



Comment Summary

Application #: PL202500152
Address: 541 W 90TH ST, BLOOMINGTON, MN 55420
Request: Cannabis Dispensary (retail) located at 541 W 90th St
Meeting: Pre-Application DRC - October 14, 2025

**NOTE: All comments are not listed below.
Please review all plans for additional or repeated comments.**

Planning Review - Pre-App Contact: Liz O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

- 1) The retail space requires 13 parking spaces. The approximate 1,000 square foot storage space in the back requires 1 space for a total of 14 spaces for the entire building. It is unclear how many spaces are on-site due to the storage of the previous tenant.
- 2) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2 foot-candles is required on the parking surface (which may be reduced to 1 foot-candles for the outer perimeter of the parking lot.

The existing flood lights must be replaced with Code complying fixtures.
- 3) Is there an access agreement on file with the neighboring property? If not, an agreement must be recorded and filed with Hennepin County.
- 4) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 5) Provide a sidewalk connection from the building to public sidewalk or street.
- 6) Retail is allowed in the Transitional Industrial zoning district.
- 7) A sign permit application is required for any new building sign and face change of the existing freestanding sign.
- 8) It appears there are existing dock doors here now. Will the overhead doors be removed? If so, elevating drawings are required to show what will be filled in here.
- 9) Please show on plans what the back space will be used for. Due to limited parking, the space may be only used as storage/warehouse use.
- 10) All parking stall striping must be painted white.
- 11) If there is any site disturbance, trees and shrubs may be required to be installed.

Building Department Review - Pre-App Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) Building plans must be signed by a MN licensed architect.
- 4) Provide a detailed code analysis with the plans.
- 5) Per MN State Statute 1306.0020 - building is required to be sprinklered.

Fire Department Review - Pre-App Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) Entire space(s) shall have fully complying sprinkler protection.
- 2) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.

- 3) Maintain emergency vehicle access and circulation throughout the property.
- 4) Additional requirements apply to manufacturing and/or grow operations.
- 5) Building/property shall be adequately signed for emergency response.
- 6) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Water Resources Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) It appears that the proposed work consists of interior improvements. If exterior improvements and/or site disturbance are proposed, provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

Utility Review - Pre-App Contact: Kallie Doeden at kdoeden@BloomingtonMN.gov, (952) 563-8776

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 4) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information. With the proposed new hydrant and 6" water service with combination fire/domestic, a utility permit will be required.
- 5) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference. Based on the information provided in the pre-application, it does not appear that food/consumable preparation will be on-site (and therefore no grease interceptor is currently needed), but please confirm if consumables will be prepared on site.
- 6) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Per the Fire Department review, a new hydrant will be required.
- 7) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Per the Fire Department review, a new 6" water service will be required to the building with a combination fire and domestic service to provide both potable water and fire sprinkler systems.
- 8) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. With the new 6" water service (with combined fire/domestic), a new tap will be required as part of the utility permit.

Traffic Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 2) Provide a sidewalk connection from the building to public sidewalk or street.
- 3) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

Clerk's Office Review - Pre-App Contact: Matt Brillhart at mbrillhart@BloomingtonMN.gov, (952) 563-4923

- 1) This location is eligible for a retail cannabis business license. Please provide an update on your license application status with the Office of Cannabis Management (OCM). The City will issue the local registration following your license approval by OCM. This is consistent with OCM's recommendation for cities that do not have a cap on the number of licenses.

Environmental Health Review - Pre-App Contact: Dan Devers at ddevers@BloomingtonMN.gov, (952) 563-8975

- 1) Any food or beverages offered for sale will require Environmental Health Plan Review and a Food Establishment License. Gummies, Seltzers, Edibles, etc. that contain Cannabinoids are not considered "food" under MN State Food Code and are not subject to these requirements.

