



March 03, 2026

City of Bloomington  
ATTN: Mark Prescher, Assistant Capital Project Manager  
1700 West 98th Street  
Bloomington, MN 55431

RE: Case #PL202600002 – Variance and FSBP for Salt Shed and Brine Storage Buildings  
9721 James Avenue South

Dear Mark Prescher:

At its regular meeting of March 02, 2026, the City Council approved Final Site and Building Plans for an approximately 19,280 square-foot salt storage building and approximately 6,050 square-foot brine building located at 9721 James Avenue South, and a Variance to reduce the required eastern structure setback from 30 feet to 25 feet (Case # PL202600002).

The approval is subject to conditions that must be satisfied before issuing a Grading, Footing, Foundation, or 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 Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit Access, circulation, sidewalk and parking plans must be approved by the City Engineer.
4. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
5. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (see § 6.20, Minnesota State Fire Code Sec. 508).
6. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
7. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
8. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
10. Prior to Permit Exterior building materials must be approved by the Planning Manager (see § 21.301.24).

11. Prior to Permit Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (see MN Bldg. Code Sec. 903, MN Rules Chapter 1306, and MN State Fire Code Sec. 903).
12. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements (see § 21.301.07).
13. Prior to Permit Landscape plan must be approved by the Planning Manager (see § 21.301.15).
14. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
15. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
16. Ongoing The development is limited to as shown on the approved plans in Case File #PL202600002.
17. Ongoing All pickup and drop-off must occur on site and off public streets.

Should you have any questions regarding this decision, please contact Kareem Sherard, Planning Technician, at (952) 563-4739 or [ksherard@BloomingtonMN.gov](mailto:ksherard@BloomingtonMN.gov).

Sincerely,



Nick Johnson  
Planning Manager

C: Tim Behrendt, Maintenance Superintendent  
Deb Williams, Capital Project Manager