



# Comment Summary

**Application #:** PL202600049

**Address:** 8200 GRAND AVE S, BLOOMINGTON, MN 55420

**Request:** Final Site and Building plans for cannabis cultivation at 8200 Grand Ave S

**Meeting:** Pre-Application DRC - March 24, 2026

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

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

- 1) Cannabis Cultivation is defined as use type: indoor agriculture, which requires a conditional use permit in zoning district I-3.
- 2) Floor plan is inconsistent with the site plan - all submitted plans must be consistent for a development application to be accepted.
- 3) Parking lot and exterior security lighting must meet the provisions in code section 21.301.07.
- 4) Odor mitigation system is required to be installed.
- 5) Provide a description on the anticipated number of employees and hours of operation.

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

- 1) Must meet 2020 MN State Building Code
- 2) Building plans must be signed by a MN licensed architect.
- 3) Provide a detailed code analysis with the plans.
- 4) 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.
- 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) Dead-end corridors shall not exceed 50'
- 7) Plumbing fixture count shall meet requirements of Table 2902.1 of the 2020 MN Building Code.

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

- 1) If there is a noticeable smell and due to the fact of adjacent residential, they will have to add activated carbon filters, ozone generators, HEPA filters, negative air pressure to mediate the odor

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

- 1) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

- 2) The sprinkler system may need to be upgraded in the space depending the amount of additional plastics/combustible materials.
- 3) Entire space(s) shall have fully complying sprinkler protection.
- 4) 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.
- 5) Maintain emergency vehicle access and circulation throughout the property.
- 6) Building/property shall be adequately signed for emergency response.

**Water Resources Review - Pre-App Contact:** Bryan Gruidl at bgruidl@BloomingtonMN.gov, (952) 563-4557

- 1) Exterior site disturbances equal to or exceeding 5,000 square feet and/or involving 50 cubic yards or more of earth material will require appropriate permitting for erosion control and stormwater management. Pavement maintenance activities, such as mill and overlay, are generally exempt from these permitting requirements, provided that native soils are not exposed as part of the work. If any portion of the proposed maintenance will disturb underlying soils, the exemption may no longer apply and permitting may be required.

**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 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. Depending on anticipated consumables production, a sampling tap may be all that is needed - we recommend check on grease interceptor sizing with a manufacturer.
- 2) Utilities and Fire coordination required if there are impacts to the water utility due to changes in the fire suppression system.
- 3) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 4) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information. If the grease interceptor will be external, a utility permit is required. If it is an internal grease interceptor, no utility permit is required (but will be reviewed under the building permit).
- 5) Industrial discharge permit may be required with Metropolitan Council.
- 6) Please supply anticipated sewer discharge flow rates, so the city can determine if there is available sanitary sewer capacity.

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

- 1) Delivery trucks not allowed to block any lanes of 82nd St (or sidewalk) during deliveries. No stopping/backing up along 82nd St to access the loading dock
- 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.
- 3) List the number of parking spaces required by city code and the number of spaces provided on the site plan.