



Planning Commission AGENDA

**PLANNING COMMISSION REGULAR MEETING
THURSDAY, AUGUST 20, 2026
COUNCIL CHAMBERS
BLOOMINGTON CIVIC PLAZA
1800 W. OLD SHAKOPEE RD.
BLOOMINGTON, MN 55431
6:00 PM**

ANNOUNCEMENT

This meeting will be held in person and electronically via Webex. Some Planning Commission members, testifiers, and presenters may participate electronically as permitted by Minnesota Statutes. Members of the public may participate in person or electronically. Directions are provided below.

To watch the meeting:

- Attend in person
- Watch online at blm.mn/btv-live or the City's Youtube channel at blm.mn/youtube
- Watch BTV (Comcast channels 859 or 14)

To provide testimony on a public hearing item:

1. Participate via phone (testimony for public hearings only) by dialing **1-415-655-0001**.
2. Enter the access code: **2865 781 2520**, and the password: **7526#**
3. Press *3 to "raise your hand" to indicate a desire to speak; your line will remain muted until it is your turn.
4. When it is your turn to speak, the Planning Commission Secretary will call on you by the first six digits of your phone number and will unmute your line. Listen for notification that your line has been unmuted and state your name before speaking.

*Note for long-distance calls: Consider calling methods to reduce or eliminate long distance charges).

CALL TO ORDER

The Planning Commission requests that attendees silence cell phones during the meeting. A copy of the full Planning Commission packet and agendas are available to the public at the entrance of the Council Chambers.

The Planning Commission serves in an advisory role to the City Council on development proposals, development standards, long-range planning, and transportation issues.

Depending on the type of application, the Planning Commission may serve in a decision-making capacity or make a recommendation to the City Council, which is the final decision-making authority.

Items before the Planning Commission may include both study items and public hearings.

- **Study Items** are presented for discussion and direction, and do not involve formal Commission action.
- During **Public Hearings** members of the public are invited to provide testimony before the Commission takes a formal action.
 - Public testimony may be provided in person at Civic Plaza in the Council Chambers or remotely in accordance with the meeting participation instructions included with the agenda.

The Planning Commission consists of seven volunteer residents appointed by the City Council. Commissioners serve three-year terms and may serve a maximum of two consecutive terms.

PLEDGE OF ALLEGIANCE

1. HEARINGS, RESOLUTIONS, AND ORDINANCES

To address the Planning Commission on a public hearing item, please approach the podium, clearly state your name, and after you have spoken, please sign the roster so the City can accurately include your comments in the official meeting minutes.

For ordinance items, the Planning Commission serves in an advisory role by reviewing proposals and making recommendations to the City Council. The City Council is the final decision-making authority for all ordinances.

1.1 Cannabis Cultivation and Manufacturing - CUP - 9130 Grand Avenue South

1.2 James Avenue CityHomes - Rezoning, FSBP, Type III Plat - 9025 and 9033 James Ave. S.

2. APPROVAL OF MINUTES

2.1 Consider approval of draft Planning Commission meeting synopsis.

3. PLANNING COMMISSION POLICY ISSUES AND UPDATES

3.1 Planning Commission Policy and Issues Update

ADJOURNMENT

BloomingtonMN.gov: A yearly meeting schedule, agendas, and the official minutes once approved are available. If you require a reasonable accommodation, please call 952-563-8733 (MN Relay 711) as soon as possible, but no later than 9:00 a.m. one business day before the meeting day.

Our mission is to cultivate an enduring and remarkable community where people want to be.



Planning Commission Item

Originator Planning	Item 1.1 Cannabis Cultivation and Manufacturing - CUP - 9130 Grand Avenue South
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date August 20, 2026

Requested Action:

Staff recommends approval through the following motion:

In Case #PL202600135, having been able to make the required findings, I move to adopt a resolution approving a Conditional Use Permit for a cannabis manufacturing and indoor agriculture (cannabis cultivation) facility located at 9130 Grand Avenue South, subject to the conditions and Code requirements listed in the resolution.

Item presented by: Kareem Sherard, Planning Technician

Description:

Conditional Use Permit for a cannabis manufacturing and indoor agriculture (cannabis cultivation) facility located at 9130 Grand Avenue South.

Attachments:

[Staff Report](#)
[Resolution](#)
[Project Description](#)
[Existing Site Survey](#)
[Plans](#)
[Affidavit of Publication](#)
[Notification Map](#)

GENERAL INFORMATION

Applicant: 9130 Grand, LLC (owner)
Son Do (user)

Location: 9130 Grand Avenue South

Request: Conditional Use Permit for a cannabis manufacturing and indoor agriculture (cannabis cultivation) facility.

Existing Land Use and Zoning: Industrial Office Warehouse; zoned I-3 General Industrial

Surrounding Land Use and Zoning: North and East – Industrial office/warehouse; zoned I-3
South – Industrial outbuilding and single-family dwelling; zoned I-3
West – Industrial Office Warehouse; zoned TI

Comprehensive Plan Designation: Industrial

CHRONOLOGY

Planning Commission 08/20/2026 Public hearing scheduled

DEADLINE FOR AGENCY ACTION

Application Date: 07/15/2026
60 Days: 09/13/2026
Extension Letter Mailed: No
120 Days: 11/12/2026
Applicable Deadline: 09/13/2026

STAFF CONTACT

Kareem Sherard, Planning Technician
Phone: (952) 563-4739
E-mail: ksherard@BloomingtonMN.gov

PROPOSAL

The proposed facility at 9130 Grand Avenue South would be used exclusively for cannabis manufacturing, packaging, storage and cannabis cultivation (indoor agriculture in the Zoning Code). The proposed facility would occupy approximately 16,540 square feet of an approximately 38,083 square foot industrial building. Planned activities include:

- Cultivation
- Harvest, drying and curing
- Trimming, pre-rolls, packaging and labeling
- Storage, wholesale distribution and delivery

Direct retail sales to the public are not planned nor permitted in the I-3 district. The facility would have secure access and limited external traffic. Hours of operation are planned to occur during standard business hours.

BACKGROUND

On September 20, 2024, the City Council approved Ordinance No. 2024-21, which established the zoning use type Cannabis Manufacturer and assigned the state license type Cannabis Cultivator to the existing zoning use type Agriculture, Indoor. Cannabis Manufacturer is defined as:

An establishment engaged in the purchase, acceptance, manufacturing, packaging, and sale of cannabis, hemp, or products derived therefrom, that holds a valid license issued by the State of Minnesota.

Within the I-3 Zoning District, Cannabis Manufacturer is classified as a conditional use. As a result, approval of a Conditional Use Permit (CUP) by the Planning Commission is required prior to establishing this use. Similarly, Agriculture, Indoor, which includes the State license type Cannabis Cultivator, is also classified as a conditional use within the I-3 Zoning District. Therefore, a Conditional Use Permit (CUP) approved by the Planning Commission is required for this use as well.

ANALYSIS

Land Use

The proposed cannabis manufacturing facility is a conditional use in the I-3 zoning district. As an industrial use, the proposed facility is consistent with the Industrial land use designation in the Comprehensive Plan. The facility is not anticipated to have any hazardous materials.

Code Compliance

Subject to compliance with the conditions of approval, the use is not in conflict with City Code provisions. There are no use-specific standards for cannabis manufacturing facilities. However, the conditional use permit triggers some site upgrades related to parking lot striping, landscaping, and lighting, which is discussed further below.

Building and Site Design

The tenant is proposing to occupy a space in an existing building. No exterior modification to the site is proposed. Building permits would be required to remodel existing interior spaces to accommodate the new tenant. The applicant is proposing an odor mitigation system, which would address potential odor impacts of the cultivation and manufacturing operations.

Access, Circulation and Parking

The site has two access points – one from West 92nd Street and one from Grand Avenue South. These are local industrial roadways with adequate capacity to serve the proposed use, which is not anticipated to generate more traffic than a typical industrial business. The tenant proposes utilizing the existing 39-stall parking lot that currently serves the businesses within the building. The site is currently legally non-conforming in terms of parking supply based on the office and warehouse spaces. When a new tenant is proposed in a multi-tenant building that is legally non-conforming for parking, the parking requirement is calculated by subtracting the parking requirement of the former use within that tenant space from the parking requirement of the proposed use. This methodology effectively captures the increased parking based on the change of use. Based on that calculation, five additional parking stalls are needed on site to accommodate the new cannabis facility. Staff believes there is adequate space within the existing lot to accommodate the additional parking. Restriping of the existing parking stalls and the construction and striping of five additional stalls will be required as part of the Conditional Use Permit. A Parking Lot Permit would be necessary prior to any restriping or construction of the five additional stalls.

Landscaping, Screening and Lighting

Conditional Use Permit approval requires that site landscaping meets City Code requirements or reestablish the landscaping memorialized in the approved landscaping plan of record for the property. Staff had not yet identified an approved landscaping plan for the site. In addition, several trees have been removed along West 92nd and Grand Avenue but never replaced. Without an approved landscaping plan on file, the property owner would must add a proportional amount of landscaping to the site based on the size of the tenant space in relation to the overall building. The subject tenant space represents 43.4 percent of the overall floor area of the building. As such, the site must be upgraded in landscaping material in an amount representing 43.4 percent of the total landscaping required for the full site. Based on the site area of 77,918 square feet, full landscaping compliance for this property would be 31 trees and 78 shrubs. To fulfill the proportional landscaping requirement for this Conditional Use Permit, the applicant must install 13 trees and 34

shrubs. A condition of approval is recommended that requires a landscape plan be approved and surety be provided prior to the issuance of the building permit. The landscaping must typically be installed prior to occupancy, depending on seasonal conditions.

Conditional Use Permit approval of the application requires the parking lot lighting to be brought up to City Code requirements. There is almost no existing site lighting today. City staff must approve photometric plans prior to the issuance of an electrical permit for the exterior lighting upgrades. Prior to a Certificate of Occupancy, a nighttime lighting inspection must be conducted to ensure the installed lighting is consistent with the approved lighting plan.

Stormwater Management

The proposed use will be located within an existing building. No exterior changes that affect stormwater discharge are proposed with this application.

Utilities

The subject property will be served by City water and sewer utilizing the existing utility connections to the building. No modifications to the existing utilities are proposed. No discharge of manufacturing related materials into City sewer systems is anticipated.

Traffic Analysis

No significant impacts to the adjacent traffic patterns due to this building addition have been identified.

Status of Enforcement Orders

The property is not subject to any enforcement orders.

OUTREACH

Outreach/Notification

- Mailed Notice (10-day notice – 500-foot buffer)
- Newspaper Notice (10-day notice – 08/06/26 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification

FINDINGS

Required Conditional Use Permit Findings – Section 21.501.04(e)(1-5)

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan.	Finding Made – There is no conflict between the proposed use and the Comprehensive Plan. The proposed cannabis manufacturing and cultivation facility is consistent with the Comprehensive Plan’s Industrial designation.
(2) The proposed use is not in conflict with any adopted district plan for the area.	Finding Made – The proposed use is not located within any adopted district plan.
(3) The proposed use is not in conflict with city code provisions.	Finding Made – Subject to compliance with conditions of approval, the use is not in conflict with City Code provisions.
(4) The proposed use will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.	Finding Made – The proposed cannabis manufacturing and cultivation facility is not expected to generate increased traffic or noticeably impact surrounding streets. Its size and scale will not place an excessive burden on public utilities, such as the sanitary sewer or water systems. No impacts to parks or schools are anticipated.
(5) The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made – The proposed cannabis manufacturing and cultivation facility is compatible with existing uses within the multi-tenant industrial building and surrounding area. The use is not anticipated to generate a large volume of traffic or disturbance to surrounding properties. Subject to the conditions of approval, the use is not anticipated to be injurious to the surrounding neighborhood or harm the public health, safety, or welfare.

RECOMMENDATION

Note the Planning Commission has final approval authority on this Conditional Use Permit application unless an appeal to the City Council is received by 4:30 p.m. on August 25th.

Staff recommends approval through the following motion:

In Case #PL202600135, having been able to make the required findings, I move to adopt a resolution approving a Conditional Use Permit for a cannabis manufacturing and indoor agriculture (cannabis cultivation) facility located at 9130 Grand Avenue South, subject to the conditions and Code requirements listed in the resolution.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL202600135

Project Description: Conditional Use Permit for a cannabis manufacturing and indoor agriculture (cannabis cultivation) facility located at 9130 Grand Avenue South.

Address: 9130 GRAND AVE S

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit Parking Lot Plan adding five additional parking stalls must be approved by the Planning Manager (see § 21.301.06).
4. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (see § 21.301.15).
5. Prior to Permit 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).
6. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements (see § 21.301.07).
7. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
8. Prior to C/O All state and local licensing must be completed prior to commencing operations.
9. Ongoing The cannabis manufacturing and cultivation facility is limited to as shown on the approved plans in Case File #PL202600135.
10. Ongoing Trash and recyclable material storage must comply with City Code (see § 21.301.17).
11. Ongoing All construction or facility-related loading and unloading must occur on site and off public streets.
12. Ongoing Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code. Sign permits must be obtained prior to the installation of signs.

RESOLUTION NO. 2026 -

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN APPROXIMATELY 16,540 SQUARE FOOT CANNABIS MANUFACTURING AND CULTIVATION FACILITY WITHIN AN EXISTING INDUSTRIAL BUILDING LOCATED AT 9130 GRAND AVENUE SOUTH IN THE CITY OF BLOOMINGTON, MINNESOTA

WHEREAS, the Bloomington Planning Commission (“Planning Commission”) is empowered under state law and the Bloomington City Code to act upon certain types of conditional use permits; and

WHEREAS, Son Do (“Applicant”) submitted an application for a conditional use permit for a cannabis manufacturing and cultivation facility to be operated within an existing building located at 9130 Grand Ave South in the City of Bloomington. The 9130 Grand Avenue South parcel is owned by 9130 Grand LLC and legally described as:

LOTS 64 and 65, LYNN ACRES, according to the recorded plat thereof,
Hennepin County, Minnesota

WHEREAS, the Planning Commission reviewed said request at duly called public meeting on August 20, 2026 and has considered the report of the City staff, all information provided in the agenda materials, any comments of persons speaking regarding the proposed conditional use permit, and the requirements in Bloomington City Code; and

WHEREAS, the Planning Commission makes the following findings, as required by City Code Section 21.201.04(e), as to when a conditional use permit may be approved:

Required Conditional Use Permit Findings - Section 21.501.04(e)(1-5)

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan.	Finding Made – There is no conflict between the proposed use and the Comprehensive Plan. The proposed cannabis manufacturing and cultivation facility is consistent with the Comprehensive Plan’s Industrial designation.
(2) The proposed use is not in conflict with any adopted district plan for the area.	Finding Made – The proposed use is not located within any adopted district plan.
(3) The proposed use is not in conflict with city code provisions.	Finding Made – Subject to compliance with the conditions of approval, the use is not in conflict with City Code provisions.
(4) The proposed use will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.	Finding Made – The proposed cannabis manufacturing and cultivation facility is not expected to generate increase traffic or noticeably impact surrounding streets. Its size and scale will not place an excessive burden on parks, schools streets or public utilities, such as the sanitary sewer or water systems.
(5) The proposed use will not be injurious to the surrounding	Finding Made – The proposed cannabis manufacturing and cultivation facility is compatible with existing uses within

neighborhood or otherwise harm the public health, safety and welfare.	the multi-tenant industrial building. The use is not anticipated to generate a large volume of traffic or disturbance to the area. Any impacts related to odor from the manufacturing facility can be mitigated with an odor mitigation system. Subject to the conditions of approval, the use is not anticipated to be injurious to the surrounding neighborhood or harm the public health, safety, or welfare.
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NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BLOOMINGTON IN REGULAR MEETING ASSEMBLED:

- A. That the affirmative finding of the City Staff, contained in the Recitals herein, are adopted by the Planning Commission;
- B. That the conditional use permit shall expire if not used or applied in accordance with the provisions of City Code Section 21.501.04(g);
- C. That the conditional use permit may be suspended or revoked in accordance with the provisions of City Code 21.501.04(h);
- D. That the requested conditional use permit is approved, subject to the following conditions of approval:

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit Parking Lot Plan adding five additional parking stalls must be approved by the Planning Manager (see § 21.301.06).
4. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (see § 21.301.15).
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6. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements (see § 21.301.07).
7. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
8. Prior to C/O All state and local licensing must be completed prior to commencing operations.
9. Ongoing The cannabis manufacturing and cultivation facility is limited to as shown on the approved plans in Case File #PL202600135.
10. Ongoing Trash and recyclable material storage must comply with City Code (see § 21.301.17).
11. Ongoing All construction or facility-related loading and unloading must occur on site and off public streets.
12. Ongoing Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code. Sign permits must be obtained prior to the installation of signs.[Click here to enter text.](#)

Passed and adopted on August 20, 2026.

