

O'Day, Liz

From: Planning
Sent: Monday, January 12, 2026 7:50 AM
To: O'Day, Liz; Centinario, Michael
Subject: FW: Opposition to Application #PL202500203 – Request for Parking Flexibility at 8101 34th Ave S

Follow Up Flag: Follow up
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Correspondence.

-----Original Message-----

From: Nancy Yaklich <[REDACTED]>
Sent: Monday, January 12, 2026 7:24 AM
To: Planning <planning@BloomingtonMN.gov>
Cc: Busse, Tim <tbusse@BloomingtonMN.gov>; Lowman, Dwayne <dlowman@BloomingtonMN.gov>; Nelson, Shawn <snelson@BloomingtonMN.gov>; Dallessandro, Lona <ldallessandro@BloomingtonMN.gov>; Rivas, Victor <vrivas@BloomingtonMN.gov>; Carter, Jenna <jcarter@BloomingtonMN.gov>; Robertson, Danielle <drobotson@BloomingtonMN.gov>
Subject: Opposition to Application #PL202500203 – Request for Parking Flexibility at 8101 34th Ave S

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 City of Bloomington Planning Commission and City Council Members,

I am writing to formally oppose Application #PL202500203, which requests a major revision to Final Development Plans to reduce parking requirements at 8101 34th Avenue South to accommodate a cannabis retail tenant.

Concerns Regarding the Parking Flexibility Request

1. Insufficient Parking Supply for Proposed Use

The applicant's own project description acknowledges concerns about meeting the City's parking calculation requirements. A cannabis dispensary, by nature, generates significant customer traffic throughout operating hours. Granting parking flexibility for a use that the applicant admits cannot meet standard requirements sets a troubling precedent for future development applications.

2. Pre-Existing Parking Easement Complications

The property at 8101 34th Ave S is already subject to a Reciprocal Easement Agreement dated June 11, 2021, with the adjacent apartment complex (Lot 2, owned by Roers Minnesota Opportunity Zone Fund LLC). Under this agreement:

- * Lot 1 (the applicant's property) already shares 15 surface parking stalls with the apartment complex
- * The easement grants time-restricted exclusive use of parking spaces, creating scheduling conflicts with retail operations
- * The apartment complex residents have access to portions of Lot 1's parking during evenings and weekends—precisely when retail traffic may be highest

Reducing parking requirements further while maintaining these shared-use obligations will create inadequate parking for both the dispensary customers and the apartment residents who rely on these spaces.

3. Impact on Surrounding Properties and Traffic

The property's proximity to the Mall of America places it in an already traffic-congested area. The City's own Traffic Review comments identify multiple unresolved concerns, including:

- * No bike rack location or detail shown
- * No sidewalk connection from building to public sidewalk
- * Questions about parking signage for visitors
- * Unverified drive aisle widths and parking stall dimensions

These outstanding items suggest the site is not adequately prepared to handle the traffic demands of a retail cannabis operation.

4. Inadequate Public Benefit Justification

While the applicant cites economic benefits and "adaptive reuse" as public benefits, these do not outweigh the practical impacts of insufficient parking on neighboring businesses, residents, and visitors to the area. The commitment to limit retail space does not address the fundamental parking shortage.

Request

I respectfully request that the Planning Commission and City Council deny the parking flexibility request and require the applicant to meet the City's standard parking requirements before proceeding with this change of use. If parking cannot be adequately provided on-site, the proposed use is not appropriate for this location.

Thank you for your consideration of these concerns. I am available to provide additional information or testimony at the scheduled hearings.

