

# Conditional Use Permit (CUP) Application

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**Property:** 333 W 86th Street, Bloomington, MN 55420

**Parcel ID:** 10-027-24-22-0040

**Owner / Applicant:** Peters Properties, LLC

**Contact:** Roger Peters – Building owner

**Total Building Area:** 37,500 square feet

**Suites Included:** Suite A (2,000 SF), Suite J (5,200 SF), Suites N & K (3,600 SF), Suites M & L (3,600 SF)

## **Request for Conditional Use Permit for Indoor Cannabis Cultivation**

This application seeks approval for a Conditional Use Permit (CUP) authorizing indoor cannabis cultivation within up to five discrete suites of the existing 37,500 square foot industrial building at 333 W 86th Street. The CUP will apply to the entire site, allowing multiple tenants to operate cultivation spaces within Suites A, J, N & K, and M & L, totaling up to 14,400 SF. Each suite will be improved under individual building and fire permits and operated by licensed cannabis cultivator tenants meeting or exceeding all applicable City, State, and Fire Code standards.

## **Narrative and Findings Statement**

Indoor cannabis cultivation will occur entirely within enclosed building spaces. Activities include propagation, vegetative growth, flowering, drying, trimming, curing, and packaging for wholesale transfer. No retail sales, consumption, or solvent-based extraction are proposed under this CUP.

Each tenant space will include secure entry, cultivation areas, drying/curing rooms, mechanical and electrical service areas, and odor mitigation systems. Odor mitigation will utilize activated carbon filtration or equivalent media integrated into HVAC systems to ensure zero odor detection at property boundaries.

All tenants will comply with City Code §21.302.22 (Cannabis Businesses) and Minnesota Statutes Chapter 342, including odor control, recordkeeping, security, and waste disposal requirements.

### **Schedule for Commencement**

CUP approval is anticipated at the Planning Commission meeting on December 18, 2025.

Building permit submittals for individual suites will follow within 45–60 days after approval.

Construction and tenant build-outs will proceed as tenants are secured and building permits are issued.

### **Facility Size**

Suite A — 2,000 square feet

Suite J — 5,200 square feet

Suites N & K — 3,600 square feet

Suites M & L — 3,600 square feet (proposed future expansion)

Total CUP area authorized: up to 14,400 SF within the 37,500 SF building.

Depending on tenant demand, any combination of one or more suites may be occupied at a given time. Each tenant occupying any of these suites will apply for separate building and fire permits prior to construction or occupancy, submit detailed plans for review, and demonstrate compliance with all City of Bloomington and Office of Cannabis Management regulations.

Roger Peters will provide updated tenant information each time a new tenant is proposed so that parking ratios can be verified through an updated parking analysis before occupancy.

### **Equipment Specification**

Because tenants may use different technologies, specific equipment for lighting, HVAC, humidity control, odor mitigation, and fire suppression will be supplied with each building-permit package for the corresponding suite. No work will commence until that permit has been reviewed and approved.

## **HVAC, Odor Control, and Fire Protection Systems**

### **HVAC and Climate Control**

Each suite will use sealed, independent HVAC systems designed for precise temperature and humidity control. Equipment will include dehumidifiers, variable-speed fans, and dedicated air conditioning for each grow room. All return and exhaust air will pass through carbon or equivalent filtration before being vented outdoors. HVAC systems will maintain

approximately 70–80°F, 40–60% relative humidity, and negative air pressure to contain odors. Tenants will submit sealed mechanical drawings during permit review.

### **Odor Mitigation**

All odor control measures will comply with City Code §21.302.22(d) and utilize Best Available Control Technology. Each exhaust system will incorporate activated carbon or UV oxidation, high-efficiency particulate filters (MERV 13+), and pressure monitoring to ensure negative air balance. Maintenance logs will be kept on site.

### **Fire Protection and Life Safety**

All suites will meet or exceed Minnesota Fire Code and NFPA standards. Measures include a fully sprinklered building (NFPA 13), smoke and heat detection, emergency lighting, secondary containment for nutrients, and Class I Division 2 electrical compliance in humid areas. CO<sub>2</sub> systems, if used, will include leak detection and shutoff valves. Knox Boxes will provide Fire Department access.

### **Findings Statement (Per §21.501.04)**

1. The use aligns with Bloomington's Comprehensive Plan objectives promoting investment, employment, and modernization of existing industrial sites.
2. The project complies with §21.302.22 regulating cannabis facilities and fits within the industrial zoning designation as an 'Indoor Agriculture / General Manufacturing' use type.
3. Public utilities are sufficient; any required upgrades will be coordinated with the City.
4. Operations will maintain high standards of odor control, air quality, sanitation, and fire safety.

### **Proposed CUP Conditions**

1. The CUP authorizes indoor cannabis cultivation within Suites A, J, N & K, and M & L, totaling up to 14,400 SF.
2. Each tenant must obtain and maintain all required State and City licenses before operation.
3. Odor emissions shall not be detectable at the property boundary and must be controlled with carbon filtration or equivalent technology.
4. All construction and mechanical work shall comply with Minnesota Building and Fire Codes; occupancy shall only be granted upon full compliance.
5. Waste material must be rendered unusable and unrecognizable before disposal and removed by licensed haulers.

6. Exterior modifications must appear on approved plan sets and comply with screening and code requirements.

7. Ongoing compliance verification: City staff may inspect at reasonable times to ensure CUP conditions are met.

### **Attachment Checklist**

- Executed CUP Application Form signed by property owner
- Application Fee (per City Code Appendix A)
- Narrative and Findings Statement (this document)
- Exhibit A – Site Plan (parking and loading)
- Exhibit E – Odor Control Design Summary
- Exhibit F – Security Plan Overview
- Any additional studies requested by the City (traffic, stormwater, parking, etc.)

### **Exhibit E – Odor Control Design Summary**

Each suite will maintain negative pressure relative to adjacent corridors. Airflow passes through two-stage filtration: (1) MERV 13 pre-filters and (2) activated carbon filters providing at least 0.1 second contact time at full airflow. Exhaust air is ducted vertically to disperse odors. Filters are replaced quarterly or as required. Pressure gauges and maintenance logs ensure continued compliance. Odor will not be detectable beyond the property boundary.

### **Exhibit F – Security Plan Overview**

**Access Control:** Each suite will be individually secured with electronic access control and surveillance cameras covering entrances and production areas. Exterior doors remain locked at all times. Visitors require authorization.

**Alarm and Monitoring:** UL-listed intrusion and fire alarm systems monitored 24/7. Fire Department access provided via Knox Box.

**Lighting and Visibility:** Continuous exterior LED lighting and motion-activated interior lights in off-hours.

**Recordkeeping:** Security footage and access logs retained for at least 30 days or longer as required by OCM. Records made available upon request.

Transportation and Waste: Product transfers via locked, unmarked vehicles. Cannabis waste rendered unusable and mixed with inert material before removal.

**Owner Authorization and Signature**

I, Roger Peters, Managing Member of Peters Properties, LLC, affirm that I am the property owner or authorized representative and that the information contained in this Conditional Use Permit application is true and complete to the best of my knowledge.

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Signature of Owner / Authorized Representative

Name: Roger Peters

Title: Managing Member, Peters Properties, LLC

Date: \_\_\_\_\_