The three day period to appeal the Planning Commission's decision to the City Council expired on August 25, 2026.

- ☐ An appeal was not received and the conditional use permit is now in effect
- ☐ An appeal was received and the final decision on the conditional use permit will therefore be made by the Bloomington City Council.

Planning Commission Chair

Date

ATTEST:

Planning Commission Secretary

Date

CONDITIONAL USE PERMIT APPLICATION

Project Narrative & Operations Plan

Cannabis Microbusiness — Indoor Cultivation & Manufacturing



Subject property — 9130 Grand Avenue South, Bloomington, Minnesota

Applicant	Son Do & Partners
Property Owner	9130 Grand LLC (sale to applicant pending)
Subject Property	9130 Grand Avenue South, Bloomington, MN 55420
Property ID (PID)	10-027-24-32-0015
Zoning District	I-3, General Industrial
Premises Under This CUP	±16,540 SF vacant suite (of 38,083 SF total building)
Proposed Use	Indoor cannabis cultivation, post-harvest processing, packaging & labeling, secured storage, wholesale distribution, and delivery dispatch
State Authorization	MN OCM Cannabis Microbusiness; Cannabis Wholesaler; Cannabis Delivery Service
No Retail / No Extraction	No on-site retail sales or dispensary; no solvent-based extraction proposed
Date	July 2026

Submitted to the City of Bloomington Planning Division

1. Introduction and Request

Son Do & Partners (the “Applicant”) respectfully requests approval of a Conditional Use Permit (“CUP”) to operate a licensed cannabis microbusiness at 9130 Grand Avenue South, Bloomington, Minnesota (the “Property”). The proposed use consists of indoor cannabis cultivation, post-harvest drying and curing, trimming and pre-roll production, packaging and labeling, secured storage, wholesale distribution, and delivery dispatch — all conducted entirely within an existing, fully enclosed, fully sprinklered industrial building.

The Property is located in the I-3, General Industrial zoning district. Under Minnesota Statutes Chapter 342 and City Code § 21.302.22, the City of Bloomington regulates — but may not prohibit — cannabis businesses and classifies the land-use characteristics of a cannabis microbusiness with cultivation and manufacturing activities as a “cannabis combination business,” for which a Conditional Use Permit is required in this district. This narrative is submitted in support of that application and describes the proposed operation in sufficient detail for the Planning Commission and City staff to evaluate the request against the applicable approval standards.

The facility design accompanying this application (Architecture Plan, Sheet A2.1) reflects a deliberately contained, low-impact operation. Two characteristics of that design deserve emphasis at the outset, because they eliminate the concerns most commonly raised in connection with cannabis land-use applications:

- **No retail.** No on-site retail sales to the public and no cannabis dispensary are proposed at this Property. There is no public access to the facility and no customer traffic. Any conceptual retail references in the Applicant’s earlier background or financing materials are expressly excluded from this request and are not part of the proposed use.
- **No solvent-based extraction.** The facility as designed contains no extraction room, and no volatile, flammable, or hazardous solvent extraction (butane, propane, ethanol, or CO₂) is proposed. The operation therefore introduces no hazardous (Group H) occupancy to the building. This is discussed further in § 6.5.

2. The Applicant and Operator

The Applicant is Son Do & Partners, an ownership group formed to develop and operate a compliance-driven cannabis production facility serving the Minnesota market. The group is led by its principal, Son Do.

Mr. Do is a United States citizen and a resident of the State of Minnesota who grew up in Bloomington. He is an established entrepreneur with direct operating experience in the cannabis industry and is also the owner of a Pearle Vision franchise in Minneapolis, Minnesota — a regulated, licensed retail healthcare business that demonstrates his experience meeting professional licensing obligations, managing employees, and operating within a compliance framework. Mr. Do selected this Property

based on his familiarity with Bloomington and the strategic advantages of the surrounding industrial corridor, including its established industrial character, transportation access, and suitability for a controlled indoor production facility.

Mr. Do does not currently own the Property. He is in the process of purchasing the Property from the current ownership group, 9130 Grand LLC. Because a Conditional Use Permit attaches to the land rather than to the owner, the Applicant is coordinating this land-use application with the pending acquisition so that the entitlement is in place to support the closing and subsequent operation. The current property owner's authorization accompanies this application as required by City Code.

3. Property and Site Description

The Property is an existing single-story masonry industrial (office/warehouse) building originally constructed in 1964 and substantially renovated in 2025. It is a multi-tenant building totaling 38,083 square feet on a 1.86-acre ($\pm 80,854$ SF) site. The proposed cannabis operation will occupy the currently vacant suite of approximately 16,540 square feet at the east end of the building. The balance of the building, approximately 21,543 square feet, is occupied under a longer-term lease by Owens Companies, a Minnesota-based HVAC contractor, which will continue in occupancy. The two suites are physically separated, demised spaces.

Site area	1.86 acres ($\pm 80,854$ SF); rectangular, level, functional
Building area	38,083 SF total (multi-tenant); $\pm 16,540$ SF subject suite
Year built / renovated	1964 / 2025
Construction	Masonry / concrete block, single story
Clear height	Approximately 14–18 ft (± 14 ft in the primary production area)
Fire protection	100% sprinklered
Loading / access	2 drive-in doors and 6 dock-high doors serving the building; dedicated drive-in, dock, and interior loading area serving the subject suite
Parking	Approximately 36–39 striped on-site spaces (including ADA)
Utilities	City water and city sanitary sewer; natural gas; electric
Electrical service	Three-phase, 600 amps (upgrade anticipated — see § 9)
Site access	Two access points on West 92nd Street and two on Grand Avenue South
Surrounding uses	Industrial to the north, south, east, and west
Regional access	Less than one mile southeast of I-35W access

The site is surrounded on all sides by industrial uses and sits within an established industrial district less than one mile from I-35W. No abutting residential property shares a lot line with the building. This industrial context, combined with a fully enclosed and sprinklered structure, makes the Property well

suited to a contained indoor cannabis production use with no outdoor cultivation, no outdoor storage, and no public-facing retail component.

4. Zoning Classification and Basis for the Conditional Use

The Property is zoned I-3, General Industrial. The City of Bloomington has adopted Minnesota Statutes Chapter 342 and the administrative rules of the Minnesota Office of Cannabis Management (“OCM”) for purposes of regulating the land-use aspects of cannabis businesses (City Code § 21.302.22). Under that section, the zoning use classification is determined by the Issuing Authority based on the specific activities conducted at the site. For a cannabis microbusiness whose activities include both cultivation and manufacturing, the applicable use classification is “cannabis combination business,” which is allowed in the I-3 district upon issuance of a Conditional Use Permit. The associated parking category is “general manufacturing” in combination with the Applicant’s other licensed activities.

The proposed activities align directly with the uses the I-3 district is intended to accommodate — indoor agriculture, manufacturing, warehousing, and wholesaling — and the City is already reviewing and approving comparable cannabis cultivation and manufacturing uses within existing industrial buildings in this same area, including along Grand Avenue South. The CUP process allows the City to confirm, through site-specific conditions, that characteristics such as odor control, security, traffic, parking, and utilities are appropriately addressed for this location. This narrative is organized to provide that information.

5. Overview of the Proposed Operation and State Licensing

The Applicant will operate an indoor cannabis production facility under Minnesota OCM license authority. The Applicant holds, or has received initial approval pending site/location confirmation for, the following state authorizations:

- **Cannabis Microbusiness license** — authorizing indoor cultivation of up to 5,000 square feet of plant canopy together with cannabis manufacturing, packaging, and labeling under a single license.
- **Cannabis Wholesaler license** — authorizing the purchase and sale of cannabis flower and cannabis products to other licensed businesses (business-to-business distribution).
- **Cannabis Delivery Service license** — authorizing the transport and delivery of cannabis and cannabis products consistent with OCM rules.

All applicable state licenses have either been acquired or have received initial approval that is pending confirmation of this location, which approval of this CUP will help finalize. The Applicant will obtain and maintain all required local, state, and federal licenses and registrations prior to operation and at all times during operation, consistent with City Code § 21.302.22(e). The facility is designed to operate fully within Minnesota’s seed-to-sale tracking, testing, packaging, and labeling requirements.

The operation follows a single, one-directional production workflow, from genetics through finished, packaged product ready for licensed distribution:

Mother & vegetation → flowering → harvest → drying & curing → trimming → pre-rolls, packaging & labeling → secured storage → wholesale distribution and licensed delivery.

6. Detailed Description of Operations

6.1 Cultivation

Cultivation is conducted entirely indoors using controlled-environment agriculture. Selected genetics are maintained in the combined Mother & Vegetation room (“MOM & VEG” on the Architecture Plan), where mother plants are held, clones are taken and rooted, and young plants are nurtured through their vegetative stage before flowering. Mature plants are then moved into the six dedicated flower rooms (Flower Rooms 1 through 6) for their flowering cycle. Operating multiple smaller flower rooms rather than a single large room allows staggered, perpetual harvest scheduling, tighter environmental control, and improved pest and contamination isolation.

Canopy limitation. Consistent with the microbusiness license, the combined mature plant canopy across all six flower rooms will not exceed 5,000 square feet. Canopy is measured and tracked in accordance with OCM rules, and the Applicant will maintain the canopy calculation on file and available to the City and OCM. Mother, propagation, and vegetative areas support the flower rooms and are managed within the license’s requirements.

Cultivation is managed through planned batch scheduling and room rotation, continuous environmental monitoring, integrated pest management, documented sanitation procedures, and plant tracking and reconciliation at each stage — all recorded under the Applicant’s standard operating procedures and Minnesota’s seed-to-sale tracking system. Irrigation and fertigation are served by the dedicated Irrigation room and Nutrient Storage room shown on the plan, which centralize water and nutrient handling and keep those materials contained and controlled. No outdoor cultivation is proposed, and no cannabis plants are visible from outside the building.

6.2 Harvest, Drying and Curing

Following harvest, plant material is moved into the two dedicated Dry Rooms for controlled drying and curing under managed temperature, humidity, and airflow. The dry rooms are sealed, environmentally controlled spaces served by the facility’s filtration and odor-control system described in § 10. Drying and curing are documented, and material is held until moisture, quality, and compliance criteria are met before moving to processing.

6.3 Trimming, Pre-Rolls, Packaging and Labeling

Cured material moves to the Trim Room for trimming and preparation, and then to the Packaging Room, where pre-rolls are produced and finished product is weighed, packaged, and labeled. A clean room (“CR” on the Architecture Plan) provides a controlled environment for sensitive processing and packaging

steps. These activities constitute the “manufacturing” component authorized under the microbusiness license.

Processing follows written specifications, with each batch documented for quantity, timing, and personnel; quality-assurance review of weight, appearance, packaging, and labeling; and release only after compliance and inventory review. All products are packaged and labeled in accordance with Minnesota requirements, including child-resistant packaging, required disclosures, lot numbers, and testing documentation. Products are dry, non-hazardous consumer goods; no cooking, no commercial kitchen, and no hazardous-material formulation is proposed.

6.4 Storage, Wholesale Distribution and Delivery

Finished, compliant product is moved to the secured Storage Room for staging prior to release. Distribution occurs on a business-to-business basis under the Applicant’s wholesaler license and through licensed transport under its delivery-service license. Inbound supplies and outbound product move through the suite’s dedicated loading area and dock/drive-in facilities. All inventory is maintained within the seed-to-sale tracking system and within secured, access-controlled areas of the building.

6.5 No Solvent-Based Extraction Proposed

The Applicant wishes to be explicit on this point, as it is often the central technical concern in cannabis land-use review. **The facility as designed contains no extraction room, and the Applicant proposes no volatile, flammable, or hazardous solvent extraction of any kind at this Property — including no hydrocarbon (butane or propane), ethanol, or CO₂ extraction.** As reflected on the Architecture Plan, the suite is programmed exclusively for cultivation, drying, trimming, pre-roll production, packaging, and storage.

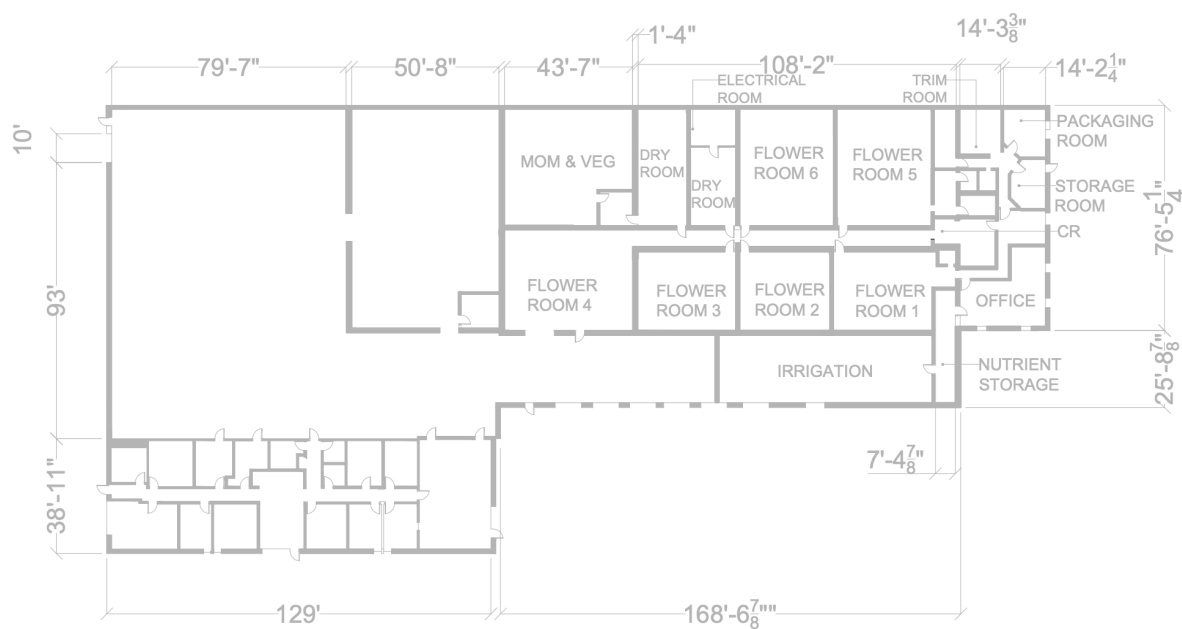
Because no solvent extraction is proposed, the operation introduces no Group H (hazardous) occupancy, no flammable-liquid or liquefied-petroleum-gas storage, and none of the associated life-safety requirements such as rated extraction rooms, LEL/gas detection with automatic shutoff, explosion relief, or classified electrical areas. The use remains a conventional, low-hazard indoor agricultural and packaging operation within a fully sprinklered building.

6.6 Activities Not Included in This Application

For clarity, the following are not part of this CUP request: (i) any on-site retail sales to the public or cannabis dispensary; (ii) any outdoor cultivation; (iii) any outdoor storage of equipment or materials; and (iv) on-site public cannabis consumption. The Property will operate solely as a contained indoor cultivation, processing, and distribution facility.

7. Proposed Facility Layout

The proposed operation occupies the vacant suite at the east end of the building. The layout, shown on the Architecture Plan (Sheet A2.1), is organized around a one-directional production workflow that moves material from propagation through flowering, drying, trimming, packaging, and secured storage, while maintaining functional separation between production stages for compliance and contamination control. Office and support space is located at the suite's southeast corner adjacent to the entry, and the suite is served by its own loading area. The Owens Companies suite occupies the western portion of the building and is demised and separated from the cannabis operation.



1 ARCHITECTURE PLAN
SCALE: 1/16" = 1'-0"

Architecture Plan, Sheet A2.1 (scale 1/16" = 1'-0") — proposed room configuration within the ±16,540 SF suite.

