

Approved Minutes

City of Bloomington
Development Review Committee
November 12, 2014

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
 Duke Johnson (Bldg & Inspection) 952-563-8959 Dennis Fields (Planning) 952-563-8925
 Londell Pease (Planning) 952-563-8926 Bernadette Gillespie (Bldg & Insp) 952-563-4709
 Jen Desrude (Engineering) 952-563-4862

Item 2- Formal	Mugshots Coffee Company
<i>Site address</i>	10518 France Avenue
<i>PC Hearing</i>	12/4/2014
<i>Application type</i>	Conditional Use Permit
<i>Case number</i>	10770A-14
<i>Staff contact</i>	Fields, Dennis x8925
<i>Proposal</i>	Hillside Church of Bloomington would like to open Mugshots Coffee Company, a place where the church and community can come together in a non-traditional setting with a specific target market of millennials (ages 18-30). We envision a place where we can provide exceptional, artisan coffee, offer meeting space for businesses and community organizations, host local artists and musicians and offer regular gatherings that meet the needs of our target market in the area.
<i>Staff comments</i>	This would be a Conditional Use Permit for a Restaurant and would need City Council approval due to requested shared parking flexibility.
<i>Decision maker</i>	City Council
<i>Reviews</i>	DRC; City Council; Planning Commission
<i>Contact 1 name</i>	Ben Saine; benjamin.saine@gmail.com ; 763-229-3443
<i>Contact 1 address</i>	4300 W. 98th St. Bloomington, MN 55437

Guests Present

Ben Saine benjamin.saine@gmail.com
 Tom Kendall tkendall@kendallcommercial.com

Discussion/Comments:

- Dennis Fields (Planning) went over narrative for item 2 and explained the plans. Main concern is the parking.
 - Seating limits must be consistent with the shared parking study, subject to approval by Engineering Division. Need clarification from applicant regarding the use of the space.

- The CUP will trigger compliance with lighting and landscaping.
 - There are several trees missing from the approved plan dated September 8, 1983. These trees must be replaced or a revised landscape plan meeting the current City Code submitted. Fields stated a landscape bond will be needed because of winter and inability to replant the trees and landscape, condition of approval for future landscaping being done for spring. Applicant asked what the value of the bond was and Pease explained that the bond is based on # of trees. Pease stated that if the amount of trees was not significant then they could hold back less for the bond. Fields stated that if it is not significant they can speak separately about this. The parking lot and security lighting must be brought into compliance, which requires two foot-candles maintained anywhere on the parking surface except for the perimeter 25 feet, which is one foot-candle. Photometrics should be submitted for review and approval. If requested, staff can test the current lighting levels to verify if it meets current code requirements.
 - With live music, potential for noise is always a concern and for noise complaints.
- Kent Smith (Assessing) No comment.
- Erik Solie (Environmental Health)
 - Will the entire café be opened to the outside or just to the one room with the overhead door? Applicant confirmed just the one room. A doorway will be blocking passageways between the coffee bar area and the separate room? Applicant confirmed. Solie gave info on garbage enclosure and application packet.
- Duke Johnson (Building and Inspection)
 - The hallway isn't large enough leading to the bath room, minimum width required is 44 inches. Saine stated he spoke with the architect and the hallway width will be changed per architect.
 - The occupant load will need to be posted for the two rooms.
 - The door swing on the interior door between the coffee bar and the event room will need to swing out even though not marked as an exit.
 - Exterior seating has to be shown on the plan for SAC determination. 112 seats were counted by Johnson and verified by Saine. Saine stated that is what the designer drew up. Fields stated that the seating study and space will need to meet the parking study. The CUP will contain conditions to this effect also the Fire Marshal may have comments on enforcement for seating and exterior seating will need to meet the same parameters. Johnson also noted that the second exit will need to be cleared and maintained in the winter regarding snow, for fire exit and access.
- Laura McCarthy (Fire Prevention)
 - Fire alarm system will be based on the occupancy classification and stated that Plan Reviewer will work with the architect and the plan reviewer on that determination.
 - Because the space is being utilized in different ways it will be required that the occupancy load with seating plan is posted for all approved seating arrangements including musical/artistic events, meetings and normal operations. Each different use configuration that is used will need its own individual plan. McCarthy stated restrictions will be different for different types of use.
 - Provide appropriate life safety systems for an assembly occupancy.

- Piranha hood suppression system will be required if menu includes food items requiring a type I hood system. Depending on type of hood system, this will determine the fire suppression system which will be determined when plans are submitted.
- Fire and police are concerned about the limited lighting on the north side of the site. McCarthy asked where outdoor seating will be located. Fields pointed out on the plans where it will be.
- Laura McCarthy on behalf of Heidi Miller (Police)
 - Comments- Locks, lights and alarms will help to reduce crime at your business.
 - Limit cash on site and have a minimum of two employees close.
 - Keep windows clear (up 25% of the window space can be covered).
Visit RAIDSonline.com to learn more about the crime in the immediate neighborhood. There has been a recent uptick in crime in the area and the patrols are giving it some extra attention.
- Jen Desrude (Engineering) handed applicant Public Works comments and noted the following:
 - Engineering staff will work with Planning and the applicant regarding the condition of approval for limitations on the use of the space per the Parking Study.
 - Bike rack needs to be added.
 - Sewer availability charge, contact Met Council for that amount.
- Londell Pease (Planning) stated that the code states “assembly” and “places of assembly” have vast differences so the intended use must be clear. This is not being reviewed under the “place of assembly” performance standards.
 - With potential outdoor seating, the parking requirements regarding the curb to seating area needs 7ft clear space. Pease asked if will be like 318 restaurant regarding their use and sales of tickets for space. Saine stated that there will be limited food and they would only be able to have room for 60 people in regards to the parking study.
- Fields- explained that a separate meeting can be held regarding the conditions on seating and the occupancy.