

# Approved Minutes

City of Bloomington  
Development Review Committee  
December 16, 2014

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

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## Staff Present

Laura McCarthy (Fire Prev) – Chair 952-563-8965	Erik Solie (Env Health) 952-563-8978
Kent Smith (Assessing) 952-563-8707	Heidi Miller (Police) 952-563-4975
Tim Skusa (Bldg & Inspection) 952-563-8953	Londell Pease (Planning) 952-563-8926
Tim Kampa (Utilities) 952-563-8776	Mike Hiller (Planning) 952-563-4507
Jen Desrude (Engineering) 952-563-4862	Mike Centinario (Planning) 952-563-8921

<b>Item 3 - Informal</b>	12/16/2014 9:35 AM
<b>Project Name</b>	Mercedes-Benz Autohaus Addition
<b>Site address</b>	4901 American Blvd West
<b>Application type</b>	Preliminary and/or Final Development Plan
<b>Staff contact</b>	Mike Centinario 952-563-8921
<b>Proposal</b>	<p>Feldmann's Mercedes Benz is proposing an approximately 7,300 square foot addition to their existing facility. The addition is intended to be a three-lane service center drop off. The addition would be constructed of metal panels and glass and would result in reduction of 24 parking stalls.</p> <p>The former Nissan dealership immediately to the south will be converted to a Mercedes service facility. No changes are proposed for this building or adjacent parking/storage areas.</p>
<b>Plat Name</b>	Lot 1, Block 1, FELDMANN IMPORTS ADDITION
<b>Decision maker</b>	City Council
<b>Replat/Park dedication</b>	Unknown at this time
<b>Reviews</b>	DRC; City Council; Planning Commission

## Guests Present

Ken Piper	kpiper@tanek.com
Guy Feldmann	guyfeld@feldmannimports.com
Joe Feldmann	joefeld@feldmannimports.com

## Discussion/Comments:

- Mike Centinario (Planning) Feldmann's is seeking a major revision to the Final Development Plan for an approximately 7,300 square foot addition to the existing car dealership. The former Nissan dealership would be converted to a service facility.
- Randy Quale (Park & Rec) No comment.

- Kent Smith (Assessing) Asked if all service will move out of the existing building? Feldmann stated about 90 percent and that they were hoping by spring of 2015.
- Erik Solie (Environmental Health) No comment.
- Tim Skusa (Building and Inspection) Clarified the addition would be on the east side of the existing building. Stated he does not see a customer access on the proposed addition exterior. After some discussion, it was noted it may make more sense for the handicap parking to be on the west side of the existing building as access would be better and would not have to cross the service lanes. Skusa confirmed the existing building is sprinklered and stated the addition would also need to be sprinklered.
- Laura McCarthy (Fire Prevention) Auto-Turn exhibit needed for Ladder I fire truck. The turning radius must be maintained with the proposed changes (Desrude can provide the specifications). Fire alarm would need to continue throughout the new building. Changes to the south building will need to address lifesafety systems as well.
- Heidi Miller (Police) Love the design and continue the same great lighting on the property.
- Jen Desrude (Engineering) Handed out Public Works Comments (PWC) to each of the representatives (see for details). Noted that storm water management plan and Nine Mile Creek Watershed District permit will be required since more than 5,000 square feet is being disturbed (see page three of the PWCs). There are also some notes to add to the construction plans, listed on the first few pages of the PWC. Contact Met Council for a SAC determination. Please noted the future Stanley Road extension will affect the parking on these sites which currently have a right-of-way use agreement.
- Mike Centinario (Planning) There is a discrepancy between the stall striping identified on the plan and what has been implemented on site. There must be a minimum of 20 feet in between parking bays for emergency access. In certain locations, it does not appear that drive aisles meet that standard. There must be at least 24 feet width for two way traffic.
  - Because this parcel and the former Nissan parcel were approved as one Planned Development, staff will need additional details regarding the proposed floor areas for sales, service, storage, and number of service bays that would be implemented for both facilities. Those figures should be included in the application narrative and non-inventory parking designated on the plan. The 2009 FDP required 271 parking stalls based on the building use mix, but that will change based on the addition and the former Nissan facility converting to a service facility.
  - The proposed building materials are Alucobond metal panels and glass. Staff will need to review the particular metal panels that are selected to ensure they meet durability and finish requirements, although the City has approved Alucobond panels elsewhere.
  - The lighting on the site currently meets Code requirements. Any relocated fixtures should be noted on site plans.
  - Because this is an FDP revision, review will be by Planning Commission and City Council. City Council is the approval authority.

It was determined this item would not need to come back for Formal DRC.

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Site Address: 4901 American Blvd W

**MERCEDES-BENZ AUTOHAUS ADDITION**

Plat name: **FELDMANN IMPORTS ADDITION**

Final Site & Bldg Plan; Preliminary and/or Final Development Plan – add three lane service

Proposal: center drop off.

**PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW**

City of Bloomington 1700 West 98<sup>th</sup> Street, Bloomington, MN 55431 952-563-4870

**Applicant Information**

Nathaniel Shea, Tanke Architects  
 118 East 26<sup>th</sup> St, Suite 300  
 Minneapolis MN 55404  
[Nshea@tanek.com](mailto:Nshea@tanek.com)  
 Phone: 612-998-8200

**Case No:** 9282AB-15

**1. Development/Services Section (Plats, Easements, Agreements, Misc.)**

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
<b>Miscellaneous Comments</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnish a revised Grading, Drainage, Utility, and Erosion Control plan. Plans shall be reviewed and approved by the City Engineer prior to issuance of permits.	12/15/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MN licensed Civil Engineer must design and sign all civil plans, including Grading, Drainage, Utility and Erosion Control plans.	12/15/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transportation Demand Management (TDM) Plan shall be submitted prior to the issuance of permits.	12/15/14 JCD	
<b>Standard Notes to Add to Plan</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary street signs, lighting, and addresses shall be provided during construction.	12/15/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within Right-of-Way. Permit is required prior to removals or installation. Contact Brian Hansen at 952-563-4543 or <a href="mailto:bhansen@BloomingtonMN.gov">bhansen@BloomingtonMN.gov</a> for permit application and for fee information.	12/15/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Works permit application for underground work within the Right-of-Way is required prior to removal or installation of sanitary, water or storm work within the public right-of-way. Contact Utilities at 952-563-4568 for permit application and for fee information.	12/15/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.	12/15/14 JCD	

## 2. Traffic Section & Street Design / Construction Section

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
<b>Standard Traffic Notes to Add to Plan</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking stalls to be painted with white striping.	12/15/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All construction and post-construction parking shall be on-site – no on-street parking/loading/unloading allowed. (Add to removal, utility or site plan sheets)	12/15/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All public sidewalks shall not be obstructed.	12/15/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage of materials or equipment shall not be allowed on public streets or within public right-of-way. (Add to removal, utility or site plan sheets)	12/15/14 ALM	
<b>Street Design</b>					
<b>Parking</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bicycle parking spaces shall be provided (i.e., bike rack), number to be approved by the City Engineer. Minimum 4 spaces. Show detail.	12/15/14 ALM	

## 3. Water Resources Section

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
<b>Storm Water Comments</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>A Stormwater Management Plan/Report shall be provided which includes:</p> <ul style="list-style-type: none"> <li>o Stormwater Rate Control – No net increase in runoff.</li> <li>o Storm Water Volume Control – no increase in volume.</li> <li>o Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP) <a href="http://www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/waterres/waterres.htm#mgmtplan">www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/waterres/waterres.htm#mgmtplan</a></li> <li>o Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County. Proof of filing must be submitted to Engineering.</li> </ul>	12/15/14 BRG	
<b>Erosion/Sediment Control Comments</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Erosion Control Bond required prior to issuance of permits – dollar amount to be determined by Jen Desrude. Contractor to provide bid prices to install, maintain and remove EC devices.	12/15/14 BRG	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>An Erosion Control Plan shall be provided which includes:</p> <ul style="list-style-type: none"> <li>o Erosion Control BMP locations shown on the plan.</li> <li>o Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the <i>MPCA Protecting water Quality in Urban Areas BMP Manual</i> (Nov. 2000).</li> </ul>	12/15/14 BRG	

			<ul style="list-style-type: none"> <li>o Use of updated City of Bloomington Standard Details from the City of Bloomington website: <a href="http://www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm">www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm</a></li> <li>o No bales allowed for inlet protection and/or ditch checks.</li> <li>o All materials shall meet MnDOT approved materials list: <a href="http://www.mrr.dot.state.mn.us/materials/apprprod.asp">www.mrr.dot.state.mn.us/materials/apprprod.asp</a></li> <li>o Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas.</li> <li>o Include turf establishment plan.</li> </ul>		
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**General Comments**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submit a copy of Nine Mile Creek Watershed District comments and permit prior to the issuance of City of Bloomington permits. Contact Nine Mile Creek Watershed District, Kevin Bigalke, 952-835-2078.	12/15/14 BRG	
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**4. Utilities Division**

**Code Requirements**

Unused water services shall be properly abandoned (Sec. 11.15).

CC = Council Condition of Approval  
 PR = Plan Comments - need to revise plans or satisfy comment, but does not necessitate a Council condition  
 S/R = Suggestions/Recommendations

CC	PR	S/R	Comment	Date & Initial	Date Complete
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**General**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.	12/15/14 ECW	
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**5. Maintenance Section**

No comment.