



NOTICE OF PUBLIC HEARING

By the Planning Commission

The Bloomington Planning Commission will hold a public hearing on September 19, 2024 at 6:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as permitted by State law, to consider File #PL202400150, an application for Preliminary and final development plans for an approximately 54,000 square foot, two-story auto dealership facility at 1601 and 1701 American Boulevard, 1600 West 81st Street, and 8033 Knox Avenue South, Bloomington, Minnesota.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Elizabeth O'Day, Planner, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027. (952) 563-8919 or eoday@BloomingtonMN.gov

(Publish 9/5/24)



NOTICE OF PUBLIC HEARING

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WHY YOU ARE RECEIVING THIS NOTICE:

State Statute and/or City Code require notice to be given to surrounding property owners prior to consideration of certain applications. This notice provides information so that you may attend a public hearing or otherwise express your views regarding the proposal.

CASE FILE NUMBER:

PL202400150

APPLICANT:

The Luther Company LLLP (owner and user)

PROPERTY ADDRESS:

1601 and 1701 American Boulevard West, 8033 Knox Avenue South and 1600 West 81st Street

PROPOSAL:

Preliminary and final development plans for an approximately 54,000 square foot, two-story auto dealership facility.

DATE, LOCATION, AND TIME OF HEARING:

09/19/2024, 06:00 PM
City Council Chambers - Bloomington City Hall
1800 West Old Shakopee Road

**HOW YOU CAN PARTICIPATE:
(Please include Case File number above when corresponding)**

1. Review application materials at www.blm.mn/plcase and enter "PL202400150" into the search box;
2. Submit a letter or e-mail to the contact below expressing your views;
3. Attend the hearing and give testimony about the proposal; and/or
4. Contact the Planning Division using the information below.

FURTHER INFORMATION:

Elizabeth O'Day, Planner
1800 West Old Shakopee Road
Bloomington, MN 55431-3027
Phone: 9525638919 Email: eoday@BloomingtonMN.gov

PROVIDING NOTICE TO TENANTS: If you are the registered owner or taxpayer of a property affected by this notice, and you lease or rent all or part of the property to other persons or businesses, the City Code requires you to notify each tenant or lessee. You may either post this Notice in a conspicuous place within the building or notify each tenant or lessee individually.

PROVIDING NOTICE TO OWNERS: If you are a tenant in a property affected by this Notice, please inform the owner or property manager that you have received this Notice of Hearing.

TENNESSEN WARNING: Please take notice that any written or email correspondence received by the City in relation to this case file will be classified as government data pursuant to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. Under the Data Practices Act, some or all of the data included in your correspondence is classified as public data, including your name, address, email address, phone number, and other personal information provided by you. Public data is available to anyone requesting it and consists of all data furnished in the correspondence. Please be advised that the correspondence will be added to the public case file, and to the public agenda materials for the Planning Commission and/or the City Council. These materials are available to the public and are posted on the City's website. The purpose and intended use of the information contained in your correspondence is to assist the Planning Commission and/or City Council in reaching a decision on the case file presented.