



# Comment Summary

**Application #:** PL202500202

**Address:** 8100 24TH AVE S, BLOOMINGTON, MN 55425

**Request:** **Conditional Use Permit for remote airport parking within the Mall of America East Ramp located at 8100 24th Avenue S.**

**Meeting:** Post Application DRC - December 30, 2025  
Planning Commission - January 22, 2026

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

**Planning Review Contact:** Mike Centinario at [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov), (952) 563-8921

- 1) City Code Section 21.302.41(c)(1) requires a parking study by an independent traffic engineering professional. City staff is awaiting that study, which reviews MOA's parking model as well as analyzes operational characteristics of the proposed facility. Additional comments and questions may result from the forthcoming study.
- 2) The project description references two static wall signs on elevator towers. Are these the "green" signs represented on the signage plan? The signage plan depicts 5 wall signs.
- 3) A detailed review of proposed signs is required prior to installation of any new signage. Staff will confirm which signs are exempt from sign permit requirements and which signs are subject to signage allowances established in City Code and require permits.
- 4) What do these "X" annotations on the General Layout sheet represent?
- 5) Parking lot and exterior security lighting must meet Section 21.301.07.
- 6) Please label the East Ramp, Level 7 graphic with the proposed building signs.

**Fire Department Review Contact:** Laura McCarthy at [lmccarthy@BloomingtonMN.gov](mailto:lmccarthy@BloomingtonMN.gov), (952) 563-8965

- 1) Gate control devices for emergency vehicles will be reviewed during the permit process and field tested for compliance.
- 2) Minimum 11 foot clear width and 7 foot clear height to be maintained through the gate system.

**Water Resources Review Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) It appears that the proposed project consists of striping and/or signage improvements and that earthwork and/or changes to impervious surface are not proposed. If the scope of work is modified to include earthwork and/or changes to impervious surface, provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

**Traffic Review Contact:** Kirk Roberts at [kroberts@BloomingtonMN.gov](mailto:kroberts@BloomingtonMN.gov), (952) 563-4915

- 1) City has final authority to approve any messages on DMS signs in City ROW. No changes are currently approved.
- 2) Include lane dimensions.

- 3) Please provide guidance on when the east lot will open up for overflow parking (west/east ramp at 80% full, etc)
- 4) 2025 Black Friday - north lot was full, east lot was full. Is there a requirement that MOA needs to keep east lot for overflow parking?
- 5) Is black friday the only projected day that MOA will close overnight airport parking?