



Comment Summary

Application #: PL202500012

Address: 8200 GRAND AVE S, BLOOMINGTON, MN 55420

Request: **Conditional use permit for a cannabis cultivation, manufacturing, and testing facility within an existing office/warehouse building located at 8200 Grand Avenue S.**

Meeting: Pre-Application DRC - February 11, 2025

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

Planning Review - Pre-App Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) Cannabis cultivation, manufacturing, and testing requires a conditional use permit, and conformance with all conditions, before the use may operate. City staff is reviewing proposed State of MN licensing rules.

Conditional use permits afford the City additional discretion when reviewing the cannabis use. Security, lighting, odor, building improvements, and operational details will be necessary to understand in order for the City to evaluate whether the use meets the findings of fact required by City Code.

- 2) Is any exterior storage anticipated with the new use?
- 3) It appears there are only wall packs that illuminate the building. The new use will necessitate parking lot lighting to be retrofitted in the parking lot.
- 4) The City is evaluating whether retail is a permissible use accessory to cannabis manufacturing.

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

- 1) If any portion of the building is classified as an H occupancy there are several code requirements - please contact Building & Inspections and Fire to set up a code review meeting.
- 2) Must meet 2020 MN State Building Code
- 3) Must meet 2020 MN Accessibility Code.
- 4) 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.

- 5) When plans are 80% complete please contact Building & Inspections to set up a Building Code review.
- 6) Provide a detailed code analysis with the plans.
- 7) Building plans must be signed by a MN licensed architect.
- 8) A Fire Protection Engineer report shall be required identifying the maximum expected quantities of hazardous materials - per section 414.1.3 of 2020 MN Building Code.
- 9) Are all three cannabis related activities going to be taking place in the 3534 s.f. portion of the space?

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

- 1) Ensure fire alarm system is code compliant for the designated occupancy.
- 2) Entire space(s) shall have fully complying sprinkler protection.
- 3) Any security features that delays egress or confines interior entry points to be reviewed for code compliance.
- 4) Building/property shall be adequately signed for emergency response.
- 5) Entire space(s) shall have a fully Code compliant fire alarm system.
- 6) Entire space(s) shall have fully Code complying sprinkler protection.
- 7) Building/property shall be adequately signed for emergency response.
- 8) Appliances/cooking producing grease laden vapors requires a hood and suppression system.

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

- 1) If exterior improvements are proposed which result in disturbance in excess of 5,000 sf or 50 cy, then additional permitting related to stormwater management and erosion control will apply, per the requirements of Bloomington Comprehensive Surface Water Management Plan.

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

- 1) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 2) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.