



Comment Summary

Application #: PL202600051

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

Request: **Conditional use permit for cannabis manufacturing in an existing office/warehouse building**

Meeting: Pre-Application DRC - March 31, 2026

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

Planning Review - Pre-App Contact: Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

- 1) List the number of parking spaces required by city code and the number of spaces provided on the site plan. Please list the square footages of each use: warehouse, office, manufacturing areas.
- 2) Detailed floor plans are required for conditional use permit submittal. Architectural and scaled plans would be required.
- 3) Landscaping materials must be added. The number of trees and shrubs that must be planted is proportionate to the total building area. Please let staff know the square footage of the cannabis manufacturing tenant so we can do the calculation.
- 4) Parking lot and exterior security lighting must meet Section 21.301.07. There are existing wallpacks on the building. These may be retrofitted to meet minimum light levels. A photometric plan and separate electrical permit must be submitted.
- 5) What is the plan for the driveway that is located on Toro's property?

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

- 1) Any storage racking over 7' in height shall require Engineering.
- 2) Must meet 2020 MN State Building Code
- 3) Must meet 2020 MN Accessibility Code.
- 4) Building plans must be signed by a MN licensed architect.
- 5) Provide a detailed code analysis with the plans.
- 6) 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.

- 7) 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.
- 8) Per MN State Statute 1306.0020 - building is required to be sprinklered.
- 9) Plumbing fixture count shall meet requirements of Table 2902.1 of the 2020 MN Building Code.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.

- 2) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand. Solenoid devices are not to be used to meet sprinkler system demand.
- 3) Building/property shall be adequately signed for emergency response.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 5) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 6) 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.
- 7) Submit a third party protection engineer code analysis for hazardous materials and manufacturing processes to ensure adequate protection, quantity limitations etc. for the commodity, storage arrangement and operations of the business.

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

- 1) 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? I SEE ODOR MITIGATION SYSTEMS WILL BE INSTALLED.

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

- 1) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 2) 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.

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

- 1) Exterior disturbances that equal or exceed 5,000 sq-ft and/or 50 cubic yards of earth material are subject to additional permitting for erosion control, stormwater management and watershed district permitting.

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

- 1) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter – add this note to the plan.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, property lines, easements, etc
- 3) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 4) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 5) Loop water system (supply from two locations with valve between) to provide increased reliability of service and reduction of head loss. Minimum size 8". Per Fire Marshal.
- 6) Taps of live water mains are done by City forces. The Contractor pays for and coordinates this work. – add this note to the plan.
- 7) Any new or substantial remodel of a edible consumable 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.
- 8) A Minnesota licensed civil engineer must design and sign all civil plans.
- 9) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure there is a fire truck accessible hydrant within 50' of the building FDC. Per Fire Marshal.

- 10) Please share anticipated sanitary sewer flows, so we can verify we have capacity in our sanitary system.
- 11) Verify with Metropolitan Council if an industrial wastewater permit will be required.