The suite is programmed as follows:

Room / Area (per Sheet A2.1)	Function
Mom & Veg	Maintains selected genetics and mother plants; propagation/cloning and vegetative growth prior to flowering
Flower Rooms 1–6	Six dedicated flowering rooms supporting staggered, perpetual harvest; combined mature canopy limited to 5,000 SF
Dry Rooms (2)	Controlled post-harvest drying and curing
Trim Room	Trimming and preparation of cured material

Room / Area (per Sheet A2.1)	Function
Packaging Room	Pre-roll production; weighing, packaging, and labeling of finished product
Clean Room (CR)	Controlled environment for sensitive processing and packaging steps
Storage Room	Secured staging of finished, compliant inventory prior to release
Irrigation	Centralized irrigation and fertigation equipment serving the grow rooms
Nutrient Storage	Contained storage of plant nutrients and cultivation inputs
Electrical Room	Electrical service, distribution, and panels serving the suite
Office	Administrative office and staff support space

The combined cultivation and production rooms total approximately 12,000 square feet, with the remainder of the ±16,540-square-foot suite devoted to storage, circulation, support space, loading, and building systems.

Final construction drawings prepared and sealed by a Minnesota-licensed design professional, together with mechanical, electrical, and plumbing plans, will be submitted with the building permit application and for final site and building plan review as applicable.

8. Operating Characteristics

Hours of operation	Anticipated standard business/production hours; cultivation environmental systems operate continuously
Employees	Phased staffing across management, cultivation, processing/packaging, warehouse, compliance, and administration
Customer visits	None — no retail; no public foot traffic
Traffic generation	Low — employee trips plus periodic wholesale/delivery and supply vehicles; consistent with general manufacturing/warehouse use
Deliveries	Licensed, tracked inbound supply and outbound product through the suite's loading area
Parking demand	Well within the ±36–39 on-site spaces given the limited employee count and absence of retail traffic
Outdoor activity	None — all operations fully enclosed within the building
Hazardous materials	None beyond ordinary cultivation nutrients and cleaning supplies, stored in the dedicated Nutrient Storage room; no solvents

Because the use generates no retail or customer traffic and employs a modest number of staff, the operation is expected to place lower demand on parking, access, and the surrounding street network than many by-right industrial uses permitted in the I-3 district.

9. Building Systems and Planned Improvements

Fire protection. The building is 100% sprinklered. Because no solvent extraction is proposed, no hazardous-occupancy fire protection measures are required. The Applicant will coordinate with the Bloomington Fire Marshal to confirm that sprinkler coverage, alarm systems, and egress are appropriate for the final room configuration, including the subdivision of the warehouse into the grow, dry, and processing rooms shown on Sheet A2.1.

HVAC and environmental control. Indoor cultivation, drying, and processing require controlled temperature, humidity, and air handling. The Property's existing rooftop and unit-heater systems were renovated in 2025; the cannabis suite will be fitted with dedicated, sealed environmental-control and dehumidification systems serving the Mom & Veg room, the six flower rooms, the dry rooms, and the processing areas, integrated with the odor-control system described in § 10. Rooftop equipment will be screened and permitted as required.

Electrical service. The building is served by three-phase, 600-amp electrical service. Indoor cultivation lighting and HVAC across six flower rooms plus a mother/vegetation room are electrically intensive, and the Applicant anticipates upgrading the electrical service and distribution serving the suite to support the operation. The plan includes a dedicated Electrical Room within the suite for that purpose. The upgrade will be coordinated with Xcel Energy and completed under City electrical permits, designed by licensed professionals and inspected prior to operation.

Tenant separation. Because the building is shared with Owens Companies, the cannabis suite will be physically separated and independently secured, with odor containment and air handling designed so that the cannabis operation does not migrate into or otherwise affect the adjoining tenant space.

Building permits and plan review. All interior build-out, mechanical, electrical, and plumbing work will be completed under City permits, and the Applicant will complete final site and building plan review as applicable. The Applicant understands that no building permit for the use may issue until the CUP and any associated approvals are in place.

10. Odor Control Plan

The Applicant recognizes that odor is the most common concern associated with cannabis cultivation, and the facility is being designed specifically to prevent detectable odor at the property line. The Mom & Veg room, all six flower rooms, both dry rooms, and the processing areas will be operated as sealed, negative-pressure environments so that interior air does not escape uncontrolled. Air will be continuously filtered through activated-carbon filtration (and, as appropriate, additional air-scrubbing or carbon-bed technology) before exhaust. Doors, demising walls, and penetrations between the cannabis suite and both the exterior and the adjoining tenant space will be sealed to maintain containment. The compartmentalized room layout shown on Sheet A2.1 supports this approach by allowing each production room to be independently sealed and filtered.

The odor-control system will be designed by a qualified mechanical engineer and sized to the building's air volume and exhaust requirements, and will be maintained on a documented schedule, including filter replacement. The Applicant is prepared to accept a condition of approval requiring that no cannabis odor be detectable at the property line and that the odor-control system be maintained in continuous operation.

11. Security Plan

Security is designed to meet OCM requirements and to protect inventory, employees, and the surrounding community. The facility will use a layered security program:

- **Video surveillance** covering entry points, cultivation and processing rooms, storage areas, and the loading area, with retention consistent with OCM rules.
- **Access control** restricting cultivation, processing, packaging, and storage areas to authorized personnel through electronic or keyed limited-access controls.
- **Intrusion alarm and monitoring** for after-hours protection of the facility.
- **Secured storage** of cannabis, in-process material, and finished products within the locked, access-controlled Storage Room.
- **Visitor management** documenting and escorting any non-employee access.
- **Inventory reconciliation** through cycle counts and seed-to-sale tracking to deter and detect diversion.

Because there is no retail component, there is no public access to the building, which further limits security exposure. A detailed security plan will be maintained by the Applicant and made available to the City and OCM as required.

12. Waste and Wastewater Management

Cannabis waste — principally plant material such as stalks, stems, root balls, and trim byproduct — will be rendered unusable and disposed of in accordance with OCM rules, with disposal documented in waste logs and the seed-to-sale system. General solid waste and recycling will be handled through enclosed interior collection and licensed haulers; no outdoor refuse storage that violates City Code is proposed.

The Property is connected to city water and city sanitary sewer. Cultivation wastewater and condensate will be managed in compliance with applicable requirements, and the Applicant will coordinate with the City's utility and environmental-health staff regarding anticipated water demand and wastewater flow, including any "will-serve" confirmation or pretreatment requirements applicable to the use. Irrigation and nutrient handling are centralized in the dedicated Irrigation and Nutrient Storage rooms, allowing water use to be monitored and keeping nutrients and cleaning agents contained and out of the sanitary system except as permitted.

13. Compliance Program

The Applicant treats compliance as a core operating function. Its program includes inventory tracking from plant material to finished goods within the seed-to-sale system; product testing and quality review before release; batch, vendor, and waste recordkeeping and retention; employee training on procedures and reporting obligations; and recurring internal audits of procedures, inventory, and documentation. The Applicant will maintain its OCM license and all local registrations in good standing at all times and will operate within the time, place, and manner conditions established by the City through this CUP.

14. Compatibility with the Surrounding Area

The Property sits within an established general-industrial district and is bordered on all sides by industrial uses. The proposed operation — indoor cultivation, processing and packaging, warehousing, and wholesale distribution — is consistent in character and intensity with the uses the I-3 district is intended to accommodate, and is comparable to other cannabis cultivation and manufacturing facilities the City is approving in nearby industrial buildings. The use is fully enclosed; involves no solvent extraction and no hazardous occupancy; produces no outdoor activity, storage, or cultivation; generates no retail or customer traffic; and, through its odor-control and security design, is engineered to avoid off-site impacts. For these reasons, the proposed use will not be injurious to the surrounding neighborhood or to the public health, safety, and welfare, and is compatible with adjacent land uses.

15. Response to the Conditional Use Permit Standards

The Applicant respectfully submits that the application satisfies the City’s standards for approval. The proposed use is one the City may not prohibit and has classified as a conditional use in the I-3 district, and the operation has been designed to address each area of City review:

Approval Consideration	How the Application Addresses It
Consistency with the Comprehensive Plan and district plans	The use occupies an existing industrial building in a general-industrial district and is consistent with the area’s established and planned industrial character.
Conformance with City Code and state law	The use is a conditional use in the I-3 district under § 21.302.22; the Applicant will obtain and maintain all required OCM licenses and local registrations and will operate within Chapter 342 and OCM rules, including the 5,000 SF canopy limit.
No injury to the surrounding neighborhood; public health, safety, welfare	Fully enclosed operation with engineered odor control, layered security, no solvent extraction and therefore no hazardous occupancy, no retail traffic, and no outdoor activity; surrounded by industrial uses.
Traffic, parking, and access	Low traffic generation and modest employee count; demand well within on-site parking; loading handled at the suite’s dedicated loading area.

Approval Consideration	How the Application Addresses It
Utilities and infrastructure	Served by city water/sewer, gas, and three-phase power; dedicated electrical room and planned service upgrade coordinated with Xcel Energy; wastewater coordinated with City utilities.
Site-specific conditions	Applicant is prepared to accept reasonable conditions, including a no-detectable-odor-at-property-line standard, a limitation to non-solvent operations, and a prohibition on retail sales at this location.

The Applicant acknowledges that the Planning Commission will apply the specific findings set forth in the City Code for conditional use permits and stands ready to provide any additional information requested by City staff to support those findings.

16. Conclusion

Son Do & Partners respectfully requests approval of a Conditional Use Permit to operate a licensed cannabis microbusiness — indoor cultivation, post-harvest processing, packaging and labeling, secured storage, wholesale distribution, and licensed delivery — within the existing industrial building at 9130 Grand Avenue South. The proposed use is permitted as a conditional use in the I-3 district, is well matched to the building and surrounding industrial area, and has been designed from the outset to operate cleanly, securely, and in full compliance with state and local requirements, with no public-facing retail, no solvent extraction, and no outdoor activity. The Applicant looks forward to working with City staff and the Planning Commission, and welcomes reasonable conditions of approval that ensure the operation remains a good neighbor within the district.

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 56436, WITH AN EFFECTIVE DATE OF SEPTEMBER 5, 2019.

THE LAND IS DESCRIBED AS FOLLOWS:

LOTS 64 AND 65, LYNN ACRES, ACCORDING TO THE RECORDED PLAT THEREOF.

○ EASEMENT FOR TRANSMISSION LINES, IN FAVOR OF NORTHERN STATES POWER CORPORATION, AS TO THE PLATTED HEREON, WAS DEPOSITED AND RECORDED ON FEBRUARY 15, 1968, FILED FEBRUARY 16, 1968, AS DOCUMENT NO. 60719.
 (PLOTTED HEREON)

○ EASEMENT FOR STREET, IN FAVOR OF THE CITY OF BOSTON, AS TO THE UNPLATTED CLAIM DEED DATED JULY 29, 1974, FILED AUGUST 27, 1974, AS DOCUMENT NO. 40189A; AND OUTFIT CLAIM DEED DATED JULY 25, 1974, FILED AUGUST 27, 1974, AS DOCUMENT NO. 40189A.
 (PLOTTED HEREON)

○ TERMS AND CONDITIONS OF UNINCORPORATED LEASE DATED FEBRUARY 3, 1968, BETWEEN JAMES H. MERRILL, JR., LESSOR, AND MINNEAPOLIS ELECTRIC COMPANY, LESSEE.
 (PLOTTED HEREON)

○ SUBJECT PROPERTY, NOT PLOTTED HEREON AS IT IS BLANKET IN TAKEOUT.

○ TERMS AND CONDITIONS OF UNINCORPORATED LEASE BY AND BETWEEN KELLY PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP, LESSOR, AND ROSS WHEEL SERVICE, INC., A MINNESOTA CORPORATION, LESSEE, DATED SEPTEMBER 30, 2002, FILED JUNE 13, 2003, AS DOCUMENT NO. 60719.
 (PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED HEREON AS IT IS BLANKET IN TAKEOUT)

	CONCRETE SURFACE		GAS VALVE
	NO PARKING AREA		GAS METER
	UTILITY MANHOLE		SEW
	UTILITY POLE		BOLLARD
	UTILITY ANCHOR		FOUND IRON PIPE, OR NOTED
	STORM MANHOLE		OVERHEAD UTILITY LINE
	CURB STORM INLET		PARKING SPACE
	SANITARY MANHOLE		
	CLEANOUT		
	FIRE HYDRANT		
	WATER VALVE		
	TELEPHONE pedestal		

 NO EASEMENT PROVIDED FOR OVERHEAD UTILITY LINES
 CENTER MANHOLE FALLS ON EASEMENT LINE
 xxx

THIS SURVEY MAY NOT SHOW ALL RECORDED OR UNRECORDED PROPERTY RIGHTS OR INTERESTS. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF IMPROVEMENTS SHOWN HEREON. THIS SURVEY ONLY SHOWS INFORMATION PROVIDED TO THE SURVEYOR BY THIRD PARTIES. INFORMATION GATHERED BY THE SURVEYOR PURSUANT TO THIS SURVEY REQUEST AND AGREED SCOPE OF WORK AND CONDITIONS AT THE TIME OF FIELD SURVEY.

THIS SURVEY IS VOID FOR THIS ALTA/LAND TITLE TRANSACTION ONLY AND
TO BE RELIED UPON BY THE PARTIES TO THIS SPECIFIC TRANSACTION AND
OTHERS. USE OF THIS SURVEY FOR OTHER PURPOSES, INCLUDING BUT NOT
LIMITED TO THE PLANNING OR CONSTRUCTION OF IMPROVEMENTS, IS VOID
AT USER'S OWN RISK. THE FINAL SIGNED PDF AND/OR PRINT OF THIS SURVEY
SHALL BE THE OFFICIAL VERSION.

IF SHOWN HEREON, CARCEL OWNERSHIP AND TAX IDENTIFICATION NUMBERS HAVE BEEN DETERMINED BY PUBLICLY AVAILABLE INFORMATION FROM A GES, ASSessor, TRF, ASURF, OR OTHER GOVERNMENT DATABASE. THERE MAY BE ERRORS OR PENDING CHANGES THAT THE SURVEYOR IS UNAWARE OF.

ACCESS:

IF SHOWN HEREON, "ACCESS" INDICATES PHYSICAL VEHICULAR ACCESS ONTO OR FROM THE SUBJECT PROPERTY. THIS MAY OR MAY NOT REPRESENT LEGAL ACCESS OR PERMITTED ACCESS, UNLESS EXPRESSLY NOTED HEREON.

AEC GEOSPATIAL LLC
PO BOX 297
HAMMOND, WI 54015
866-4AECGEO

DATE	DRAFT REVISION HISTORY
10/23/19	CERT
10/24/19	SS

LAND AREA

REGULAR= 34
TRAILER= 5
HANDICAP= 00
TOTAL= 39

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.SCFEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 27053C0458F, WHICH BEARS AN EFFECTIVE DATE OF 11/04/2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 6
HAVING A BEARING OF SOUTH 89°59'18" WEST PER HENNEPIN COUNTY
COORDINATE SYSTEM NAD 83 1996.

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND UTILITIES.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED HEREON, ARE TRUE AND CORRECT.
3. THIS SURVEY DOES NOT INCLUDE, BUT MAY BE ADJACENT TO, ANY OF THE FOLLOWING: BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVICES, AND ENCROACHMENTS.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE INFORMATION IS SPECIFICALLY REFERENCED HEREON.
5. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE OF THE PROFESSION OF SURVEYING.
6. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST 80TH STREET.
7. THERE IS NO VISIBLE EVIDENCE OF COUNTRIES ON SUBJECT PROPERTY.
8. THERE IS NO VISIBLE EVIDENCE OF ANY CONSTRUCTION OR EXISTING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
9. THERE IS NO VISIBLE EVIDENCE OF ANY CONSTRUCTION CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
10. THERE IS NO VISIBLE EVIDENCE OF ANY FOOTPRINT OF THE BUILDING ONLY.
11. ANY APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE CHANGES IN STREET RIGHT OF WAY LINES ARE SHOWN ON THIS SURVEY.
12. NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A LICENSED LAND SURVEYOR.
13. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSES OR FOR ANY OTHER PURPOSES OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
14. NOT ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL FEATURES.

AEI JOB #413045

WALCRO
500 WEST 92ND STREET
CITY OF BLOOMINGTON, HENNEPIN COUNTY, MINNESOTA

A photograph of a school building with a brick section, surrounded by trees and parked cars. The building is a single-story structure with a mix of brick and light-colored siding. Several cars are parked in front of the building, and there are large trees with green and yellowing leaves in the foreground and background. The sky is clear and blue.

 AEI
Consultants

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEDCONSULTANTS.COM

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALLANSLS L AND TILTS SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 11, 15B(1), 16C, 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/09/2019. DATE OF PLAT OR MAP: 10/17/2019.





