



January 28, 2026

Roger Peters  
333 West 86th Street  
Bloomington, MN 55420

RE: Case # PL202500205 – CUP for indoor agriculture (cannabis cultivation)  
333 West 86th Street

Dear Roger Peters:

At its regular meeting of January 22, 2026, the Planning Commission approved a Conditional Use Permit for an indoor agriculture (cannabis cultivation) facility in a multi-tenant industrial building located at 333 West 86th Street (Case #PL202500205).

The approval is subject to conditions that must be satisfied before issuing a Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (see § 21.301.15). Landscape plantings matching the approved plan must be installed prior to the issuance of the certificate of occupancy, including the previously approved north parking areas.
3. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements (see § 21.301.07).
4. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
5. Prior to C/O All state and local licensing must be completed prior to commencing operations.
6. Ongoing The indoor agriculture use is limited to as shown on the approved plans in Case File #PL202500205.
7. Ongoing All loading and unloading must occur on site and off public streets.

Should you have any questions regarding this decision, please contact Dylan Palmer, Planner, at (952) 563-8918 or [dpalmer@BloomingtonMN.gov](mailto:dpalmer@BloomingtonMN.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Nick Johnson".

Nick Johnson  
Planning Manager