



Comment Summary

Application #: PL202500205

Address: 333 W 86TH ST, BLOOMINGTON, MN 55420

Request: A Conditional Use Permit for indoor agriculture (cannabis cultivation) facility in a multi-tenant industrial building located at 333 West 86th Street.

Meeting: Planning Commission - January 22, 2026

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

Planning Review Contact: Dylan Palmer at dpalmer@BloomingtonMN.gov, (952) 563-8918

- 1) There is an approved landscaping plan on file for this site. Please ensure all plantings are made prior to operation.
- 2) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter of the parking lot).
- 3) Interior trash and recycling must be provided (see City Code Section 21.301.17).

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) SAC review by MET council will be required.

On January 2nd, 2025, the City of Bloomington implemented a City SAC charge. The cost will be \$2,026 per City SAC unit. The amount of SAC charged will mirror the MET Council Determination. This applies to any permits submitted on or after 01/02/25.

- 6) A report shall be submitted identifying the maximum expected quantities of Hazardous Materials. The report shall be prepared by a qualified person, firm, or corporation.
- 7) A separate building permit is required for each tenant.
- 8) Provide required accessible stalls per 2020 MN State Accessibility code.

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) The sprinkler system may need to be upgraded in the spaces depending the amount of additional plastics/combustible materials.

- 4) A third party protection engineer code analysis for the building sprinkler system may be required to ensure adequate protection for the commodity, storage arrangement and operations of the business.

Utility Review 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) Coordination with Utilities and Fire if additional fire protection is necessary.
- 4) Any new or substantial remodel of a consumable 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.
- 5) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) Permit may be required for industrial wastewater with Metropolitan Council.