



Comment Summary

Application #: PL202500138

Address: 300 W 83RD ST, BLOOMINGTON, MN 55420

Request: **Conditional use permit for a cannabis warehouse, distribution, and manufacturing facility at 300 W. 83rd Street**

Meeting: Pre-Application DRC - September 16, 2025
Planning Commission -

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

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

- 1) All parking must remain on the property and not on toro parking lot to the north.
- 2) Will there be any odor released from the building/operation to the outside?

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

- 1) Exterior earth and/or impervious surface disturbances and equal or exceed 5,000 sq-ft and/or 50 cubic yards of earth material may be subject to additional permitting for stormwater and erosion control. Additional permitting by the Nine Mile creek Watershed District may also be required for exterior disturbances.

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

- 1) A change in occupancy classification or an "H" hazard classification would require sprinkler protection.
- 2) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 3) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
- 4) Maintain emergency vehicle access and circulation throughout the property.
- 5) Building/property shall be adequately signed for emergency response.

Building Department Review - Pre-App 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.

- 6) A report shall be submitted identifying the maximum expected quantities of Hazardous Materials. The report shall be prepared by a qualified person, firm, or corporation.
- 7) Plumbing fixture count shall meet requirements of Table 2902.1 of the 2020 MN Building Code.
- 8) Per MN State Statute 1306.0020 - building is required to be sprinklered.
- 9) Any storage racking over 7' in height shall require Engineering.

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

- 1) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference. Please check with manufacturer on what size would be necessary for a the anticipated load from this consumable production for a 90-day cleanout frequency. Depending on manufacturer recommendations, it's possible only a sampling port would be needed as the grease interceptor.

Traffic Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
- 2) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

Planning Review - Pre-App Contact: Kareem Sherard at ksherard@BloomingtonMN.gov, (952) 563-4739

- 1) The "cannabis manufacturer" use requires a conditional use permit in the I3 zoning district. Improvements to exterior lighting, will be required as part of the CUP.
- 2) A private common driveway/access agreement must be filed with Hennepin County and proof of filing provided. If the adjoining property does not grant an access easement, the driveway connecting the properties must be removed, returned to greenspace, and the curb restored.
- 3) Conditional Use Permit review process will include a requirement that landscaping be installed on site, either to replace material identified on previously approved plans for meeting the current code standard (21.301.15).