



Development Review Committee

(Not) Approved Minutes

Pre-Application, PL202500012

Meeting Date: February 11, 2025

McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Bruce Bunker (Engineering)	952-563-4546
Laura McCarthy (Fire Prev)	952-563-8965	Dakota Kastenday (Planning)	952-563-8926
Meredith Vandewege (Bldg & Insp)	952-563-8708	Derly Navarro (Planning)	952-563-8941
Nicki Treptau (Bldg & Insp)	952-563-8502	Michael Centinario (Planning)	952-563-8921
Dan Bethke (Assessing)	952-563-4649	Liz O'Day (Planning)	952-563-8919
Kevin Toskey (Legal)	952-563-4889	Kareem Sherard (Planning)	952-563-4739
Desmond Daniels (Police)	952-563-8848	Emily Hestbech (Planning)	952-563-4507
Mike Perron (Police)	952-563-8847	Megan Resler (Bldg & Insp)	952-563-4705
Matt Brillhart (City Clerk)	952-563-4923	Sarina Eschbach (Eng)	952-563-4607
Jason Heitzinger (Assessing)	952-563-4512		

Project Information:

Project	Proposed cannabis-related business - 8200 Grand Ave S - Pre-app
Site Address	8200 GRAND AVE S, BLOOMINGTON, MN 55420
Plat Name	MANNS MERRY ACRES ADDITION;
Project Description	
Application Type	Conditional Use Permit
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	JDK Construction & Remodeling, LLC - <NO PRIMARY PHONE> kimmeljd@gmail.com
Post Application DRC	No

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202500012" into the search box.

Guests Present:

Name	Email
John Kimmel	kimmeljd@gmail.com

INTRODUCTION – Mike Centinario provided a short overview of the project.

Discussion/Comments:

PLEASE NOTE: Below is not a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Renae Clark (Park and Recreation):
 - Absent
- Jason Heitzinger/Dan Bethke (Assessing):
 - No comment
- Erik Solie/Mike Thissen (Environmental Health):
 - Absent
- Meredith Vandewege (Building and Inspection):
 - Building and inspections would like to see if you decide to move forward with this project is, when you're about 80 % completed on your plan to set up a meeting with building and inspections and fire to go over some of the preliminary plans and confirm if there's any H occupancies in some of those areas
 - Another potential tenant: As part of that conversation too, depending on the size, and how far out this potential ramp would be, you will need a building permit, and as Laura mentioned potentially some trade permits, they would want to see how it's connected, what the materials are and then analysis of the use
- Laura McCarthy (Fire Prevention):
 - Review comments on the plans for the proposed cannabis-related business.
 - If the facility will be considered production and/or manufacturing additional code analysis will be required including hazardous materials and sprinkler protection.
- Desmond Daniels/Mike Perron (Police):
 - No comment
- Kevin Toskey(Legal):
 - You will need a conditional use permit, the planning commission has to approve that. You need a public hearing, prior to that, you have to pay an application fee. You should have an application developed enough where the planning commission can evaluate it.
 - The office of cannabis management is doing a bunch of rule making right now. There's a lot of rules that are kind of up in the air right now too. And there's restrictions on what you can do if you hold one license versus another, how many licenses you can hold.
 - There's all kinds of regulations on security, lighting, employee training, all these different things that are kind of being finalized right now, so there's a lot of things to think about.
 - It's hard for us to give you approval for something so open ended, so I would encourage you to develop your proposal a little bit more and come back before you apply it formally with the city.
- Matt Brillhart (City Clerk)

- City level cannabis registration-you or your tenant would just want to pursue, the appropriate licensure through the office of cannabis management for the more industrial type uses that are allowed at this location.

- Brian Hanson (Engineering):
 - Review comments on summary for proposed cannabis-related business

- Tim Kampa (Utilities):
 - Absent

- Kate Ebert (Public Health):
 - Absent

- Mike Centinario (Planning):
 - Review comments on summary for proposed cannabis-related business
Regarding a overhead door and ramp at the northwest corner of the building: we'd need to understand where the ramp is to be located and whether it necessitates an right of way encroachment agreement. It must no impede the sidewalk.

- John Kimmel (Applicant):
 - It is related to the property. The picture that you're showing on the north, west side, there's this, you know, the little driveway that's left. That goes to a loading dock that's like a foot and a half wide, and we've had some interests. Of people wanting to pull vehicles into the building like a detailer, you know, so we're not talking a car wash, right? So just like a car dealer detailer but in order for him to get in there, you know, we would have to, overcome that foot and a half bump. Is that something that the city needs to approve also?