GPS Construction
Group
5411 DANILE'S ST CHINO
CA 91710

PROJECT
9130 GRAND AVE

PROJECT NO.:
DATE: 11/07/2020

SCALE:

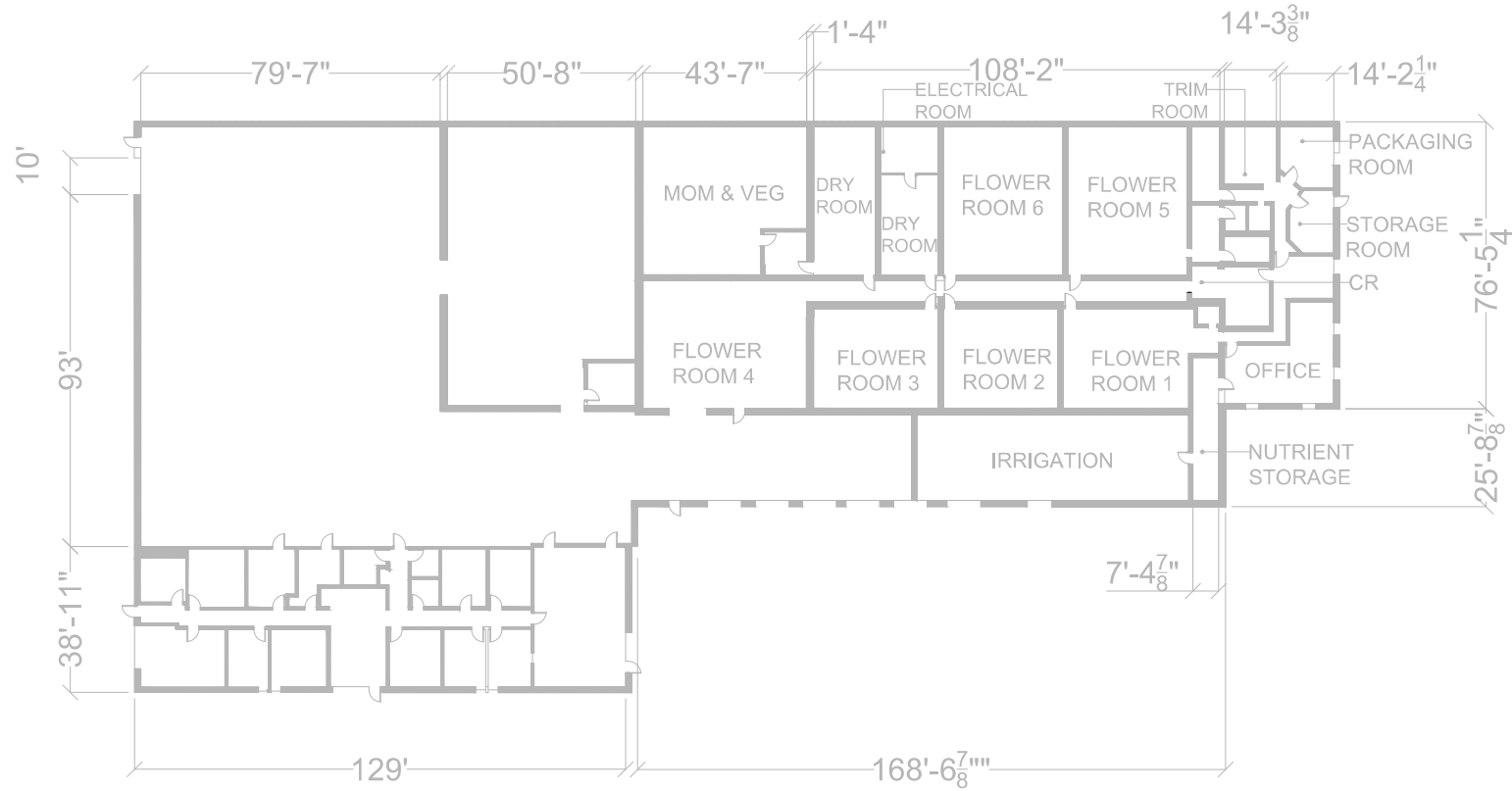
GRAPHICS SYMBOLS:
X XXXX-XXXX-XX

SHEET TITLE:
ARCHITECTURE PLAN

REVISIONS:

DRAWN BY:
CHECKED BY:

SHEET NUMBER:
A2.1



1 ARCHITECTURE PLAN
SCALE: 1/16" = 1'-0"

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemnly swear that the notice, as per the proof, was published in the edition of the

SC Bloomington Richfield

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:
HENNEPIN

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/06/2026 and the last insertion being on 08/06/2026.

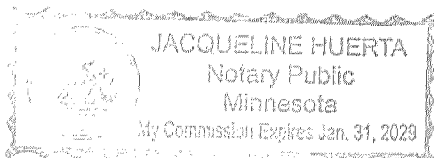
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: 
Designated Agent

Subscribed and sworn to or affirmed before me on 08/06/2026


Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$999.99 per column inch

Ad ID 1549969

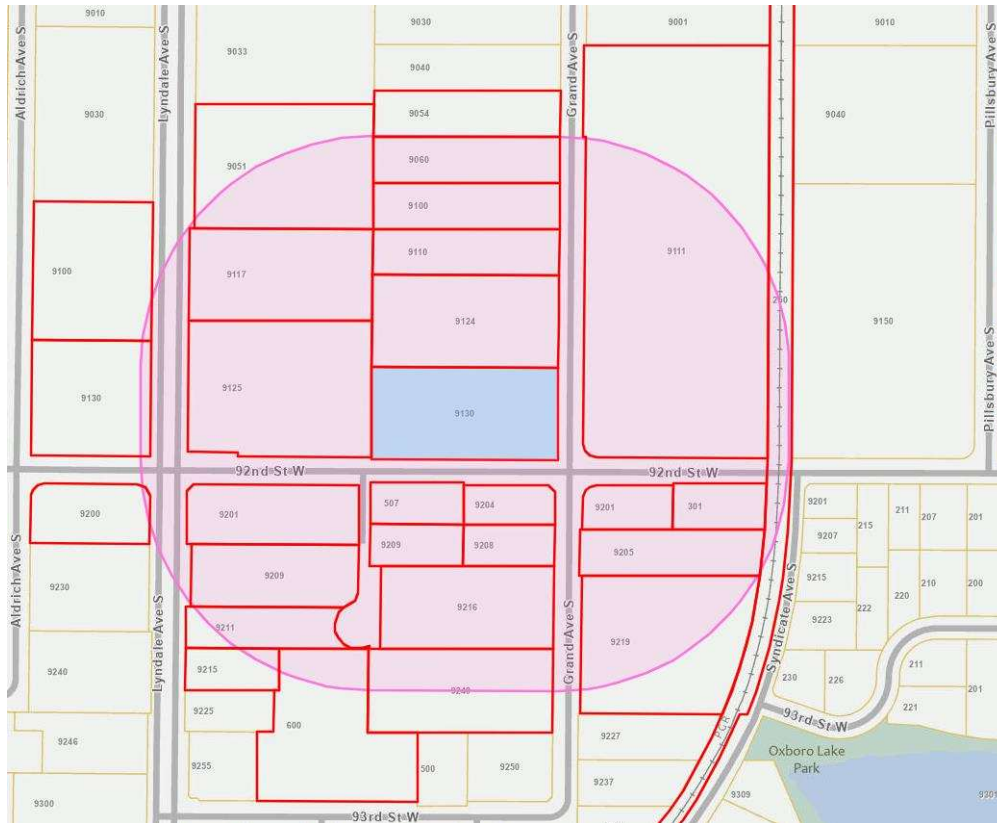
CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION

The Bloomington Planning Commission will hold a public hearing on August 20, 2026, at 6:00pm in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as permitted by State law, to consider Case #PL202600135 an application by Son Do & Partners and 9130 Grand LLC for a Conditional Use Permit for a cannabis manufacturing and indoor agriculture (cannabis cultivation), at a facility located at 9130 Grand Avenue South in the City of Bloomington.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Kareem Sherard, Planning Technician, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027, (952) 563-4739 or ksherard@BloomingtonMN.gov

Published in the Sun Current
August 6, 2026
1549969

City of Bloomington Notification Map



Case #PL2026-135

Subject Properties: 9130 GRAND AVENUE SOUTH, BLOOMINGTON, MN 55420

-  Notification Boundary (500 feet)
-  Subject Property/Properties
-  Notified Properties





Planning Commission Item

Originator Planning	Item 1.2 James Avenue CityHomes - Rezoning, FSBP, Type III Plat - 9025 and 9033 James Ave. S.
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date August 20, 2026

Requested Action:

Staff recommends approval through the following motions:

In Case #PL2026-126, I move to recommend the City Council adopt an ordinance Rezoning 9025 and 9033 James Avenue from R-1 Single Family Residential to R-3 Middle Housing Residential.

In Case #PL2026-126, having been able to make the required findings, I move to recommend the City Council approve Final Site and Building Plans for a 9-unit detached townhome development located at 9025 and 9033 James Avenue South, subject to the conditions and Code requirements attached to the staff report.

In Case #PL2026-126, I move to recommend the City Council approve a Type III Preliminary Plat and adopt a resolution approving the Final Plat of JAMES AVENUE CITYHOMES to subdivide 9025 and 9033 James Avenue South into 9 detached townhome lots and one outlot, subject to the conditions and Code requirements attached to the staff report.

Item presented by: Liz O'Day, Planner

Description:

Rezoning from R-1 to R-3, Final Site and Building Plans for a nine-unit detached townhome development, and Type III Preliminary and Final Plat for nine detached townhome lots and one outlot.

Attachments:

[Staff Report](#)

Exhibit 1 - Comprehensive Plan Land Use Designations

Project Description

Submitted Plans

Preliminary and Final Plat

DRC Comment Summary

ITE Trip Generation

Affidavit of Publication

Notification Map

GENERAL INFORMATION

Applicant: 9025 James LLC (owner)
Duane and Carol Naddy (owner)

Location: 9025 and 9033 James Avenue South

Request: 1) Rezoning from R-1 to R-3;
2) Final Site and Building Plans for a nine-unit detached townhome development; and
3) Type III Preliminary and Final Plat for nine detached townhome lots and one outlot.

Existing Land Use and Zoning: Single-family residential; zoned R-1 Single-Family Residential

Surrounding Land Use and Zoning: North, West and South – Single-family residential; zoned R-1
East – Place of assembly; zoned R-1

Comprehensive Plan Designation: Medium Density Residential (MDR)

CHRONOLOGY

Planning Commission	08/20/2026	Public hearing scheduled
City Council	09/14/2026	Public hearing anticipated

DEADLINE FOR AGENCY ACTION

Application Date:	07/15/2026
60 Days:	09/13/2026
Extension Letter Mailed:	No
120 Days:	11/12/2026
Applicable Deadline:	11/12/2026 (Extended to 120-day deadline)

STAFF CONTACT

Liz O'Day, Planner
Phone: (952) 563-8919
E-mail: eoday@BloomingtonMN.gov

PROPOSAL

The applicant proposes to redevelop two existing single-family residential lots into a 9-unit detached townhome development on an approximately 1-acre site located at 9025 and 9033 James Avenue South – see Figure 1. The subject site is immediately west of a place of assembly (Sikh Society of MN) and approximately 150 feet north of industrial properties that are part of the central industrial area of Bloomington located along Interstate Highway 35W. The subject properties are currently zoned Single-Family Residential (R-1). The Future Land Use Designation, however, is Medium Density Residential (MDR). The subject sites and surrounding residential properties have been guided MDR since 1981. Rezoning to the R-3 Middle Housing Residential Zoning District is being requested in alignment with the MDR guidance. The applicant is requesting approval of Final Site and Building Plans, as well as a Type III Preliminary and Final plat to replat the existing two lots into 9 individual detached townhome lots and one outlot to accommodate a shared private drive and stormwater management. A Homeowners Association (HOA) will be created to maintain the private drive, common areas, and other shared facilities. The applicant is proposing to plat and create the lots for resale and will not be undertaking any vertical construction activity.

Figure 1 – Site Detail



The home located at 9025 James Avenue was demolished three years ago. The home located at 9033 James Avenue is still standing and remains occupied. Vehicular access to the site will be provided through one curb cut on James Avenue. Because the proposed project is fewer than 20 units, the project is not required to provide affordable units through the Opportunity Housing Ordinance (OHO).

Final Site and Building Plan approval is required to develop detached townhomes. Building plans are a required submittal item for Final Site and Building Plan application. Because the applicant intends on selling platted lots to a builder and will not be conducting vertical construction, the plans are conceptual.

ANALYSIS

Rezoning

The two subject properties were developed with single-family homes and are currently zoned R-1 (Single-Family Residential) and guided Medium Density Residential (MDR) in the Comprehensive Plan. The Medium Density Residential designation allows up to 15 units per acre. The proposed density is nine units per acre and is therefore consistent with the MDR designation. Consistent with the MDR land use designation, the site is proposed to be rezoned to R-3 (Middle Housing Residential), which allows detached townhomes as a permitted use and has a maximum density of 12 units per acre. The proposed rezoning action is shown in Figure 2. To facilitate redevelopment of the site, the existing single-family home located at 9033 James Avenue would be demolished.

The City Council has discretion when considering a rezoning application. Although there are no explicit findings in the City Code for a rezoning action, relevant considerations include the following:

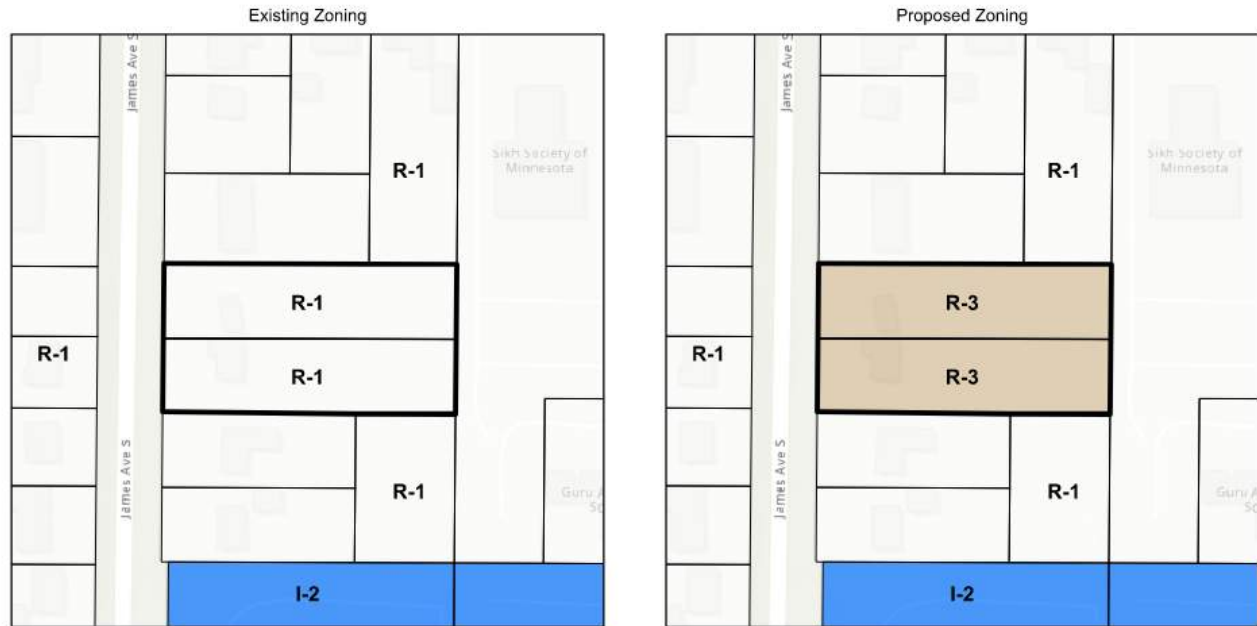
- Whether the proposed district is consistent with the Comprehensive Plan;
- How the proposed zoning district differs from the existing zoning district; and
- Whether there is a public benefit associated with the rezoning.

Given that the subject properties are guided Medium Density Residential (MDR), application of the R-3 zoning district would be consistent with the Comprehensive Plan in this case. The subject properties have been guided MDR for multiple comprehensive plan iterations since 1981. The area has been planned for medium density residential uses for over 40 years, as it is confirmed as medium density residential in the 1981 Comprehensive Plan and every other Comprehensive Plan leading up to the Forward 2040 Plan (current version).

