

# Approved Minutes

City of Bloomington  
Development Review Committee  
September 30, 2014

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

## Staff Present

Laura McCarthy (Fire Prev) – Chair, 952-563-8965	Erik Solie (Environmental Health) 952-563-8978
Kent Smith (Assessing) 952-563-8707	Glen Markegard (Planning) 952-563-8923
Duke Johnson (Bldg. & Inspection) 952-563-8959	Dennis Fields (Planning) 952-563-8925
Jen Desrude (Engineering) 952-563-4862	Eric Wharton (Utilities) 952-563-4579
Denise Dargan (Engineering) 952-563-4629	Heidi Miller (Police) 952-563-4975

<i>Item #4: Informal</i>	Captain Canine - Pet Services Facility
<i>Site address</i>	9730 Irving Avenue S
<i>Previous DRC Appearance</i>	N/A
<i>Application type</i>	Conditional Use Permit
<i>Staff contact</i>	Fields, Dennis (ext. 8925)
<i>Proposal</i>	<p>The applicant desires approval of a CUP. The plan is to provide kennels, accommodating up to 36 dogs at peak times (this includes kenneled dogs).</p> <p>There are no vet services proposed although pet grooming may be added at a later date. They would use the 14,080 square foot space. Anticipated hours of operation would be Monday-Friday 6:30 am-7:00 pm and Saturday and Sunday from 8:00 am to 6:00 pm. A 6 foot high fence is proposed for a play area.</p> <p>The only exterior work on the site would be the fenced dog run area. Otherwise, interior work only is proposed.</p>
<i>Plat name</i>	Unplatted
<i>Decision maker</i>	Planning Commission
<i>Replat/Park dedication</i>	Unknown at this time
<i>Reviews</i>	DRC; Planning Commission
<i>Contact 1</i>	Kari Kendall < kkendall@kendallcommercial.com > (952) 884-4888 Office > (952) 220-5024 Mobile
<i>Contact 1 address</i>	Kendall Commercial Advisors, Inc. Brokerage, Development, Property Management P.O. Box 385845, Bloomington, MN 55438

## Guests Present

Carol Mielke > cmielke63@outlook.com  
 Patrice Masche > pm103@msn.com  
 Kari Kendall > kkendall@kendallcommercial.com > 952.220.5024

## Discussion/Comments:

- Dennis Fields (Planning):

- The applicant desires approval of a Conditional Use Permit, which can stop at Planning Commission. This location is zoned I-3. They would use two levels, 14,080 square foot space. A 6 foot high fence is proposed for a play area. Fields asked if there is some private parking easement for south property. Applicants stated they have not been made aware of a private easement. Fields stated that it may change the fenced area for required parking. Applicant asked how to find out if there is an easement. Kent Smith suggested that they check at the County Recorder's office. Will need to maintain a 24-foot wide drive aisle in order to get access to additional spaces if being used as parking spaces.
- Kent Smith (Assessing):
  - No comment
- Erik Solie (Environmental Health):
  - When getting a boarding license, please call David Boberg (952-563-8972).
- Duke Johnson (Building and Inspection):
  - Asked applicants about the current elevator. Applicants confirmed there is one on the south end, but is listed as freight elevator. Provided list of current City of Bloomington codes to provide to the architect. Johnson stated that a freight elevator might not meet the code. Will need to consult with state elevator inspector for handicap accessibility.
- Laura McCarthy (Fire Prevention):
  - This building is unsprinklered – occupancy use changes will require sprinkler installation.
  - Parking lot area is a concern for Fire Department. Losing a lot of access with unsprinklered building. McCarthy said the fence is an obstruction and suggested no fence. .
  - Applicant asked how this site differs from another dog daycare site off of American Blvd. Staff discussed differences.
  - Need entry points into building with truck access.
  - Miller suggested an oval racetrack for dogs. In corners, create somewhat of an oval picture frame. The corners could be the area for the dogs.
  - McCarthy reiterated the need for access to and in the building and the issues with the building being unsprinklered.
  - Staff brainstormed options for fencing, truck access, and dog tracks. There is fenced run from double doors to larger fencing area. Fields mentioned a square on northwest section that could leave 50% open and will allow access for fire. No cars can be parked there with this option. Applicants to work one-on-one with Fields and McCarthy on additional details for parking and fence concerns.
  - Fields asked about material changes for dog run area. Applicants stated that artificial turf will be used.
  - Fields stated that fence would require screening. Tarp fence is not an approved screening material. South side and James Avenue would need screening.
- Heidi Miller (Police):
  - Locks, lights, alarms.
  - Asked if bathing would be offered. Applicant stated that it would depend on length of stay.
- Jennifer Desrude (Engineering) provided Public Works comments sheet
  - If doing exterior changes, other than the fence, will need civil plans. Changes to the parking lot would require civil engineering plan.
  - Will require a bike rack.

- No on-street parking allowed along Irving Avenue.
- If changing to turf, dog waste must be collected and disposed of properly. Waste cannot be hosed/washed down the storm drain.
- Eric Wharton (Utilities):
  - Clarified with McCarthy that sprinkling is not a requirement. McCarthy stated that changing use would require the building to be sprinklered.
  - Very poor hydrant coverage. Water supply is inadequate for operation if a sprinkler system is added.
  - SAC determination will be needed for new use. Will likely be due for kennels and grooming. Does not depend on plumbing, but will depend on new use.
  - If there are no building permits issued, a SAC determination may not be required.
- Dennis Fields (Planning):
  - Will need Conditional Use Permit that can stop at Planning Commission as long as code compliant.
  - Will require final site and building plans. Can either be done in conjunction with the applicant, or can be done administratively after the fact, which would be cheaper.
  - Will want to check lighting compliance for parking to ensure site meets lighting code. Can do a check to ensure it meets minimum requirements.
  - East parking lot adequate for parking requirement.

Staff agreed this will need to come back for Formal.