



December 26, 2025

Angels Among Us
ATTN: Nikkii Minke
8124 Clinton Ave S
Bloomington, MN 55420

Pickle O, LLC
ATTN: Steve Schoeben
400 American Boulevard East
Bloomington, MN 55420

RE: Case # PL202500182 – CUP for Angels Among Us daycare
400 American Boulevard East (previously 403 East 78th Street)

Dear Ms. Minke and Mr. Schoeben:

At its regular meeting of December 18, 2025, the Planning Commission approved a Conditional Use Permit (CUP) for a daycare facility within an existing office/warehouse building (Case #PL202500182).

The approval is subject to conditions that must be satisfied before issuing a 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 (see § 21.301.04(g)).
4. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements (see § 21.301.07).
5. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (see § 21.301.15).
6. Prior to Permit Food service plans must be approved by the Environmental Health Division (see § 14.360).
7. Ongoing The day care use is limited to as shown on the approved plans in Case File #PL2025-182.
8. Ongoing All pickup and drop-off must occur on site and off public streets.
9. Ongoing Trash and recycling storage facilities must comply with City Code (see § 21.301.17)
10. Ongoing Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code. Sign permits must be obtained prior to the installation of any building or freestanding signs.

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

Sincerely,



Nick Johnson
Planning Manager