

Johnson, Nick M

From: Christenson, Denise
Sent: Monday, June 15, 2026 9:04 AM
To: Johnson, Nick M
Subject: FW: Support for Redevelopment Along Telegraph Road

Follow Up Flag: Follow up
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Hi Nick,

An email related to item 4.3. How do you normally handle this on the day of a meeting – do you respond to the email and add as an attachment to your item? Does Priyanka add it as an additional attachment at the end of the agenda packet?

Thanks,



Denise Christenson
Special Projects Coordinator, City Manager's Office
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1800 West Old Shakopee Road, Bloomington, MN 55431
Communication | Woo | Empathy | Harmony | Consistency

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From: Renee Piersa [REDACTED]
Sent: Saturday, June 13, 2026 5:30 PM
To: Palmer, Dylan <dpalmer@BloomingtonMN.gov>; Council Secretary <councilsecretary@BloomingtonMN.gov>
Subject: Support for Redevelopment Along Telegraph Road

CAUTION: This email was sent from outside of the City of Bloomington. Unless you recognize the sender and know the content, do not click links or open attachments.

Hello,

I am a Bloomington resident living on Telegraph Road, and I wanted to express my support and excitement for redevelopment of the Telegraph Road office area into spaces that are more accessible to the public and serve the surrounding neighborhoods.

My family would love the opportunity to walk or bike to local businesses rather than needing to drive for every outing. Many of my neighbors and friends have shared similar feelings over the years—that these office spaces could become vibrant community destinations where people gather, enjoy a meal or coffee or adult beverage, and support local businesses.

Case #PL202600026

West Bloomington has wonderful neighborhoods but relatively few walkable places that bring people together. As a parent and longtime resident, I believe thoughtful redevelopment along Telegraph Road would strengthen community connections and make Bloomington an even better place to live.

I've spoken with other neighbors who are excited about this possibility, and if it would be helpful, I'd be happy to help gather feedback from residents on Telegraph and surrounding streets to better understand the level of community support.

Are there upcoming opportunities for residents to provide input on the future of the Telegraph Road corridor? I'd appreciate learning how neighbors can most effectively support these efforts.

Thank you for your time and for the work you do on behalf of our community.

Sincerely,

Renee Piersa
8001 Telegraph Road

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Johnson, Nick M

From: Palmer, Dylan
Sent: Monday, June 15, 2026 9:39 PM
To: Johnson, Nick M
Subject: FW: PL202600026 – Suggested Use Restriction on Cannabis

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For the packet update.

From: Schane Rudlang [REDACTED]
Sent: Monday, June 15, 2026 3:55 PM
To: Palmer, Dylan <dpalmer@BloomingtonMN.gov>
Subject: PL202600026 – Suggested Use Restriction on Cannabis

CAUTION: This email was sent from outside of the City of Bloomington. Unless you recognize the sender and know the content, do not click links or open attachments.

Dear Mr. Palmer,

I reviewed the rezoning request for Case No. PL202600026 (Telegraph Road properties) and wanted to offer one suggestion for consideration as the PD is drafted.

Because the request is for B-1 with a Planned Development overlay, the future range of permitted uses will largely be defined through the PD approval. Given the site's current residential context and the stated intent of the B-1 district to provide low-intensity office uses that are compatible with surrounding neighborhoods, it may be appropriate to more clearly define or limit allowable uses.

In particular, I would recommend including language that explicitly excludes cannabis-related uses (retail dispensary, cultivation, or similar). While such uses may be permissible within broader commercial districts, they are generally not aligned with the transitional, neighborhood-scale intent of the B-1 district and could materially change the character of the area in a way that is inconsistent with surrounding residential uses. Allowing those uses could also introduce traffic patterns, operating characteristics, and perceptions that may negatively affect adjacent properties.

Including an explicit prohibition would provide clarity to both the City and the applicant and avoid unintended outcomes under the broader B-1 framework.

Thanks for your consideration, and I'm happy to discuss further if helpful.

Best regards,
Schane Rudlang

7932 Telegraph Road

Johnson, Nick M

From: Alec Jeffery [REDACTED]
Sent: Monday, June 15, 2026 9:23 PM
To: Johnson, Nick M
Subject: Case No. PL202600026

Follow Up Flag: Follow up
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CAUTION: This email was sent from outside of the City of Bloomington. Unless you recognize the sender and know the content, do not click links or open attachments.

Dear Mr. Palmer,

I reviewed the rezoning request for Case No. PL202600026 (Telegraph Road properties) and would like to offer a recommendation for consideration as the Planned Development is finalized.

Because the request involves B-1 zoning with a Planned Development overlay, many of the specific future uses will ultimately be determined through the PD process. Given the site's proximity to existing residential properties and the stated purpose of the B-1 district as a low-intensity commercial transition area, I believe it would be beneficial to establish clear limitations on certain higher-impact commercial uses.

Specifically, I would encourage the City to exclude cannabis-related businesses, including retail dispensaries, cultivation facilities, and similar operations, as well as drive-through and fast-food restaurant uses. While these activities may be appropriate in other commercial districts, they are not necessarily consistent with the neighborhood-oriented character and transitional intent typically associated with B-1 zoning.

Uses of this nature can generate higher traffic volumes, increased vehicle circulation, longer operating hours, and other impacts that may be less compatible with the surrounding residential area. Defining these limitations within the Planned Development would help ensure that future development remains aligned with community expectations and the character of the neighborhood.

Establishing clear use restrictions at the outset would also provide certainty for residents, the applicant, and the City regarding the long-term vision for the site.

Thank you for your consideration.

Respectfully,

Alec Jeffery

7909 Telegraph Rd, Minneapolis, MN 55438