



PL2022-92  
PL202200092

June 09, 2022

Nova Vet Clinic  
Ryan Jones  
9021 Penn Avenue S  
Bloomington, MN 55431

RE: Case # PL2022-92  
9056 Penn Avenue South

Dear Mr. Jones:

At its regular meeting of June 2, 2022, the Planning Commission approved a Conditional Use Permit for a pet services facility in an existing building (Case # PL2022-092 ). An appeal of the decision was not received, so the permit is now in effect.

The approval is subject to conditions that must be satisfied before issuing a Grading, Footing, Foundation, or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit A sidewalk must be provided to link the primary entrance of each building on site with the public sidewalk network.
4. Prior to Permit Operational documents must be submitted that describe operational and management practices including cleaning and maintenance plan, disposal methods for all animal waste material and plan for mitigation of noise and odors.
5. Prior to Permit Engineering detail must be provided demonstrating sound attenuation to STC rating of 55 or higher for such common walls and ceilings.
6. Prior to Permit A revised landscaping plan must be submitted to show replacement of removed or deceased landscaping material.
7. Prior to Permit Modify the floor plan to show code compliant trash and recycling areas.
8. Prior to C/O Noise testing by a qualified noise professional demonstrating sound attenuation to STC 55 or higher for building walls or ceilings shared with another use must be provided.
9. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
10. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and a Uniform Design Plan must be submitted for review and approval.

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Should you have any questions regarding this decision, please contact Elizabeth O'Day, Planner, at (952) 563-8919 or [eoday@BloomingtonMN.gov](mailto:eoday@BloomingtonMN.gov).

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP  
Planning Manager