Comment Summary

Application #: PL202500204

Address: 9200 LYNDALE AVE S, BLOOMINGTON, MN 55420

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) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candles for the outer perimeter of the parking lot. Values below 1.0 are found on the entrance drive from Lyndale.

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

1) Separate Parking Lot permit required for this scope of work.

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

1) 1. Delineate areas where staff and customer parking is located and the area solely for the repair queue of vehicles
2. No storage of junk vehicles or vehicles with expired tabs
3. Exterior storage incidental to the primary use and not a display of merchandise must be fully screened so as not to be visible from adjoining or adjacent lands. All screening must be consistent with the standards in § 21.301.15. Before the erection of any screening required by this section, the plans for such screening must be approved by the Planning Manager.

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

1) A independent third party protection engineer analysis/report will be required for any lithium battery storage.
2) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
3) Code compliant flammable waste trap and collection system for any interior vehicle and/or flammable storage.
4) A third party protection engineer code analysis may be required for the building sprinkler system to ensure adequate protection for the commodity, storage arrangement and operations of the business.
5) Building/property shall be adequately signed for emergency response.

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

1) There is an existing sanitary maintenance manhole about 25 ft northeast from the northeast corner of the building. Please make sure this is on the plan set, so it's taken into account with the vegetation plan.
2) Comment from PL202500142 pre-application: "Please confirm if there will impact and/or changes to existing drinking water and waste water utilities". Applicant has confirmed there are no proposed changes to water/wastewater utilities at this time. If there utilities impacts in the future, review will be required.