

Approved Minutes

City of Bloomington
Development Review Committee
February 24, 2015

McLeod Conference Room
Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Laura McCarthy (Fire Prev) – Chair 952-563-8965 Erik Solie (Env Health) 952-563-8978
Kent Smith (Assessing) 952-563-8707 Randy Quale (Parks & Rec) 952-563-8876
Mark Anderson (Assessing) 952-563-8706 Mike Centinario (Planning) 952-563-8921
Bruce Bunker (Engineering) 952-563-4546 Mike Hiller (Planning) 952-563-4507

Item 2 - Formal	Hayden Murphy Addition
Site address	9301 Bloomington Freeway
Previous DRC Appearance	February 3, 2015
PC Hearing	3/19/2015
Application type	Final Site and Building Plan
Case number	5278A-15
Staff contact	Centinario, Michael x8921
Proposal	Hayden Murphy is planning on adding onto their existing equipment shop located at 9301 East Bloomington Freeway. The expansion is approximately 3,400 square feet to the east of the building. The applicant is proposing concrete panels. Plans submitted as part of the formal application are attached.
Plat name	Lot 1, Block 1, Hayden-Murphy Addition
Decision maker	Planning Commission
Reviews	DRC; Planning Commission
Contact 1 name	Brian Gadiant brian@alwaysbuilding.com ; office: 952.583.9788 mobile: 612.290.6523
Contact 1 address	Momentum Design Group 2395 University Avenue West Suite 206 St. Paul, MN 55114

Guests Present

Ben Ford bford@rehder.com
Brian Gadiant brian@alwaysbuilding.com

Discussion/Comments:

- Mike Centinario (Planning) A formal application has been received. Displayed a site plan provided by the applicant. The focus of the project is a 3400 square foot building addition. During the informal review staff looked back into some records for a variance granted in the early 1990's. That approval set for a site plan which included a parking plan for the site. The site plan

provided at the informal review showed some parking in the right-of-way and the applicants were asked to provide a revised site plan which addressed the parking spaces issue for this review. The applicants have provided a new site plan..

- Randy Quale (Parks & Rec.) No comment.
- Kent Smith (Assessing) No comment.
- Laura McCarthy (Fire Prevention) Fire hydrant placement must be addressed. The closest available fire hydrant is on East Bloomington Freeway. There shall be a hydrant within 150 feet of all areas of the building.
- Bruce Bunker (Engineering) Handed out Public Works Comments to the representatives (see for details). Many of the comments have not changed since the informal DRC meeting. Noted all property lines/easements must be shown and labeled on all plan sheets; maintenance schedule/plan for storm water BMP signed by property owner to be filed on record with Hennepin County, proof of filing must be submitted to Engineering; SAC be satisfied; and add a fire hydrant per Bloomington Fire Department approval.
- Mike Centinario (Planning) Received clarification from the representatives that three elevations of the addition will consist of precast concrete panels and the third elevation (west) will have a portion of the elevation as EIFS. Emphasized the use of EIFS in Bloomington is limited (up to 15% of elevation façade as it is flammable). The submitted site plan shows 30 parking stalls and depending upon the mix-use level, more parking spaces may be needed. Additional parking can be met by adding a few spaces for employees along the southeast corner of the site behind the gate or through proof of parking which would require City Council approval. The south parking area requires a five foot setback which was shown on the 1992 plan approval. This will require the parking to shift five feet to the north and restore the five foot setback area back to turf (24 foot drive aisle is required). Variance to setback requirements can be applied for, although applying for a variance would extend the process. A parking lot island may also need to be installed along the south side parking area. Gadiant stated there is a utility pole in the location where the parking island would be located. Centinario stated he will clarify if there could be any flexibility given to the parking island installation. All rooftop equipment must be screened from view. Lighting plan (west and south of the building) will need to be submitted before a building permit can be issued. Perimeter lighting for parking spaces can be reduced.

The applicant representatives asked for clarification on the process for determining placement of the fire hydrant requirements. McCarthy stated a meeting will need to be set up which will include the applicant representatives, Engineering, Fire and Planning. McCarthy added, depending on the placement, one additional hydrant may suffice and the details will need to be worked out in this meeting. McCarthy noted the first step will be to work with Utilities to determine where the hydrant line can come off the existing water lines at the site, preferably where the water main is already looped so that water pressure can be maintained.

It was determined this item would not need to come back for another formal DRC meeting, but the applicant representatives are encouraged to continue to work with the Engineering/Fire/Planning staff regarding placement of an additional fire hydrant on the site.