

## Hestbech, Emily

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**From:** Daniel McGraw <[REDACTED]>  
**Sent:** Thursday, January 15, 2026 1:09 PM  
**To:** Hestbech, Emily  
**Subject:** Record Comment – PL2025-198

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Hello Emily,

As the owner of the property immediately north of the proposed development, I submit this comment for the public record. I also am planning to attend the meeting tonight.

While I recognize that the Comprehensive Plan supports higher-density residential development along Lyndale Avenue, the specific design of this project relies on discretionary flexibility from Bloomington's zoning standards related to building setbacks and height. These standards exist to manage compatibility and provide appropriate transitions between differing land uses.

The requested reductions in setbacks, combined with increased building height, intensify impacts on adjacent properties and remove an important buffer that the zoning code is intended to provide. The applicant has not demonstrated that compliance with standard setbacks or height limits would prevent reasonable development of the site, which is already guided and zoned for high-density residential use.

Planned Development flexibility is discretionary and should be granted only when it results in improved compatibility and clear public benefit. In this case, the flexibility shifts impacts outward rather than mitigating them and raises concerns about precedent for future corridor development.

For these reasons, I do not support approval of the requested setback and height flexibility as currently proposed.

Sincerely,

**Daniel J. McGraw**, President

*Gill Brothers is a fifth generation family owned and operated funeral and cremation business that was founded by my great-grandfather, M. J. Gill, in 1889 and serves the entire metro area today.*

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Gill Brothers Funeral Chapels, Inc.  
5801 Lyndale Avenue South, Minneapolis, MN 55419  
Phone: 612 861 6088, Direct: 612 720 3949, Fax 612 861 4543

Website: <http://www.GILLBROTHERS.com>