

Letter of Operations

Conditional Use Permit – Light Manufacturing

City of Bloomington, Minnesota

Applicant: Tommy Andreen

Business Name: THCHOUSE

Property Address: 333 W 86th ST SUITE 0

Zoning District: I-3

Proposed Use

This Letter of Operations is submitted in support of a Conditional Use Permit application to allow **light manufacturing** within the existing building at the above-referenced property, consistent with the City of Bloomington Zoning Code.

Nature of the Operation

THCHOUSE proposes a **small-scale, indoor, light manufacturing operation** involving the preparation, production, and packaging of regulated consumer products. The use is designed to be **low intensity, low impact, and compatible** with surrounding permitted uses.

All operations will occur **entirely within the building**. No outdoor manufacturing, processing, or storage is proposed.

Manufacturing Activities

Manufacturing activities will include, but are not limited to, the following:

- Small-batch production and assembly of consumer products
- Preparation and handling of ingredients and materials
- Packaging, labeling, and sealing of finished products
- Production of edible and smokable consumer goods, including but not limited to:
 - Pre-roll products
 - Gummies
 - Chocolates
 - Suckers (lollipops)
- Product storage, inventory management, and quality control
- Administrative and operational support activities incidental to the manufacturing use

No heavy industrial processes will occur.

Equipment & Processes

- All equipment will be **electrically powered, commercial-grade, and low-noise**
- No open flames, combustion processes, or industrial ovens are proposed
- No chemical synthesis or extraction will occur on-site
- No hazardous materials or volatile solvents will be used or stored
- All processes are consistent with light manufacturing standards as defined by the City

Operational Impacts

The proposed use will not create adverse impacts to the surrounding area.

- **Noise:** Comparable to office or retail use
- **Odor:** No detectable odor beyond the interior of the building
- **Vibration:** None
- **Traffic:** Limited to employees and scheduled deliveries
- **Waste:** Standard commercial waste only; no hazardous waste generated
- **Utilities:** Typical electrical and water usage consistent with similar light manufacturing operations

Hours of Operation

Proposed hours of operation are:

Operations will comply with any hours established by the Conditional Use Permit.

Compliance & Safety

THCHOUSE will operate in full compliance with:

- City of Bloomington zoning regulations and CUP conditions
- Minnesota State Building Code and Fire Code
- Applicable health, safety, and environmental regulations

Fire extinguishers, emergency lighting, and unobstructed exit paths will be maintained at all times. Any required inspections will be completed prior to occupancy.

Conclusion

The proposed light manufacturing use is **quiet, clean, and low impact**, and is compatible with the zoning district and surrounding uses. Approval of this Conditional Use Permit will allow THCHOUSE to utilize the space responsibly while meeting all applicable City requirements. Please contact me if additional information or clarification is needed.

Sincerely,

Tommy Andreen

Owner / Operator

THCHOUSE

612-578-1389

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