baker Associates, holly@bakermn.com

Planning Review - Pre-App Contact: Dylan Palmer at dpalmer@BloomingtonMN.gov, (952) 563-8918

- 1) Landscaping improvements must match approved plan (see attachment).
 - Site conditions were verified and documented in submitted plans including identifying differences from approved 1987 landscape plans. Intended plantings, see landscape plans, meets or exceeds approved 1987 plan in quantity of each type of planting. Species were updated based on current planting recommendations and where necessary to relocate based on current site conditions, this was noted and every effort was made with relocation to create an improved plan for longevity and aesthetics.
- 2) If changes are made, exterior materials must meet Section 21.301.24.
 - No exterior updates proposed.
- 3) Improvements to exterior lighting may be required as part of the CUP.
 - Current photometrics and proposed compliant updates are provided in submittal. Work intended to be deferred and completed prior to occupancy.
- 4) Exterior signage requires a separate permit. Current pylon sign is approx. 173sqft, which is not in compliance with §21.304.16(c), which states that Class III sign districts have a maximum of 150sqft for freestanding signage.
 - No signage updates or use intended. Exterior signage permit to be obtained by occupant prior to any changes.
- 5) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide. In order to determine parking calculations, a detailed floor plan is requested.
 - Field verification of interior was performed and floor plan is provided in submittal. Per Bloomington city code, there are 25 required stalls with 31 proposed including 2 ADA spots. Spots to be striped in white.

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

- 1) Must meet 2020 MN State Building Code
 - Acknowledged. Full building code plan to be provided prior to occupancy.
- 2) Must meet 2020 MN Accessibility Code.
 - Acknowledged. Full building code plan to be provided prior to occupancy.
- 3) Building plans must be signed by a MN licensed architect - for exceptions contact Building & Inspections.
 - Acknowledged. Building plans to be signed by licensed architect.
- 4) Provide a detailed code analysis with the plans.
 - Acknowledged. Code analysis deferred until permit submittal. Full code analysis prepared and signed by licensed architect to be provided prior to building work.
- 5) 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.

 - Acknowledged. Met council will be provided prior to or at time of permit submittal.
- 6) If any new tire storage is proposed - please call Building & Inspections to discuss code requirements.
 - No changes to building proposed in submittal, any new tire storage to be discussed with Building & Inspections prior to permit submittal.

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

- 1) Code compliant flammable waste trap and collection system for any interior vehicle and/or flammable storage.
 - Acknowledged. Plans with compliant waste trap specified to be deferred until permit submittal.
- 2) Entire space(s) shall have fully complying sprinkler protection.
 - Acknowledged. Plans with compliant sprinkler system specified to be deferred until permit submittal.
- 3) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
 - Acknowledged. General notes and plan contain note to protect access to FDC and hydrant.
- 4) Maintain emergency vehicle access and circulation throughout the property.
 - Acknowledged and maintained. No changes proposed to access or drive aisles.
- 5) A independent third party protection engineer analysis/report will be required for any lithium battery storage.
 - Acknowledged. No lithium battery storage intended currently. Any incorporation of lithium battery storage would include engineer analysis/report.
- 6) Building/property shall be adequately signed for emergency response.
 - Acknowledged. No signage changes currently proposed. Signage plan to be submitted for signage permit prior to any changes.

Utility Review - Pre-App Contact: Kallie Doeden at kdoeden@BloomingtonMN.gov, (952) 563-8776

- 1) Please confirm if there will impact and/or changes to existing drinking water and waste water utilities
 - No utility or building work proposed at this time.

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

- 1) It appears that this application represents a change in use for an existing building / facility, and that exterior disturbance and/or changes to impervious surface are not proposed. If the scope of work changes and exterior site modifications are proposed, the work will need to comply with the City's Comprehensive Surface Water Management Plan for stormwater management and erosion control.
 - Use is intended to remain minor vehicle repair. No grading, impervious, or building work proposed at this time. Landscaping to be updated as required by City of Bloomington conditional use permit review.

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

- 1) 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.
 - Acknowledged. Contractors to be notified.
- 2) All parking stall striping must be painted white.
 - Proposed restriping to be white. Restriping to be deferred until weather permits.

Environmental Health Review - Pre-App Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) Delineate areas where staff and customer parking is located and the area solely for the repair queue of vehicles
 - Staff parking is proposed on west side of lot with the remainder for customers. There is no intended queuing on site.