



March 18, 2024

Lyndale Plant Services
ATTN: David Balyeat
301 W 92nd St
Bloomington, MN 55420

RE: Case # PL202400022, 8945 LYNDAL AVE S

Dear Mr. Balyeat:

As outlined in City Code Section 21.501.01(c), I have administratively approved a minor revision to the Final Site and Building Plans for site modifications to an existing single tenant building (Case # PL2024-22).

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 parking lot permit must be submitted to accommodate the proposed changes.
2. Prior to Permit A building permit must be submitted to accommodate the proposed changes.
3. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements. See §21.301.07.
4. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
5. Prior to Permit A right-of-way obstruction permit is required.
6. Prior to Permit A private common driveway/access agreement must be filed with Hennepin County and proof of filing provided to the Engineering Division.
7. Ongoing All loading and unloading must occur on site and off public streets.
8. Ongoing All trash and recyclable materials must be stored inside the principal building. See §21.301.17
9. Ongoing No on-site retail sales may be conducted on-site unless more parking is added.
10. Ongoing Exterior storage area must be fully screened where visible from the public right-of-way consistent with § 21.301.15 of the city code.

Should you have any questions regarding this decision, please contact Liz O'Day, Planner, at (952) 563-8919 or coday@BloomingtonMN.gov.

Sincerely,

A handwritten signature in black ink that reads "Glen Markegard". The signature is fluid and cursive, with the first name "Glen" and last name "Markegard" clearly distinguishable.

Glen Markegard, AICP
Planning Manager