



Comment Summary

Application #: PL202600036

Address: 333 W 86TH ST, BLOOMINGTON, MN 55420

Request: A conditional use permit request to allow for cannabis manufacturing in Suite O of a multi-tenant industrial building at 333 W 86th St.

Meeting: Planning Commission - April 02, 2026

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

Planning Review Contact: Dylan Palmer at dpalmer@BloomingtonMN.gov, (952) 563-8918

- 1) Landscape plantings must be made for the previously approved north parking area. Additional landscape plantings are required for this CUP, as well as PL2025-205 (indoor agriculture), please submit landscape plans with the building permits.
- 2) Parking lot and exterior security lighting must meet Section 21.301.07.

Building Department Review Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) Building plans must be signed by a MN licensed architect.
- 4) Provide a detailed code analysis with the plans.
- 5) SAC review by MET council will be required.

On January 2nd, 2025, the City of Bloomington implemented a City SAC charge. The cost will be \$2,026 per City SAC unit. The amount of SAC charged will mirror the MET Council Determination. This applies to any permits submitted on or after 01/02/25.

Environmental Health Review Contact: Dan Devers at ddevers@BloomingtonMN.gov, (952) 563-8975

- Is there enough parking for employees and customers onsite?
- Signs require permits.
- How are odors controlled from annoying other tenants in the building?

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

- 1) Suite shall be adequately signed for emergency vehicles.
- 2) Applicant to provide a inventory of materials used in the process to determine hazard classification.
- 3) Entire space(s) shall have fully complying sprinkler protection.

Environmental Health Review Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) Is there enough parking for employees and customers onsite?
Signs require permits.
How are odors controlled from annoying other tenants in the building?

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

- 1) Complete grading and permanent stabilization of pond area, consistent with Watershed District permit and Civil plans previously provided for this site.

Utility Review Contact: Kallie Doeden at kdoeden@BloomingtonMN.gov, (952) 563-8776

- 1) Any new or substantial remodel of a food service facility must provide a grease interceptor and proof of executed grease interceptor maintenance declaration filed with Hennepin County. Grease interceptor must be sized for fixture flow per MN Plumbing Code and for 90-day cleanout frequency per manufacturer recommendation; provide calculations for City review.
- 2) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 3) If conducting utility work, provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, property lines, easements, etc
- 4) Permit may be required for industrial wastewater with Metropolitan Council.
- 5) Industrial users must complete a Metropolitan Council Waste Discharge Survey. For more information, contact the MCES Industrial Waste & Pollution Prevention Office at (651) 602-8114.
- 6) If there is utility impacts, utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) If civil plans are required, a Minnesota licensed civil engineer must design and sign all civil plans.