Sincerely,

Nancy Yaklich

8151 33rd Ave S
Bloomington MN 55425

[REDACTED]
[REDACTED]

O'Day, Liz

From: Anne Boisclair-fahey <[REDACTED]>
Sent: Sunday, January 11, 2026 3:27 PM
To: Centinario, Michael
Subject: Public feedback regarding PL202500203

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. Centinario,

This email is my feedback regarding PL 202500203, "reducing parking requirements at 8101 34th Ave. S. to allow for a retail tenant." I read Mr. Saeid Berenjjan proposal to put an 1893 square foot cannabis dispensary (retail space) in the office building at the above address which he owns. In his proposal, he neglected to say that his office building is literally 150 feet from the 45 unit, Appletree Condominium property at 8121 34th Ave. so. and his building shares the driveway entrance from Appletree Square to the 145 unit Risor Apartments at 8131 34th Ave. S. No where near these two residential complexes is there another retail space where people are parking nearby and coming and going all day. The hotel he discusses is at the other end of the block on the corner of American Blvd with its own free standing parking structure.

I am very much opposed to his retail cannabis dispensary proposal for two reasons.

1. We live in Appletree condominiums and own the corner unit on 2nd floor facing Mr. Berenjjan's office building. We can see and hear all of the traffic that goes to the office building as well as to the Risor apartment building. No additional traffic due to a retail space is safe in this compact parking lot and apartment driveway.
2. A few of our condo neighbors in our building enjoy cannabis and smoke outside. Since we are a corner unit and have windows on 3 sides, we get the stench from the smoking of cannabis. The smell is offensive and we quickly close the windows when the odor drifts in. Having a cannabis dispensary in our RESIDENTIAL area will increase the use of cannabis in the parking lot adjacent to our building and Risor apartments where the tenants will be the recipients of the unpleasant odors.

Please, do not approve of this retail space in the office building next to Appletree Condominiums and Risor Apartments.

Sincerely,
Anne Boisclair-Fahey
8121 34th Ave. So. Unit 201
Bloomington, MN
[REDACTED]

Sent from my iPad

O'Day, Liz

From: Gretchen Faul <v[REDACTED]>
Sent: Sunday, January 11, 2026 1:42 PM
To: Centinario, Michael
Subject: Comments Regarding Revisions to Final Development Plans at 8101 34th Ave S (PL202500203)

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Mr. Centinario,

We live near 8101 34th Ave S and are concerned about the proposal to reduce the parking requirements to allow for a retail tenant at this location. Our concerns are as follows:

- The study states that only 9,500 of 38,610 square feet of the building space in question is currently occupied, which explains the large number of open parking spaces during the parking observation period. If the building were at full capacity, how many open spaces would there be? Would there be enough spaces for future tenants if the parking modifications are made?
- Does the City need to approve the change from designated office space to retail space? Has this been done?
- What are the City's policies regarding adding retail space to a high-density residential area? Have these policies been followed?
- Does a dispensary belong in residential area or does it belong in a commercial area? Has the city done studies regarding the impact of dispensaries on a neighborhood? Is there an increase in crime? Are there other safety issues? Prior to approving this plan, should the City study these issues and provide the results to the residents of the neighborhood?
- The light rail already brings safety issues to the neighborhood. How will the proposed dispensary add to these issues?

Thank you for considering these concerns,
Vaughn and Gretchen Faul
8151 33rd Ave S Unit 1202

O'Day, Liz

From: Steven Aaron <[REDACTED]>
Sent: Monday, January 12, 2026 1:54 PM
To: Centinario, Michael
Cc: O'Day, Liz; Jarrod Lien
Subject: Opposition to Planning Application PL202500203 - Proposed Cannabis Dispensary at 8101 34th Ave S

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. Centinario,

I am writing as a resident of 8121 34th Ave S, Bloomington, MN 55425. My condo building is immediately adjacent to the Risor senior living community building. My building is not a 55+ building, but it has an average tenant age of well over 60. So both of the adjacent properties, which are also the most impacted properties, are overwhelmingly “senior living”.

I strongly oppose the approval of planning application PL202500203, which seeks a major revision to the final development plans to reduce parking requirements and allow for a state-licensed cannabis dispensary in the existing commercial building at 8101 34th Ave S.