In terms of how the R-3 Zoning District compares to the existing zoning (R-1), R-3 is intended to be utilized for middle housing types at a lower density limit than the R-4 and RM-15 districts. R-3 is designed to be compatible near or adjacent to lower density residential districts, including the R-1 Zoning District. Detached townhomes are comparable to single-family dwellings. The key difference is that a detached townhome is on a narrower lot than a single-family home site and are typically smaller in area. Rezoning to R-3 would be consistent with the purpose and intent of the district. While James Avenue is a local street, W. 90th Street is a major collector road and less than 300 feet to the north. The subject property is in close proximity and accessible to Interstate 35W. The proposed development site is less than one-quarter mile to Logan Play Lot (1825 W 90th Street). Other parks in

the general area include Vanderbie Park and Dupont Playlot. Staff finds the location meets multiple desirable criteria as a suitable site for rezoning to the R-3 zoning district for detached townhomes.

Figure 2 – Rezoning from R-1 to R-3



Regarding the public benefit associated with the proposal, the main argument in favor of the requested rezoning action and broader project is that it provides missing middle housing options. Detached townhome dwellings are a good option for older and smaller households, as there is limited exterior maintenance and more accessible floor plans can be constructed within new dwellings. The look of the proposed detached townhome dwellings are very similar to a single-family dwelling. The Bloomington 2040 Housing Element specifically encourages the City “to provide a range of housing options” as a policy goal (pg. 3.26 of the Comprehensive Plan). Strategies included in implementing this goal include amending official controls to promote a variety of housing options (Strategy 2.1) and identify new locations and opportunities for new housing (Strategy 2.2). The proposed development is consistent with the goals and strategies from the Comprehensive Plan. The development of other medium density housing types has become increasingly rare in recent development cycles in built-out cities like Bloomington.

Overall, there are multiple public benefits associated with the proposed development that would warrant support of the rezoning action. As previously mentioned, the requested rezoning is consistent with the land use guidance for the site of Medium Density Residential. Based on these factors, staff is supportive of the request to rezone the properties from R-1 to R-3 Middle Housing Residential. It should also be noted that staff does not view this district as incompatible with the nearby sites zoned R-1 Single-Family Residential. Finally, it should be acknowledged that detached townhomes are allowed in the R-1 Zoning District as well, but subject to slightly different performance standards, most notably slightly larger front and rear setbacks.

Code Compliance

The proposed development complies with a majority of the Code requirements. Table 1 provides a Code analysis of items that meet or exceed City Code. Table 2 provides a Code analysis of items that need minor revisions. Table 3 provides a Code analysis of items that meet the performance standards for detached townhomes.

Table 1: City Code Analysis – Regulations in Compliance with R-3 Standards

Standard	Code Required	Provided
Site area (min.) (Sec. 21.301.01)	11,050 square feet	44,032 square feet
Minimum site width (Sec. 21.301.01)	60 feet	172 feet
Structure setbacks (min.) (Sec. 21.301.02)	20 feet (front) 20 feet (rear) 10 feet (side)	20 feet (front) 20 feet (rear) 10 feet (side)
Density (max.) (Sec. 21.301.01)	12 units/acre	9 units/acre
Building height (max.) (Sec. 21.301.10)	50 feet	20 feet
Drive aisle width (Sec. 21.301.06)	20 feet	22 feet
Landscaping (min.) (Sec. 21.301.15)	18 Trees 44 Shrubs	18 Trees 54 Shrubs
Building size (min.) (Sec. 21.301.01)	1 bedroom – 750 square feet	775 square feet
Guest parking spaces required (min.) (Sec. 21.301.06)	Two spaces	Two spaces

Table 2: City Code Analysis – Regulations NOT in compliance

Standard	Code Required	Provided	Deviation or revision?
Public Sidewalk (Sec. 21.301.04)	6-foot-wide sidewalk along James Avenue	None shown	Revision required

Table 3: Detached Townhome Standards (Sec. 21.302.43)

Standard	Code Required	Provided
Separation between buildings	10 feet between residential buildings	10 feet between residential buildings
Minimum site area per unit	3,000 square feet per unit	4,892 square feet
Minimum units	Five units	Nine units

Standard	Code Required	Provided
Garages	Garage doors, when fronting public streets, must not exceed 75% of structure width	Yes – no garages facing public streets
Driveway depth	10 feet or less or 20 feet or greater	24 feet
Open space	20 percent (minimum)	45 percent
Impervious surface	80 percent (maximum)	55 percent

Site Design

The single-family home at 9025 James Avenue was demolished years ago. One driveway access point would be constructed off James Avenue, and a shared private drive would connect the homes to the public right-of-way. Five buildings would be constructed on the north side, and four buildings would be constructed on the south side. The end of the private drive would terminate in a cul-de-sac. Each detached townhome unit depicts a 20' x 24' driveway. An underground stormwater infiltration facility is proposed in the southeast corner of the site underneath the vehicle turnaround area to meet stormwater management requirements. Guest parking stalls are proposed as part of the vehicle turnaround area.

The applicant would not be doing vertical construction. Rather, it is the applicant's intent to procure zoning entitlements, plat the lots, and sell the lots to a builder(s). The private driveway, utilities and stormwater retention systems will be in place upon plat approval and permit issuance. The lots will be ready to acquire, create building plans and apply for permits to construct the homes.

Building Design

Because the applicant would be developing the lots for sale, the floor plans and elevation drawings are conceptual. Conceptual building plans show the home at 20 tall and one-story. Square footage of the homes would be 750 square feet with one bedroom. Total footprint area is 1,134 square feet when including a two car garage. Building materials consist of stone veneer and lap siding. Building designs could change in between the review development application and building permit phase, so long as the designs complied with City Code and the Minnesota State Building Code.

Access, Circulation, Sidewalks and Parking

As mentioned above, one curb cut would be installed on James Avenue. The detached townhome buildings would be connected via the internal private drive and individual driveways. The applicant is not showing internal sidewalks on the plans. A six-foot-wide public sidewalk must be installed along James Avenue. There are no existing public sidewalks along James Avenue.

The terminus of the internal driveway ends in a cul-de-sac for emergency vehicle turnaround. City Code requires two parking spaces per dwelling unit, with one enclosed in a garage. Each unit

would have a two-stall garage served by a 20-foot-wide driveway, therefore exceeding the requirement. Guest parking spaces, 0.25 spaces per unit, must be provided on-site. The applicant is identifying two guest parking located off the cul-de-sac. Table 4 below provides the parking analysis.

Table 4: City Code Required Parking Analysis

Use	Code requirement	Required	Proposed
Detached Townhomes	2 spaces per dwelling unit, one of which must be fully enclosed within a garage	18 (9 of which must be fully enclosed)	32
Parking Required			18
Parking Provided			32

Landscaping, Screening and Lighting

The landscaping section of the Zoning Code requires one tree per 2,500 square feet of developable landscaping area and one shrub per 1,000 square feet of developable landscaping area. For this site, 18 trees and 44 shrubs are required. The plans identify 18 shrubs and 54 shrubs, demonstrating a Code-compliant quantity of landscaping material. A landscape surety is required. It should be noted that tree preservation requirements do not apply to detached townhome projects in the R-3 zoning district.

Any exterior lighting installed must meet City Code Section 21.301.07. Any fixtures installed to illuminate driveways, guest parking spaces or internal drives must meet fixture cutoff requirements to limit light trespasses on adjacent properties and glare

Stormwater Management

Stormwater must be managed to meet the City's and Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume.

The applicant is proposing a combination of above ground infiltration basins and an underground stormwater structure to provide the required stormwater management for the site. Stormwater management infrastructure must be provided on site, and no portion may encroach into public right-of-way or easement areas. The Stormwater Management plan calculations and narrative have been reviewed and appear to meet the requirements in the City of Bloomington Comprehensive Surface Water Management Plan. A maintenance plan has not yet been provided and will be required to be signed and filed at Hennepin County. This site is located within the Nine Mile Creek Watershed District, so an additional permit will be required.

Utilities

The subject site is served by City sanitary sewer and water service. The City Engineer must approve utility plans prior to issuing grading or other building permits. Sanitary sewer to service to the site is

proposed to be provided via the 8" public sanitary sewer located within James Ave. Based on the applicant's estimated peak hour wastewater flows, there is sufficient City sanitary sewer network capacity to handle the increased flows from the proposed development.

Water service is proposed to be provided via the 8" watermain that runs along the west side of the site, within James Ave. Water and sanitary service to the individual lots will be provided via the private lines within the site. A private utility easement/agreement will be required over the private water and sanitary service within the site. Finally, the proposed building must have adequate fire hydrant coverage as approved by the Utilities and Fire Prevention Divisions.

Traffic Analysis

Based on the ITE Trip Generation Manual, there would be approximately 85 daily trips generated by the proposed development. Subtracting the trips that would be generated by two single-family homes located on the subject lots, this is an increase of approximately 66 daily trips on James Ave as the result of the proposed development. James Ave has sufficient capacity to accommodate the additional trips and no significant impacts to the adjacent traffic patterns due to this proposed development have been identified.

Fire Prevention and Public Safety

The access and circulation design must meet or exceed the minimum standards of the fire code and be maintained in accordance with the approved plan including a surface to provide all weather driving capabilities. The applicant has agreed to provide a cul-de-sac designed with asphalt or concrete, supports a minimum of 80,000 pounds with a turning radius to accommodate BFD engine 1.

Hydrants shall be strategically placed to provide an adequate water supply for firefighting operations in and around all areas of the project and subsequent development. Hydrants will be approved by the Utilities and Fire Prevention Divisions.

The residential homes must be addressed plainly and visible from the street or road using numbers that contrast with the background. The numbers must be a minimum of four inches, be Arabic numbers or alphabetic letters with a minimum stroke width of 0.5 inches.

Any changes made to the current plans, including building location, access roads, water supply and addressing, shall be reviewed by the Fire Marshal to ensure continued compliance with the fire code.

Preliminary and Final Plat

The Preliminary and Final Plat of JAMES AVENUE CITYHOMES includes nine detached townhome lots and one outlot containing the shared or common lands, which include the private drive aisles. Prior to the recording of the plat, there are several conditions that must be satisfied,

including providing the necessary easements and satisfying park dedication fees. The estimated park dedication fee in this case is \$35,350, which includes credits for the existing homes.

OUTREACH

Outreach/Notification

- Mailed Notice (10-day notice – 500-foot buffer)
- Newspaper Notice (10-day notice – 08/06/2026 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification
- Inclusion on Development Map
- Signs on Site

FINDINGS

Required Final Site and Building Plan Findings - Section 21.501.01(d)(1-4):

Required Finding	Finding Outcome/Discussion
(1) The proposed development is not in conflict with the Comprehensive Plan.	Finding Made – The Comprehensive Plan designation for the proposed development is Medium Density Residential (MDR), which allows for up to 15 units per acre. The proposed development's density is 9 units per acre. The development is consistent with the MDR land use designation and not in conflict with the Comprehensive Plan.
(2) The proposed development is not in conflict with any adopted district plan for the area.	Finding Made – There is no adopted District Plan for the area.
(3) The proposed development is not in conflict with city code provisions.	Finding Made – Subject to compliance with the conditions of approval, the proposed development is not in conflict with city code provisions.
(4) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made – The site is served by a local road with adequate capacity to serve the proposed development. The site is also near Interstate 35W. Subject to the recommended conditions of approval, the proposed development is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

Required Preliminary Plat Findings - Section 22.05(d)(1-8):

Required Finding	Finding Outcome/Discussion
(1) The plat is not in conflict with the Comprehensive Plan.	Finding Made – The plat is not in conflict with the Comprehensive Plan. The proposed site and corresponding development would be consistent with the Medium Density Residential (MDR) land use designation density requirements of 15 units per acre or less.
(2) The plat is not in conflict with any adopted district plan for the area.	Finding Made – The proposed plat is not located in an area with an adopted District Plan.
(3) The plat is not in conflict with city code provisions.	Finding Made – Subject to the recommended conditions of approval, the plat is not in conflict with City Code provisions. The proposed plat meets minimum lot area, width and access requirements. New easements will need to be recorded per the requirements of City Code.
(4) The plat does not conflict with existing easements.	Finding Made – There are no known existing easements in conflict with the proposed plat. New easements will need to be recorded per the requirements of City Code.
(5) There is adequate public infrastructure to support the additional development potential created by the plat.	Finding Made – There is adequate public infrastructure, including utilities and roadways, to support the development intended for the lots created by the plat.
(6) The plat design mitigates potential negative impacts on the environment, including but not limited to topography; steep slopes; trees; vegetation; naturally occurring lakes; ponds; rivers, and streams; susceptibility of the site to erosion; sedimentation or flooding; drainage; and stormwater storage needs.	Finding Made – The plat design consolidates two existing single-family lots into a nine-unit detached townhome development. The plat design mitigates potential negative impacts on steep slopes, trees, and the susceptibility of the site to erosion, flooding, drainage and stormwater storage needs.
(7) The plat will not be detrimental to the public health, safety and welfare.	Finding Made – The plat subdivides two lots into nine detached townhome lots and one outlier. There is adequate public infrastructure in place to serve the proposed development. The redevelopment will not be detrimental to the public health, safety and welfare.
(8) The plat is not in conflict with an approved development plan or plat.	Finding Made – The application includes a request for Final Site and Building Plans and Final Plat for the proposed nine-unit detached townhome development. The proposed plat would facilitate construction of the proposed development on site, allow for individual ownership and is not in conflict with the proposed development plans or another plat overall.

Required Final Plat Findings - Section 22.06(d)(1):

Required Finding	Finding Outcome/Discussion
(1) The plat is not in conflict with the approved preliminary plat or preliminary plat findings.	Finding Made – The final plat is consistent with the preliminary plat and preliminary plat findings, subject to conditions of approval.

RECOMMENDATION

Staff recommends approval through the following motions:

In Case #PL2026-126, I move to recommend the City Council adopt an ordinance Rezoning 9025 and 9033 James Avenue from R-1 Single Family Residential to R-3 Middle Housing Residential.

In Case #PL2026-126, having been able to make the required findings, I move to recommend the City Council approve Final Site and Building Plans for a 9-unit detached townhome development located at 9025 and 9033 James Avenue South, subject to the conditions and Code requirements attached to the staff report.

In Case #PL2026-126, I move to recommend the City Council approve a Type III Preliminary Plat and adopt a resolution approving the Final Plat of JAMES AVENUE CITYHOMES to subdivide 9025 and 9033 James Avenue South into 9 detached townhome lots and one outlot, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL202600126

Project Description: Rezoning from R-1 to R-3, Final Site and Building Plans for a nine-unit detached townhome development, and Type III Preliminary and Final Plat for nine detached townhome lots and one outlot.

