



Comment Summary

Application #: PL202500203

Address: 8101 34TH AVE S, BLOOMINGTON, MN 55425

Request: Major revision to Final Development Plans to reduce parking requirements at 8101 34th Avenue S. to allow for a retail tenant.

Meeting: Planning Commission - January 22, 2026
City Council - February 02, 2026

NOTE: All comments are not listed below.

Please review all plans for additional or repeated comments.

Building Department Review 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) Plumbing fixture count shall meet requirements of Table 2902.1 of the 2020 MN Building Code.

Environmental Health Review Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) 1. any odors coming from this business to other tenants or the exterior will be required to have odor control
2. consumption lounge? no indoor smoking/vaping allowed
3. provide vending machine licenses

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

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
- 3) Entire space(s) shall have fully complying sprinkler protection.
- 4) A third party protection engineer code analysis for the building sprinkler system may be needed to ensure adequate protection for the commodity, storage arrangement and operations of the business.
- 5) Building/property shall be adequately signed for emergency response.

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

- 1) It appears that the proposal does not involve exterior site disturbance and/or disturbance to impervious surface. If the proposal is modified to involve exterior site disturbance, then provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

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

- 1) Show location of a bike rack and bike rack detail on the 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.
- 4) Verify drive aisle width and parking spaces meet the City Code requirements (21.301.06).
- 5) Verify parking stall dimensions are 9'x18' minimum and drive aisle is 24' minimum
- 6) How will visitors know to park here, will there be signage?
- 7) Show customer and staff entrance locations

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

- 1) Any new or substantial remodel of a food service facility must provide a grease interceptor and proof of executed grease interceptor maintenance agreement filed with Hennepin County. Grease interceptor must be sized for fixture flow per MN Plumbing Code and for 90-day cleanout frequency per manufacturer recommendation; provide calculations for City review. Please provide more information on if or what consumables will be prepared on site to determine if a grease interceptor will be required.
- 2) If there are changes proposed by the Fire Dept. that impact the water utility, please include those water utility impacts in the next round of review.
- 3) Please provide more information on the proposed business. Depending on what type of cannabis business will be on site, may need industrial wastewater permit from Metropolitan Council.