



PL202500083  
PL2025-83

July 10, 2025

Steve Furlong  
8140 Lea Road  
Bloomington, MN 55438

RE: Case # PL2025-83  
8525 and 8545 Penn Ave S

Dear Steve Furlong:

At its regular meeting of October 19, 2020, the City Council approved the Final Development Plans for 15 townhomes located at 8525 and 8545 Penn Avenue South (Case #PL2020-133). At its regular meeting on August 8, 2022, the City Council adopted a resolution approving a Change in Condition for the project (Case #PL2021-50). On October 15, 2024 a minor revision to Final Development Plans was administratively approved (Case #PL2024-104). Final Development Plans approval is valid for a two-year period, therefore expiring on August 8, 2024. This approval was extended to August 8, 2025 (Case #PL2024-134).

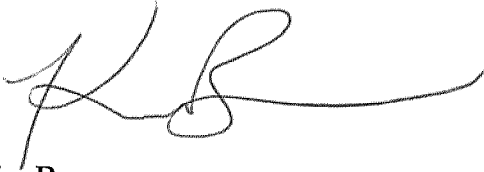
Under the provisions of Section 21.501.03(f) of the City Code, you are now requesting a second one-year extension for the approved Final Development Plans (Case #PL2025-83). Approval of a one-year extension would establish **August 8, 2026** as the new expiration dates for the Final Development Plans approved in Case #PL2020-133, #PL2021-50 and #PL2024-104. No more extensions can be requested for Final Development Plans.

Per the requirements of Section 21.503.03(f) of the City Code, I am approving the requested one-year extension based on the findings that the applicant is making a good faith effort to make progress on the Final Development Plans, subject to the following conditions:

1. Ongoing The expiration date for Final Development Plans approved as part of Planning Case #PL2020-133, #PL2021-50, and #PL2024-104 is August 8, 2026.
2. Ongoing All conditions of preliminary and final development plan approval in Planning Case #PL2020-133, #PL2021-50 and #PL2024-104 also remain in effect. Continued compliance with these conditions is required.
3. Ongoing All conditions of grading permit PRGR202309419 are also still in effect. Perimeter erosion control should be maintained and the site should have vegetation coverage where possible.

Should you have any questions regarding this decision, please contact Dakota Kastenday, Planning Supervisor, at (952) 563-8926 or [dkastenday@bloomingtonmn.gov](mailto:dkastenday@bloomingtonmn.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Berggren', with a long horizontal flourish extending to the right.

Kim Berggren  
Community Development Director