Address: 9025 and 9033 JAMES AVE S

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

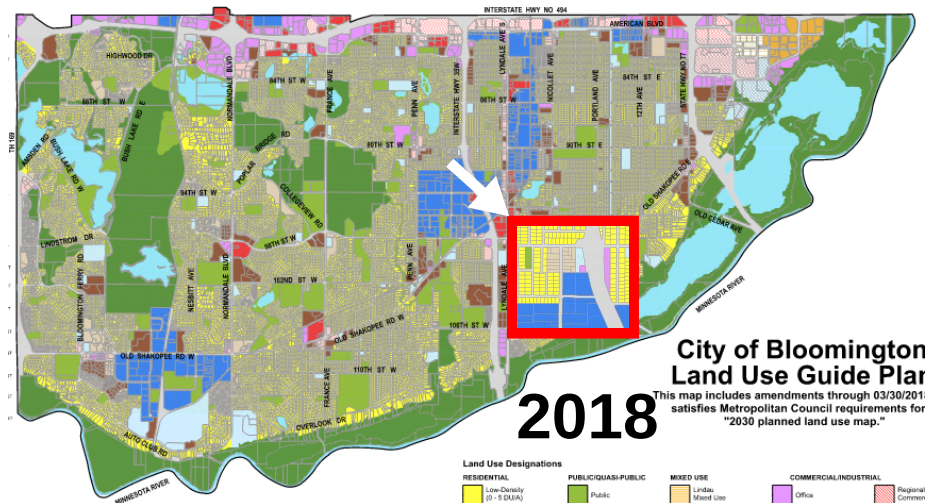
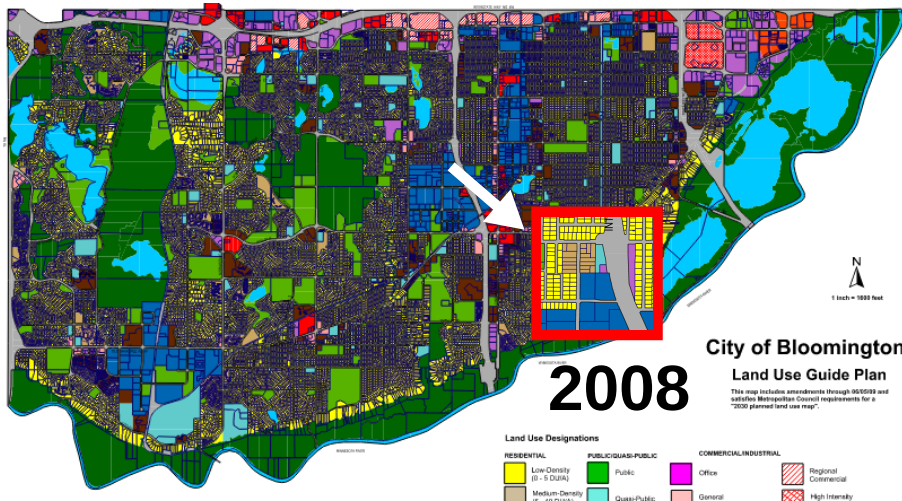
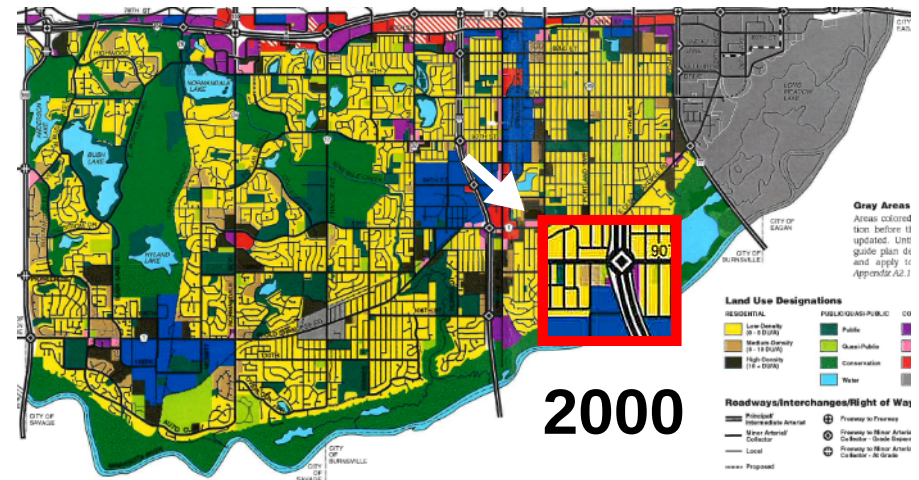
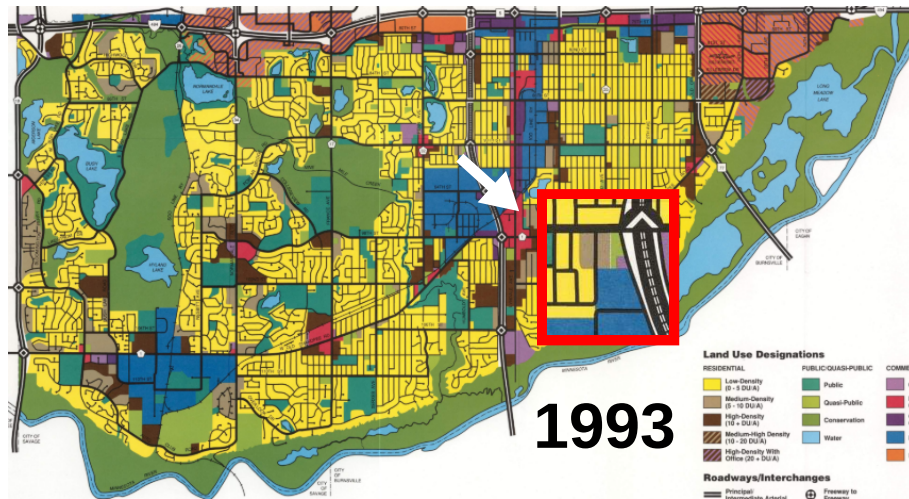
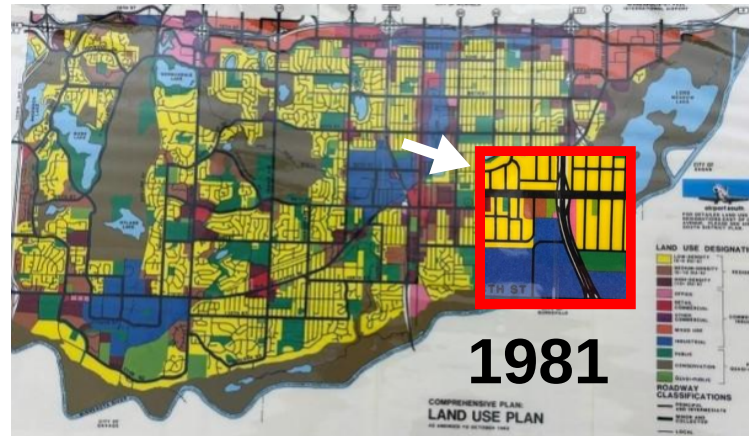
1. Prior to Permit The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (see § 22.03(a)(2)).
2. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
3. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
4. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
5. Prior to Permit Public sidewalk must be installed along James Avenue at the developer's expense (see § 21.301.04(b)(1)).
6. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
7. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Superintendent (see § 6.20, Minnesota State Fire Code Sec. 508).
8. 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.
9. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
10. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
11. Prior to Permit An erosion control surety must be provided (see § 16.08(b)).
12. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (see § 21.301.15).
13. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
14. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (see MN State Fire Code Sec. 503.3).
15. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.

16. Ongoing The site improvements are limited to as shown on the approved plans in Case File #PL202600126.
17. Ongoing Site lighting must comply with the City's exterior lighting ordinance (see § 21.301.07).
18. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
19. Ongoing All loading and unloading must occur on site and off public streets.

Final Plat Conditions – James Avenue CityHomes

1. Prior to Recording A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
2. Prior to Recording A consent to plat form from any mortgage company with property interest must be provided.
3. Prior to Recording Public drainage and utility easements must be provided as approved by the City Engineer.
4. Prior to Recording Public 10-foot sidewalk and bikeway easements must be provided along James Avenue South as approved by the City Engineer.
5. Prior to Recording A private common utility easement/agreement/declaration must be provided as approved by the City Engineer and proof of recording the easement/agreement/declaration with Hennepin County must be provided to the City Engineer.
6. Prior to Recording A private common driveway/access easement/agreement/declaration must be provided as approved by the City Engineer and proof of recording the easement/agreement/declaration with Hennepin County must be provided to the City Engineer.
7. Prior to Recording Park dedication must be satisfied prior to recording the final plat with Hennepin County.

EXHIBIT 1: COMPREHENSIVE PLAN LAND USE DESIGNATIONS



Smart Fit Development.
DBA 9025 James LLC
5123 W 98th St Suite 142
Bloomington, MN 55437

City of Bloomington
Planning Division
1800 W Old Shakopee Rd
Bloomington, MN 55431

7/14/2026

RE: Prelim and Final Plat application for 9025 and 9033 James Ave S, Bloomington, MN 55420 [Land]

PIDs: **09-027-24-31-0006 and 09-027-24-31-0007**

Bloomington Planning Case # [PL202600083](#)

To whom it concerns:

Smart Fit Development seeks to combine the Land at the two addresses above and subdivide into 9 single lots with a common drive. We also seek to rezone the site from R-1 to R-3. An HOA will be created to maintain the drive and common areas. The 9 single lots are suitable land area for single family villa homes. The newly created interior lots will have front lot widths ranging from 50'-70', depth of 64' and thus site areas of 3,200 ft² to 4,480 ft² respectively. This development is in the spirit of the Missing Middle Housing ordinance and seeks to create opportunities for new and existing residents of our community to build modest homes for themselves.

We propose to plat and create the nine lots for resale and will not be undertaking any vertical construction activity, but have provided civil plans for the drive lane, main utility and stormwater retention system installation. We intend to install these systems upon plat approval and permit issuance. The lots will be ready to acquire, create building plans, permit and construct homes for new residents.

A 10' sidewalk easement to be included in Plat application, along with any required utility/right of way required easements.

Sewer and water access charges and parkland dedication fees to be determined and submitted upon Plat approval.

The property at 9025 James Ave S is currently unencumbered. The property at 9033 James Ave S may or may not be encumbered, but will be acquired and encumbered prior to plat recording. Any financing will grant consent to plat.

Smart Fit Development has completed many land development and residential infill redevelopment projects of similar scale and scope at 1694/1700 East 88th Street, 8601/8607 Columbus Ave S., 8640/8644 11th Ave S, 2915 Overlook Dr., and 9111 Columbus Ave S.

Please contact me as other information is needed, and thank you,



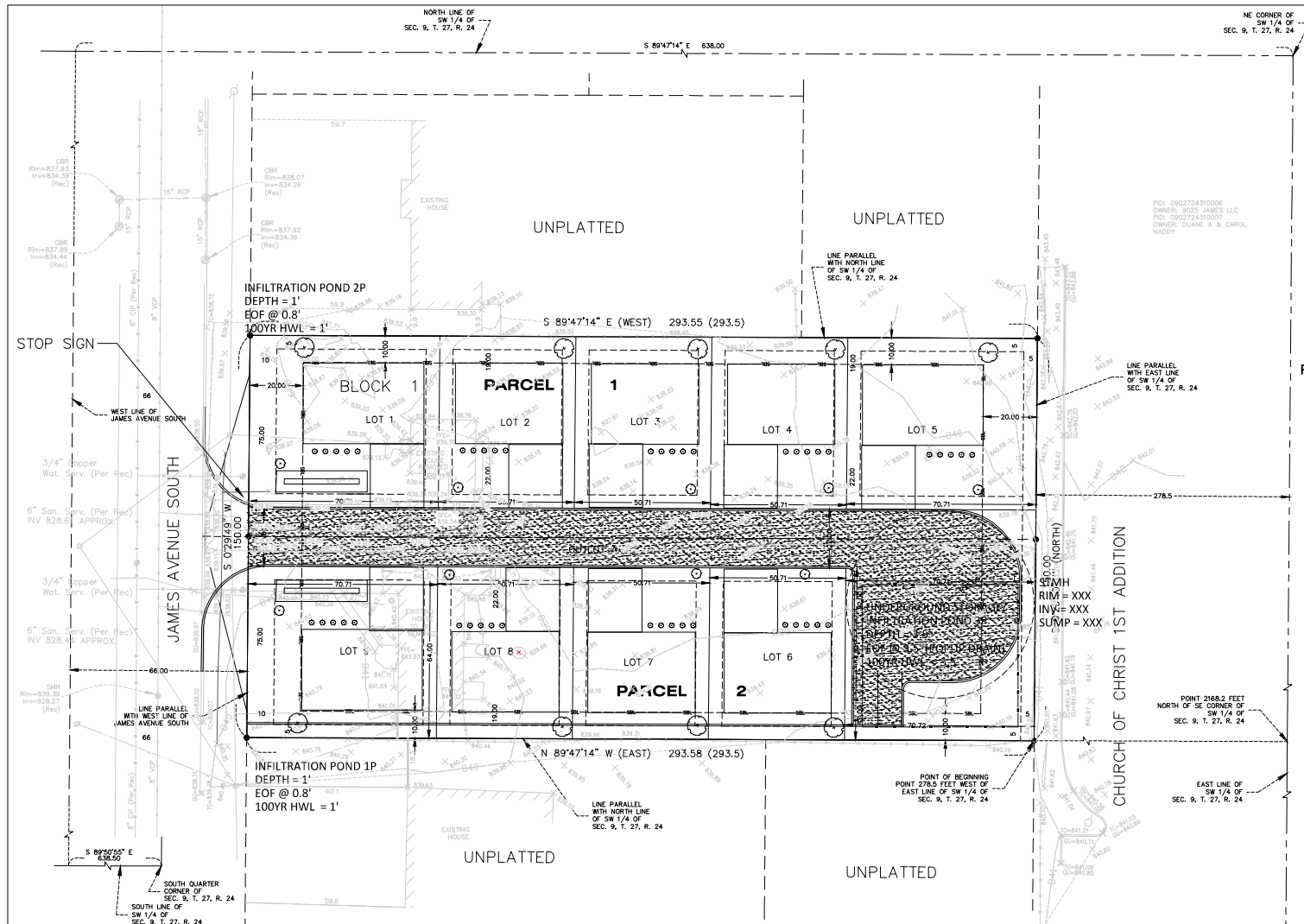
Steve Furlong, Principal, Smart Fit Development
651-235-6429, steve@smartfitdevelop.com

LEGEND



PROPOSED ASPHALT

PROPOSED CONCRETE



BLOCH
ENGINEERING

BLOCH ENGINEERING, PLLC
blochengineering.com
32210 XEON ST NW
CAMBRIDGE, MN 55008
krystle@blochengineering.com

JOB NO. 25-21

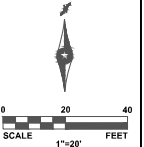
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, AND CALCULATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
KRISTLE L. BLOCH
8-12-2026
DATE
49803
LIC. NO.

SMART FIT DEVELOPMENT
JAMES AVENUE CITY HOMES
9025/8033 JAMES AVENUE S
MINNEAPOLIS, MN

SITE PLAN

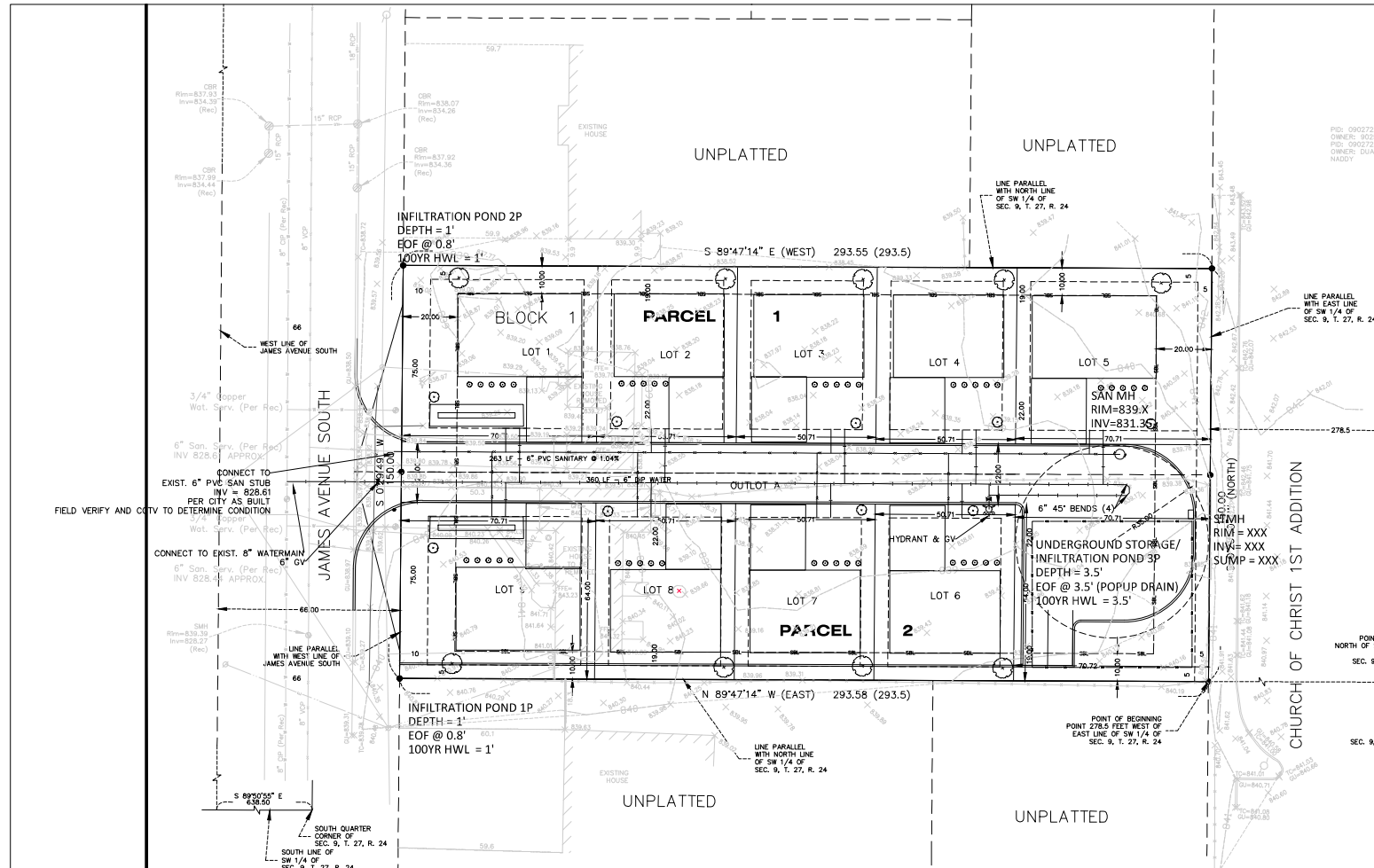
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C3

