



January 10, 2025

Randall J Rauwerdink
Venture Pass Partners LLC, 14955 Jeffers Pass NW
Prior Lake, MN 55372

RE: Case # PL202400232
9304 Lyndale Ave S.

Randall J Rauwerdink:

Pursuant to City Code Section 21.501.01(c), I have administratively approved the final site and building plan for façade and site modifications at 9304 Lyndale Ave S. (Case # PL202400232).

The approval is subject to conditions that must be satisfied before issuing a Grading, Footing, Foundation, or 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. Development must comply with the Minnesota State Accessibility Code.
2. A building permit for all required changes to accommodate the proposed use be obtained.
3. Signs must be in compliance with the requirements of Chapter 21, Division D of the City code.
4. All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
5. An external grease interceptor must be provided if the proposed tenant will have food preparation and service that will produce fats, oils, grease or wax in excess of 100 mg/L. The external grease interceptor design must be approved by the Utilities Engineer. A grease interceptor maintenance agreement must be filed with the Utilities Division, if an external grease interceptor is installed.
6. Building 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
7. Complete the exterior grease interceptor maintenance agreement and provide a certified copy to Bloomington Engineering.
8. 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.
9. Food service plans must be approved by the Environmental Health Division. See §14.360).

Should you have any questions regarding this decision, please contact Kareem Sherard, Planning Technician, at (952) 563-4739 or ksherard@BloomingtonMN.gov.

Sincerely,

A handwritten signature in black ink that reads "Glen Markegard". The signature is written in a cursive style with a large initial "G" and a long, sweeping underline.

Glen Markegard, AICP
Planning Manager