



Development Review Committee

Approved Minutes

Pre-Application, PL201600062
Meeting Date: April 26, 2016
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Kris Kaiser (Fire Prev) 952-563-8968	Erik Solie (Env. Health) 952-563-8978
Randy Quale (Park & Rec) 952-563-8876	Heidi Miller (Police) 952-563-4975
Duke Johnson (Bldg & Insp) 952-563-8959	Nick Johnson (Planning) 952-56-8925
Bruce Bunker (Eng.) 952-563-4546	

Project Information:

Project	TenderCare Learning Center Day Care Facility
Site Address	8040 OLD CEDAR AVE S, BLOOMINGTON, MN 55425
Plat Name	Unplatted
Project Description	Conditional Use Permit for a 5,300 square-foot day care facility.
Application Type	Conditional Use Permit
Staff Contact	Nick Johnson nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	Makhtal Ahmad (952) 200-4445 makhtal.kofiro@gmail.com
Post Application DRC	YES

Guests Present:

Name	Email
Makhtal Ahmad	makhtal.kofiro@gmail.com

Discussion/Comments:

- Nick Johnson (Planning):
 - Applicant proposes to locate the daycare center at 8040 Old Cedar Avenue, which is a major collector street.
 - They are proposing to serve 90 children, infant to pre-school.
 - The proposed center is located in the southwest portion of the building and is approximately 5,300 square feet in size.
- Kent Smith (Assessing):
 - It appears this parcel will not have to be replatted or platted for any reason. Therefore, there will be no park dedication.
 - The applicant will be leasing the building and not owning it.
- Erik Solie (Environmental Health):

- This center will not be using the existing adult daycare center but will be a new center utilizing the southwest portion of the building.
 - The applicant will have their own kitchen and will have meals catered. They will not be preparing meals at this center. The applicant has not yet established the process for the catering.
 - Regulations from the Health Department require a commercial kitchen. Depending on what the applicant does will determine what fire and building regulations will need to be followed. If they cook on this site there are certain requirements that will need to be followed and if they just serve there are different regulations that will need to be followed.
 - Applicant indicated they plan to do no cooking at this facility but to only have food brought in.
 - Snacks such as juices, etc. will have to be stored properly.
 - Internal trash is required. The applicant indicated they will be sharing the existing trash area.
 - Commercial equipment is required in the kitchen area, no domestic equipment is allowed.
 - A three compartment sink is also required.
 - Staff will sit down with the applicant once they have a more detailed plan to review all requirements.
- Duke Johnson (Building and Inspection):
 - Because of the Code requirement that 100 or more toddlers requires a second exit to the outside, the applicant may want to consider changing their layout. They can also go into the corridors.
 - The applicant was presented with a markup plan including all code requirements to be provided to the applicant's architect. The architect should contact staff with any questions.
 - In response to a question as to whether or not the adult daycare is still in this building, the applicant stated there would be a new tenant operating as an adult daycare. Nick Johnson said it was his understanding that the existing adult daycare is still in operation. This is unclear and is something staff will work on to clarify.
- Kris Kaiser (Fire Prevention):
 - Provided the applicant with a handout regarding what is required in child care centers. Classification depends on the sprinklers, etc.
 - A full alarm system is required.
 - Staff would be happy to meet with the applicant's architect to review these requirements.
- Heidi Miller (Police):
 - Questioned how the applicant is going to keep the adults in the adult daycare separate from the children. Applicant explained each group will have their own space and the children will be monitored at all times. He does not expect there will be any infractions by either group.
 - There is some concern with the existing lighting.

- Bruce Bunker (Engineering):
 - Provided the applicant with comments from both Engineering and Utilities.
 - The applicant will need to satisfy and pay the Sewer Availability Charge (SAC) before any permits are issued.
 - On the west side of the lot there is an existing playground area and the applicant was asked what type of surface they would be using on this area. The applicant responded they are considering turf. If the play area is ripped up the applicant will need to provide Engineering with a full set of plans.

- Eileen O'Connell (Public Health):
 - A lactation room is not required if there are fewer than 50 employees, however, it is suggested they have one. The applicant indicated they will have 12 employees.

- Nick Johnson (Planning):
 - With 12 employees, at a maximum shift, 12 parking stalls will be required. When the adult daycare use was approved in 2014, 26 stalls were required. Staff needs documentation as to how many participants there will be on this site to develop a current parking calculation. Staff will need to review the calculation to be sure what the required parking is going to be. The applicant explained the adult daycare has a license for 45 clients. Staff will review this further with the applicant and building owner.
 - Any play apparatus over 4 feet in height requires a 15-foot setback from the side and rear property lines. If the applicant is proposing to do some severe work on the play area, both Planning and Engineering would need to review this.
 - This property is in conformance with lighting. At the time of the approval of the adult daycare center a proof of lighting agreement was approved. At that time additional lighting on the far western portion of this site was not required. Should staff feel the site is not functioning properly, the City could require the property owner to add lighting to the site.

Duke Johnson said he would like to see this item come back to Formal DRC with more definitive plans.