



January 3, 2025

David Krenz
McGough
2737 Fairview AVE N
St. Paul , MN 55113

RE: Case # PL2024-237, 2401 East 86th Street

Dear David Krenz:

As outlined in City Code Section 21.503.01(c)(1), I have administratively approved a minor revision to the Final Development Plan for site modifications for an existing office building (Case # PL2024-237).

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 for all required changes to accommodate the proposed modifications be obtained.
2. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed. See §21.301.15
3. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements. See §21.301.07.
4. Prior to Permit A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
5. Prior to Permit An erosion control surety must be provided. See §16.08(b)
6. Ongoing Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code.
7. Ongoing All loading and unloading must occur on site and off public streets.

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

Sincerely,

A handwritten signature in blue ink that reads "Glen Markegard".

Glen Markegard, AICP
Planning Manager