Our neighborhood is a quiet, residential, “senior living” environment, with no existing retail traffic, and **this proposal would disrupt its peaceful character.**

The location of this dispensary is inappropriate, will negatively impact home values, and is not of value to anyone who lives in the area.

This change will pull the rug out from under the residents who bought here specifically for the tranquil hidden nature of this beautiful river bluff senior living neighborhood.

Additionally, the requested parking flexibility underestimates demand, risking overflow into residential areas like ours and violating the intent of the shared parking easement. The application's parking study (dated November 19, 2025) projects a peak demand increase from the dispensary (40-50 spaces) plus remaining office space (60-92 spaces), leading to a large potential deficit when the building fully leases. It recommends an updated analysis before new leases, implying current projections are uncertain and approval is premature. The 2021 reciprocal parking easement is designed for office-apartment sharing (Lot 1: 8101 office; Lot 2: Risor apartments), assuming low-intensity use. Retail changes this, potentially overwhelming the 200+ shared spaces and pushing cars into nearby areas like 8121, creating hazards for seniors.

I urge the Planning Commission and City Council to deny this application to preserve our neighborhood's character and protect residents' well-being.

Please include this letter in the public record for the January 22, 2026, Planning Commission meeting and February 2, 2026, City Council meeting.

I also ask that if this neighborhood-degrading change is allowed, the Planning Commission and City Council **considers and documents** who this approval is designed to benefit.

It is clearly not intended to benefit the many senior citizens who live in the neighborhood. That doesn't leave many beneficiaries...

Thank you for your attention.

Sincerely, Steve Aaron 8121 34th Ave S, #504 Bloomington, MN 55425 612-615-3954

O'Day, Liz

From: Centinario, Michael
Sent: Tuesday, January 13, 2026 9:47 AM
To: O'Day, Liz
Subject: FW: PL202500203

Follow Up Flag: Follow up
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From: Annette Saunders <[REDACTED]>
Sent: Tuesday, January 13, 2026 9:46 AM
To: Centinario, Michael <mcentinario@BloomingtonMN.gov>
Subject: PL202500203

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.

Good morning Mr. Centinario. I am writing as a concerned citizen in reference to the above proposal. My husband and I reside in The Reflection Condominiums across the street from the site of the property listed in the proposal. We have several concerns some in direct reference to the proposal and some in reference to the tenant. We feel granting the parking to be deemed sufficient for the tenant may not be in the best interest of the building, The Risor or the Crowne Plaza Hotel as insufficient parking could result in overflow seeking spaces at other sites. The overflow could be taking spots away from the current building tenants at 8101 34th Street. Some employees who work there currently reside in several adjacent condominiums/apartments and simply walk to work, but this may not always be the case. That would obviously result in more spots needed for their employees. Many employees are still working from home since the pandemic and while this may be allowed now it may not always be the case. Your study noted that the current parking usually required would not be met and even if the observed appears to be enough that certainly cannot be guaranteed in the future. Our desire is for the office building to remain for offices and their employees AND NOT FOR A RETAIL SPACE with the general public coming and going. I am certain this does not in any way benefit tenants of The Risor either.

My next point of contention isn't directly related to the parking but we are extremely unhappy with the proposed tenant to be a dispensary facility because of how close the building is to the light rail and housing. This is a very dense area where we have had a lot of problems with the homeless living in the woods in tents and sleeping in our doorways. Since The Risor was built this problem has been noticeably reduced. Previously we had a lot of concerns with them duoning drugs that involved fire and the potential for them starting a fire in the wildlife sanctuary. We have visited the sites and have first hand seen all the drug paraphernalia strewn on the ground along with lighters and matches. We do not want any business that will entice that type of activity to return to this area. If you truly want what is best for The South Loop and it's success you will not want that either.

Thank you for your consideration. I wanted to attend the hearing but am unable due to my work schedule so hopefully this email gets our viewpoint across.

Sincerely,

Annette (and Thomas) Saunders
8151 33rd Ave S Unit 1609
Bloomington MN