



March 1, 2022

Mr. Taylor Jensen  
RJ Ryan Construction  
1100 Mendota Heights Rd.  
Mendota Heights, MN 55120

RE: Case # PL202200033  
7800 Picture Drive – Schmitt Music Remodel

Mr. Jensen:

Pursuant to Section 21.501.01(c) of the City Code, I have administratively approved a minor revision to final site and building plans for the Schmitt Music company headquarters at 7800 Picture Drive (Case # PL2022-33).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state, and federal codes.

1. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
3. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
4. Prior to Permit Parking lot and site security lighting plans must be provided to satisfy the requirements of City Code Section 21.301.07 for building entrances.
5. Prior to C/O Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
6. Ongoing All loading and unloading must occur on site and off public streets.
7. Ongoing All construction stockpiling, staging, and parking must take place on site and off adjacent public streets and public right-of-way.
8. Ongoing Alterations to utilities must be at the developer's expense.
9. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
10. Ongoing All rooftop equipment must be fully screened (Sec. 21.301.18).
11. Ongoing Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov).

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP  
Planning Manager