PROPOSED WATER

PROPOSED SANITARY



UTILITY NOTES:

1. ALL EXISTING UTILITIES MUST BE FIELD VERIFIED AND NOTED ON THE EXISTING UTILITIES PLAN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION AND DEPTH OF ALL UTILITIES.
2. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF THERE ARE EXISTING DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. PROPOSED SANITARY SERVICE IS 8" PVC SCH-40.
4. PROPOSED WATER MAIN SERVICE IS 8" DUCTILE CAST IRON PIPE.
5. CROATED CL52 DI WATER MAIN, A MINIMUM OF 8 MIL. V-BIO-ENCASMENT IS REQUIRED ON ALL DIP.
6. ALL DOMESTIC WATER SERVICE IS 1/2" TYPE K COPPER.
7. ALL UTILITIES AND PLUMBING TO BE COMPLETED PER CITY CODE AND LATEST MINNESOTA PLUMBING CODE.
8. CONTRACTOR SHALL COORDINATE ALL WORK WITH PUBLIC AND PRIVATE UTILITIES AGENCIES.
9. UTILITIES ON PLAN ARE SHOWN WITHIN 5' OF THE BUILDINGS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR FINAL CONNECTION TO BUILDING AND TO COORDINATE WITH ALL UTILITIES AGENCIES AND MECHANICAL PLANS ACCORDINGLY.
10. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL MAKE A FIELD CALL FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION.
11. CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES DAMAGED DURING CONSTRUCTION.
12. MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN EXCEPT WHERE NOTED OTHERWISE. EXCEPT WHERE NOTED, NO MORE THAN 10' MAX WITH APPROVAL FROM CITY WATER.
13. CONTRACTOR SHALL EXTERIORLY PROTECT TO MAINTAIN MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. WATERMAIN AT EXTERIOR DEPTH OF 18" MINIMUM.
14. ALL CONSTRUCTION SHALL BE PER LATEST CITY OF BLOOMINGTON STANDARD DETAILS AND SPECIFICATIONS.
15. CONTRACTOR TO OBTAIN ALL UTILITY CONNECTION PERMITS FROM THE CITY OF BLOOMINGTON PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION.
16. MINIMUM 10 FT HORIZONTAL SEPARATION AND 18 IN VERTICAL SEPARATION IS REQUIRED BETWEEN WATER AND SEWER LINES.
17. THIS INCLUDES SEPARATION FROM OUTSIDE DRAIN TO OUTSIDE EDGE OF PIPE, MANHOLE, CATCH BASIN, HYDRANT VALVE, UNDERGROUND INFILTRATION, ETC.

BLOCH ENGINEERING, PLLC
blochengineering.com
32210 XEON ST NW
CAMBRIDGE, MN 55008
krystle@blochengineering.com

JOB NO. 25-21

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY	
KRYSTLE L. BLOCH	
8-12-2026	49893
DATE	LIC. NO.

SMART FIT DEVELOPMENT
JAMES AVENUE CITYHOMES
9025/9033 JAMES AVENUE
MINNEAPOLIS, MN

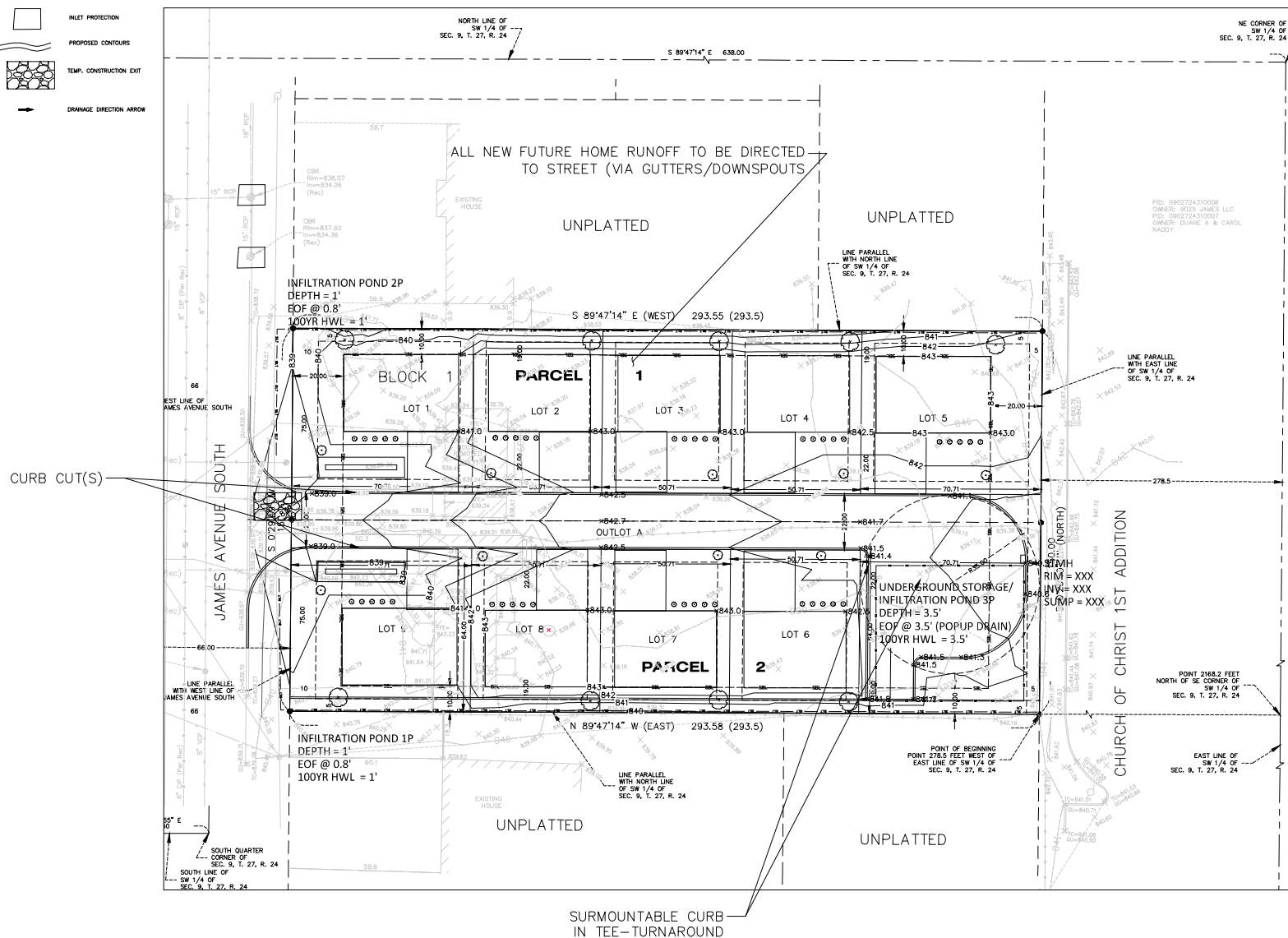
UTILITY PLAN

[illegible]

0 20 40
SCALE FEET
1"=20'

C4

— SILT FENCE
 [] INLET PROTECTION
 --- PROPOSED CONTOURS
 [] TEMP. CONSTRUCTION EXIT
 → DRAINAGE DIRECTION ARROW



SITE GRADING NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES AND THEREFORE THE CONTRACTOR'S MEASUREMENTS TAKEN IN THE FIELD, THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS AT 4504-0002.
3. ALL CUT/FILL SLOPES SHALL BE AT 3:1 OR FLATTER.
4. EXISTING GRADE CONTOUR INTERVALS SHOWN AS 1' FOOT INTERVAL (TOPOGRAPHIC/SURVEY MAPPED SURFACE).
5. PROPOSED GRADE CONTOUR INTERVALS SHOWN AS 1' FOOT INTERVAL.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND MAN-MADE AREAS.
8. TOPOGRAPHIC INFORMATION TAKEN FROM A REGISTERED LAND SURVEYOR OR LAND SURVEYORS, IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT THE LAND SURVEYOR'S SIGNATURE AND FEE EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT TO THE DISTRICT REVIEW.
9. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO DRAIN.
10. ALL PROPOSED SPOT ELEVATIONS ARE A MINIMUM LESS THAN 1' ABOVE FINISHED GRADE.
11. MINIMIZE COMPACTION IN PROPOSED INFILTRATION AREAS.

EROSION CONTROL NOTES:

1. ALL DISTURBED AREAS TO BE SEED AND MULCHED, 4 IN MIN TOPSOIL.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS.
3. SEED MNDOT TYPE 35-221, AT A RATE OF 36.5 LB/AC.
4. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MNDOT SPEC. 35-221.5 SODDING.

BLOCH ENGINEERING, PLLC
blochengineering.com
32210 XEON ST NW
CAMBRIDGE, MN 55008
krystle@blochengineering.com

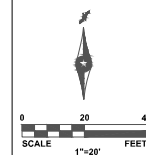
JOB NO. 25-21

HEREBY CERTIFY THAT THIS PLAN,
 SPECIFICATION OR REPORT WAS
 PREPARED BY ME OR UNDER MY DIRECT
 SUPERVISION AND THAT I AM A DULY
 LICENSED PROFESSIONAL ENGINEER UNDER
 THE LAWS OF THE STATE OF MINNESOTA

PRELIMINARY
 KRISTLE L. BLOCH
 8-12-2026 49893

SMART FIT DEVELOPMENT
JAMES AVENUE CITYHOMES
0025/9033 JAMES AVENUE S
MINNEAPOLIS, MN

GRADING PLAN

[illegible]

C5

BLOCH
ENGINEERING

BLOCH ENGINEERING, PLLC
blochengineering.com

32210 XEON ST NW
CAMBRIDGE, MN 55008

krystle@blochengineering.com

This proposed site plan consists of the new construction of a street. This will include regrading. The total area of construction and grading will be at or just under one acre.

The future buildings (not part of this project) and drive/parking runoff will flow to the proposed infiltration areas.

The Contractor is responsible for implementation of the SWPPP and the installation, inspection, and maintenance of the erosion prevention and sediment control BMPs before and during construction. The Contractor will have an Erosion Control Supervisor who is responsible for coordinating the erosion prevention and sediment control BMPs.

Erosion and Sediment Control, BMP Inspection Performed By:
TBD (CERTIFIED INSPECTOR)

The erosion prevention and sediment control practices are designed to capture sediment on site.

2. Where applicable, disturbed areas will immediately be temporarily stabilized prior to permanent turf establishment whenever construction ceases for 7 days, with special consideration of areas within 200 feet continuous positive slope of a surface water.
3. Temporary or permanent energy dissipation shall be placed at pipe outlets within 24 hours after connection to a surface water.
4. Temporary stabilization of stockpiles must be initiated immediately to limit soil erosion whenever any construction activity has permanently ceased on any portion of the site and will not resume for a period exceeding 7 calendar days.
5. Planned slopes of 1:3 (V:H) or steeper and greater than 75 ft. in length will be temporarily or permanently stabilized in increments not to exceed 75 ft., prior to constructing or disturbing a new increment.
6. BMPs must remain in place until final stabilization is achieved and permit NOT has been submitted to the MPCA.
7. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
8. Developer/Contractor is responsible for removal of silt fence upon turf establishment.
9. Seeding of site shall be completed within two weeks of grading completion.

Total Area of Grading = 1.0 Acres
 Total Existing Impervious = 5380 Square Feet
 Total New Impervious = 24138 Square Feet (includes future homes and driveways, which are not a part of this project)

PROPOSED 2YR, 10YR, 100YR RUNOFF < EXISTING RUNOFF

No USDA Web Soil information for this site. HSG type B soils used for both existing and proposed for uniform comparison

EROSION CONTROL QUANTITIES		
	UNIT	QUANTITY
SILT FENCE	LF	700
TEMP. CONSTRUCTION EXIT	EACH	1

Construction to begin Fall 2026. Silt fence around where specified and Rock entrances to be installed before any of the following scheduled events take place. Existing structures shall also be protected from sediment from the start of construction.

1. Grading
2. Street Construction
3. Infiltration Grading

Construction completion expected Fall 2026. All temporary erosion control measures will be removed and disposed of according to MPCA requirements. Final stabilization will be established.

If construction is not completed before winter, stockpiles and any slopes must be stabilized with appropriate BMPs (mulch, seed, erosion control blanket) as applicable to avoid erosion in the following spring season.

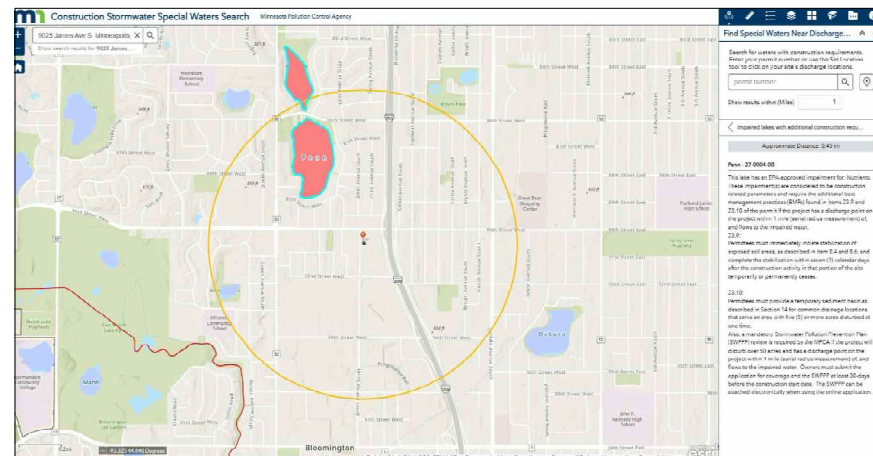
See NPDES CWS Permit Part 11 for inspection frequency adjustments throughout the course of scheduled construction.

Penn Lake is within 1 mile of this site.

There is no active Karst in this site.

No calcareous Fen sites exist on this project.

There are no stormwater mitigation measures proposed as part of environmental, endangered species, archaeological or other required local, state or federal reviews conducted for the project.



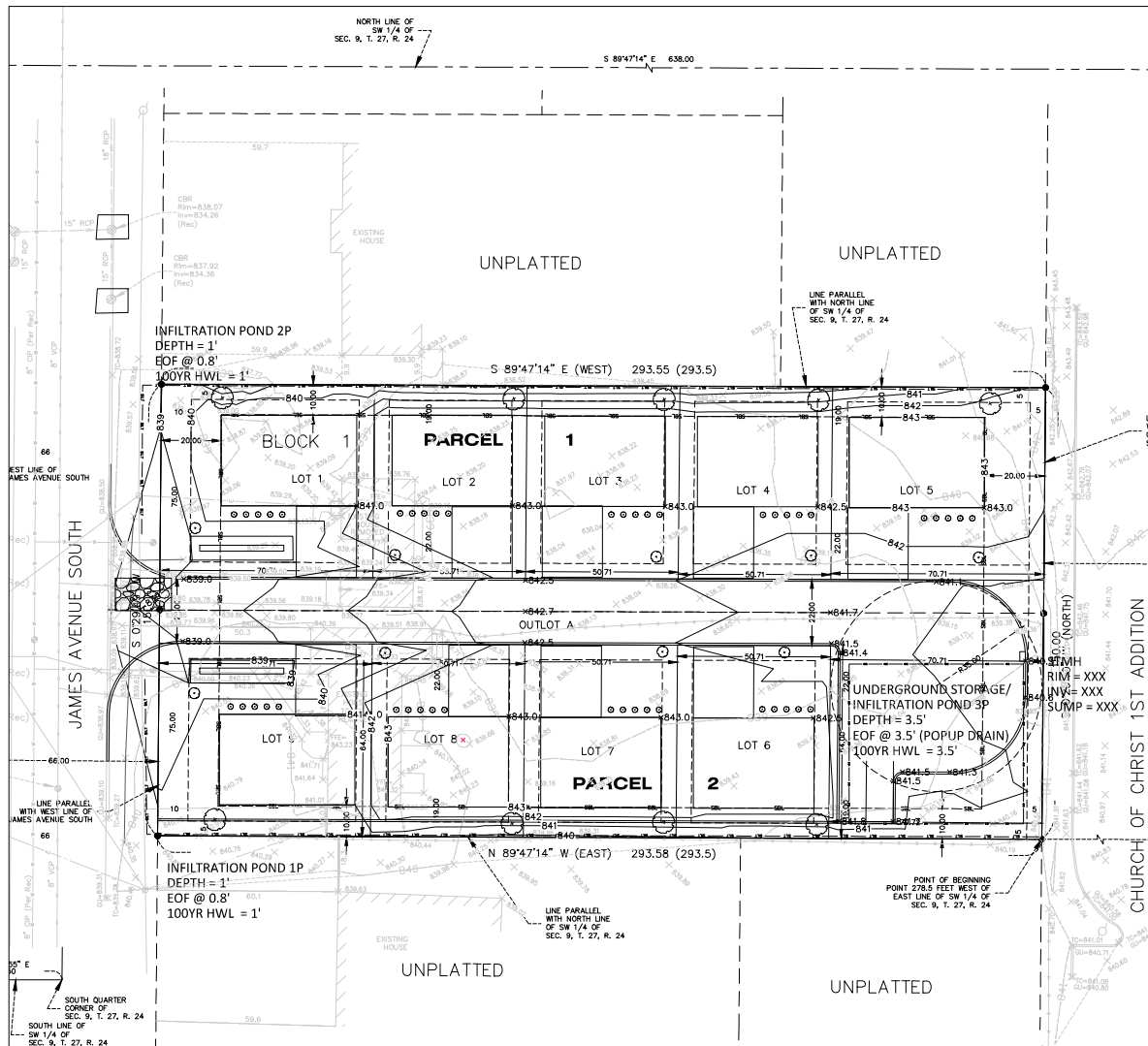
DATE	8-12-2026	49893
LIC. NO.		

