



January 22, 2026

8200 Grand, LLC  
ATTN: John Kimmel  
22630 Xerxes Ave  
Lakeville, MN 55044

Pack, LLC  
ATTN: Peter Schmidt  
8200 Grand Avenue South, Suite #300  
Bloomington, MN 55420

RE: Case # PL202500181- CUP for cannabis manufacturing  
8200 Grand Avenue South

Dear John Kimmel and Peter Schmidt:

At its regular meeting of January 15, 2026, the Planning Commission approved a Conditional Use Permit (CUP) for an approximately 4,250 square-foot cannabis manufacturing facility within an existing industrial building located at 8200 Grand Avenue South (Case #PL202500181).

The approval is subject to conditions that must be satisfied before issuing a 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 An odor mitigation system must be provided and approved by the Building Official.
4. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (see § 21.301.15).
5. Prior to Permit Tenant space 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; MN State Fire Code Sec. 903).
6. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
7. Prior to C/O Verification of the installation and function of the odor mitigation system must be completed by the Building Official prior to the commencement of operations.
8. Prior to C/O All state and local licensing must be completed prior to commencing operations.
9. Ongoing The cannabis manufacturing facility is limited to as shown on the approved plans in Case File #PL202500181.
10. Ongoing The storage of trash and recyclable materials associated with the facility must be in compliance with City Code (see § 21.301.17).
11. Ongoing All construction or facility-related loading and unloading must occur on site and off public streets.

12. Ongoing Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code. Sign permits must be obtained prior to the installation of signs.

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,

A handwritten signature in black ink, appearing to read 'Nick Johnson', written in a cursive style.

Nick Johnson  
Planning Manager