SMART FIT DEVELOPMENT
JAMES AVENUE CITYHOMES
9025/9033 JAMES AVENUE S
MINNEAPOLIS, MN

SWPPP

[illegible]

C6



LANDSCAPING REQUIREMENTS AND CALCULATIONS:

DECIDUOUS TREES MIN 2.5" CALIPER
CONIFEROUS TREES MIN. 6' ABOVE ROOT BALL
ORNAMENTAL TREES MIN 1.5" CALIPER
SHRUBS CONSISTENT WITH 24" POT CONTENTS
PER SINGLE RESIDENTIAL LOT: ONE LARGE TREE, ONE SMALL TREE, 5 SHRUBS
9 LARGE TREES TO BE PROVIDED
45 SHRUBS TO BE PROVIDED

LANDSCAPING NARRATIVE AND NOTES:

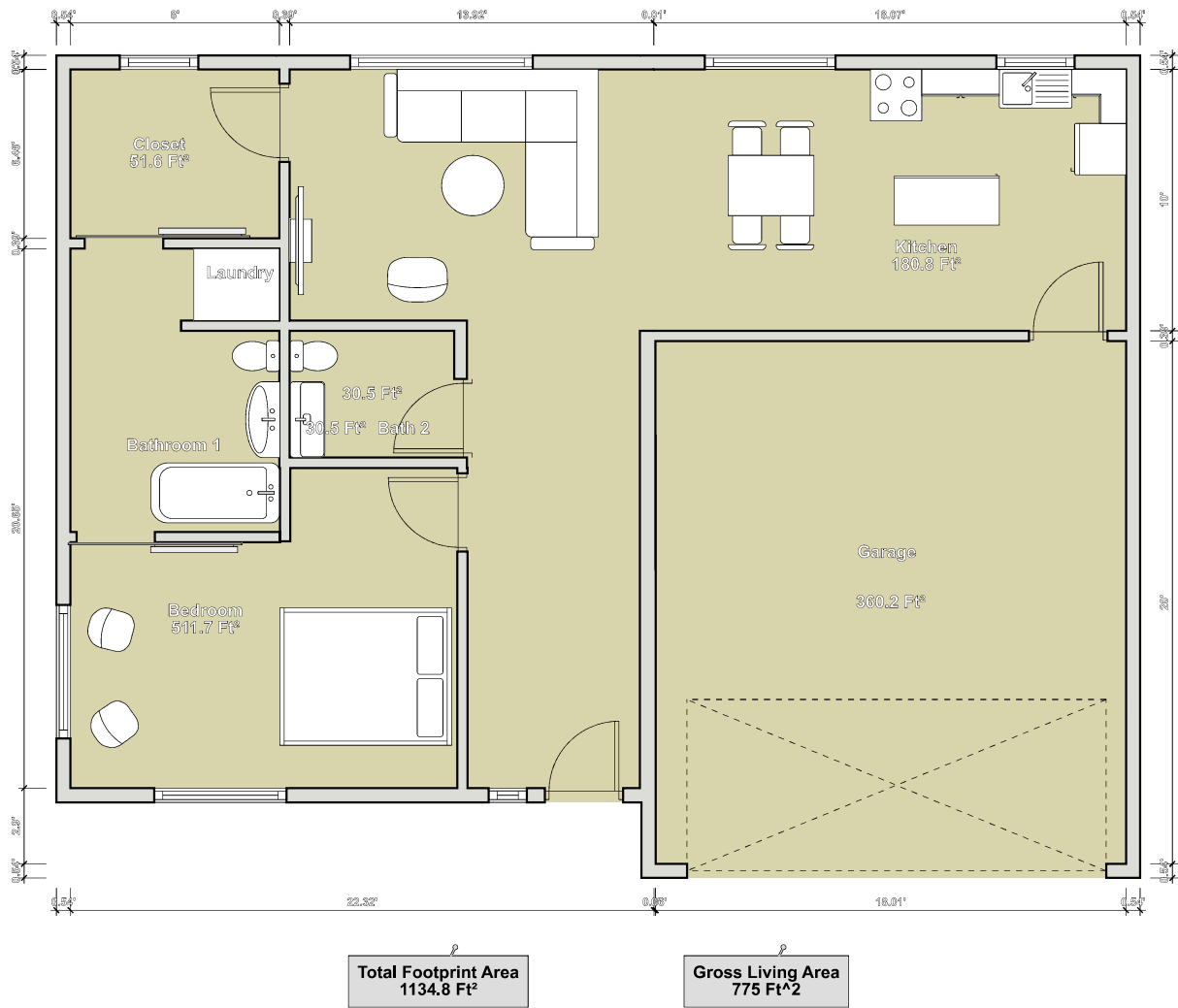
- NO BUILDING OR DRIVEWAYS ARE A PART OF THIS OFFICIAL PLAN SET.
EACH FUTURE LOT OWNER WILL SUBMIT AN INDIVIDUAL PLANTING PLAN WITH THEIR BUILDING PERMIT.
DEVELOPER TO MEET WITH CITY ARBORIST TO COLLECT ACTUAL EXISTING TREE COUNT TO EXCLUDE TREES THAT ARE DEAD, DYING, STRUCTURALLY HAZARDOUS OR INFECTED WITH DISEASE SUCH AS EMERALD ASH BORER, DUTCH ELM DISEASE, OAK WILT, OTHER.
SEEDING: SEE EROSION CONTROL NOTES BELOW
LARGE TREES: SUGAR/RED MAPLE, BURR/PIN OAK, AMERICAN ELM, HONEY LOCUST, EVERGREEN (VARIOUS) TO BE ALTERNATED ON LOTS
ORNAMENTAL TREES: JAPANESE LILAC, CHOKECHERRY, CRABAPPLE, PLUM TO BE ALTERNATED ON LOTS
SHRUBS: ARBORVITAE, JUMPER, YEW, MAGNOLIA, RHODENDRUN TO BE ALTERNATED ON LOTS

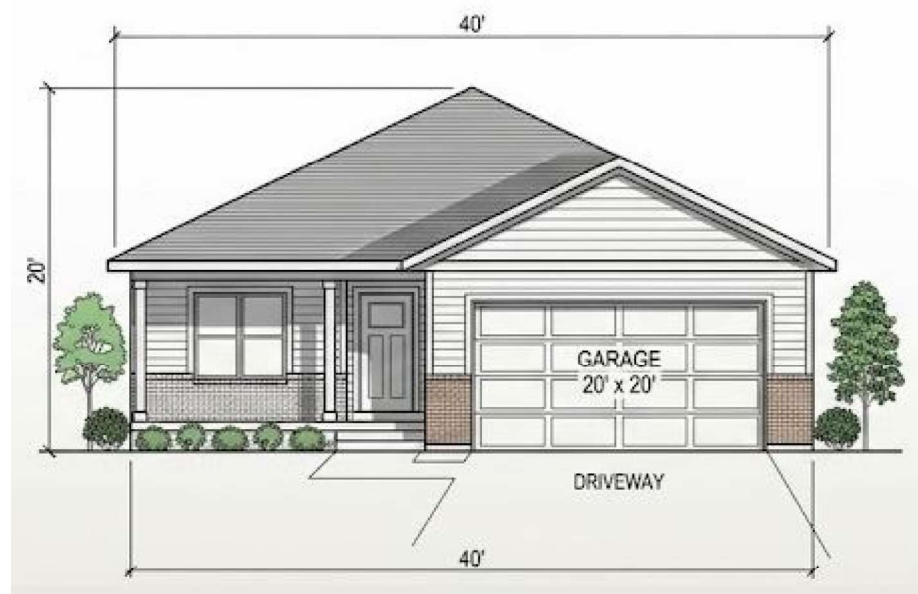
- EROSION CONTROL NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED. 4IN MIN TOPSOIL.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS
3. SEED MNDOT TYPE 35-221, AT A RATE OF 36.5 LB/AC
4. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MNDOT SPEC. 3885.1 OR SODDED AND STAKED.

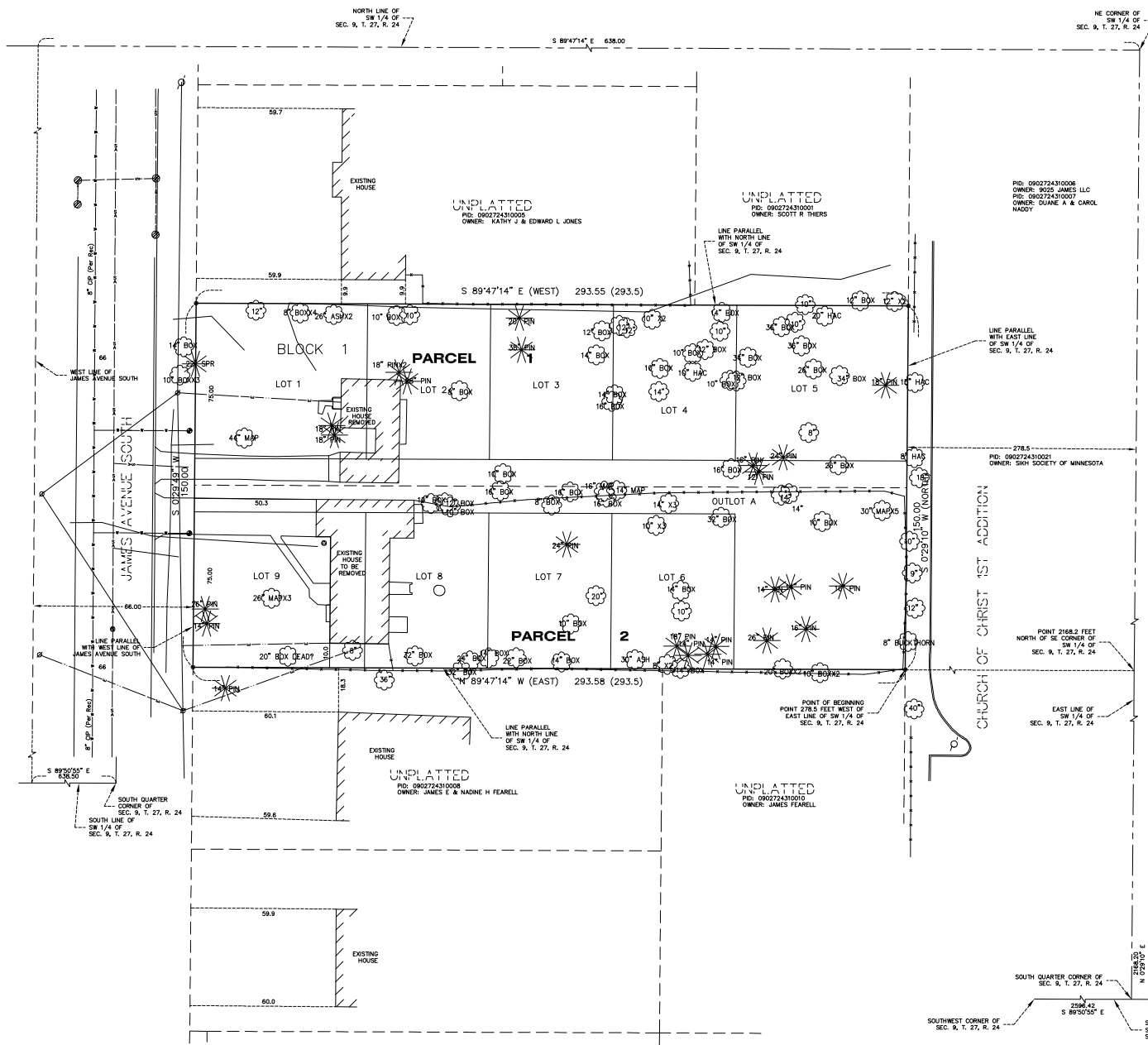
Project information block containing:
- BLOCH ENGINEERING logo and contact info
- Job No. 25-21
- Date 8-12-2026
- License No. 49803
- Project Name: SMART FIT DEVELOPMENT JAMES AVENUE CITY HOMES 9025 7803 JAMES AVENUE S MINNEAPOLIS, MN
- Landscaping Plan
- Revisions table
- Scale 1"=20'
- North arrow
- C8



James Avenue CityHomes, Plan 1 Single Story 1 Bedroom Concept







EXISTING LEGAL DESCRIPTIONS:

Parcel 1:
The Northern one-half (1/2) of the property described as follows: That part of the Southwest 1/4 of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest 1/4 of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota. Abstract Property

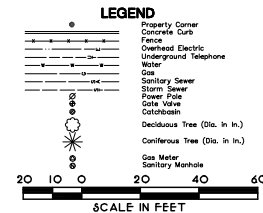
PID: 0902724310006, OWNER: 9025 JAMES LLC

Parcel 2:
The Southern one-half (1/2) of the property described as follows: That part of the Southwest 1/4 of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest 1/4 of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota. Abstract Property

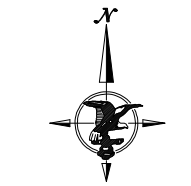
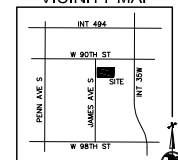
PID: 0902724310007, OWNER: DUANE A & CAROL NADDO

GENERAL NOTES:

- The bearing system used is based on Hennepin County Coordinate System.
- Utility Notes:
a. The location of the underground utilities shown herein, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO MINN. STAT. CONTACT CORNER STATE ONE CALL AT (812) 454-4002 PRIOR TO ANY EXCAVATION. Dagher State One Call locates requests from surveyors for design may be ignored or result in incomplete or unreliable responses. Note to the client and any other user of this survey: Source information from available plans and field markings (public or private) are combined with observed evidence to help develop a view of both above and below ground utilities. Without excavation, the location of any shown underground feature is approximate. Further verification may be required.
b. Other underground utilities of which we are unaware may exist.
Note: Verify all utilities critical to construction or design.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 270530049R, effective date November 4, 2016.
- Site Area = 44,035 square feet = 1.011 acres.
- This survey was made on the ground.
- In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Stewart Title Guaranty Company and SMB Enterprises, LLC dba Midland Title, having an effective date of November 20, 2025 and bearing file number MT25-180881-C.
- Elevation datum is based on NAVD 88 data.
H&H Benchmark #1 is located Top Nut Hydrant (NOT SHOWN ON SURVEY)
Elevation = 843.44
Benchmark #1 is located SE corner of property at 9042 James Avenue South.
- Tree species and size shown, per others.



VICINITY MAP



SCALE: 1 INCH = 20 FEET

REVISIONS

Date:	Revised By:	Description:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Thomas E. Hodorff, L.S.
Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: December 12, 2025

PRELIMINARY PLAT OF JAMES AVENUE CITYHOMES

For:

SMART FIT DEVELOPMENT

SITE:

9025/9033 JAMES AVENUE SOUTH

BLOOMINGTON, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

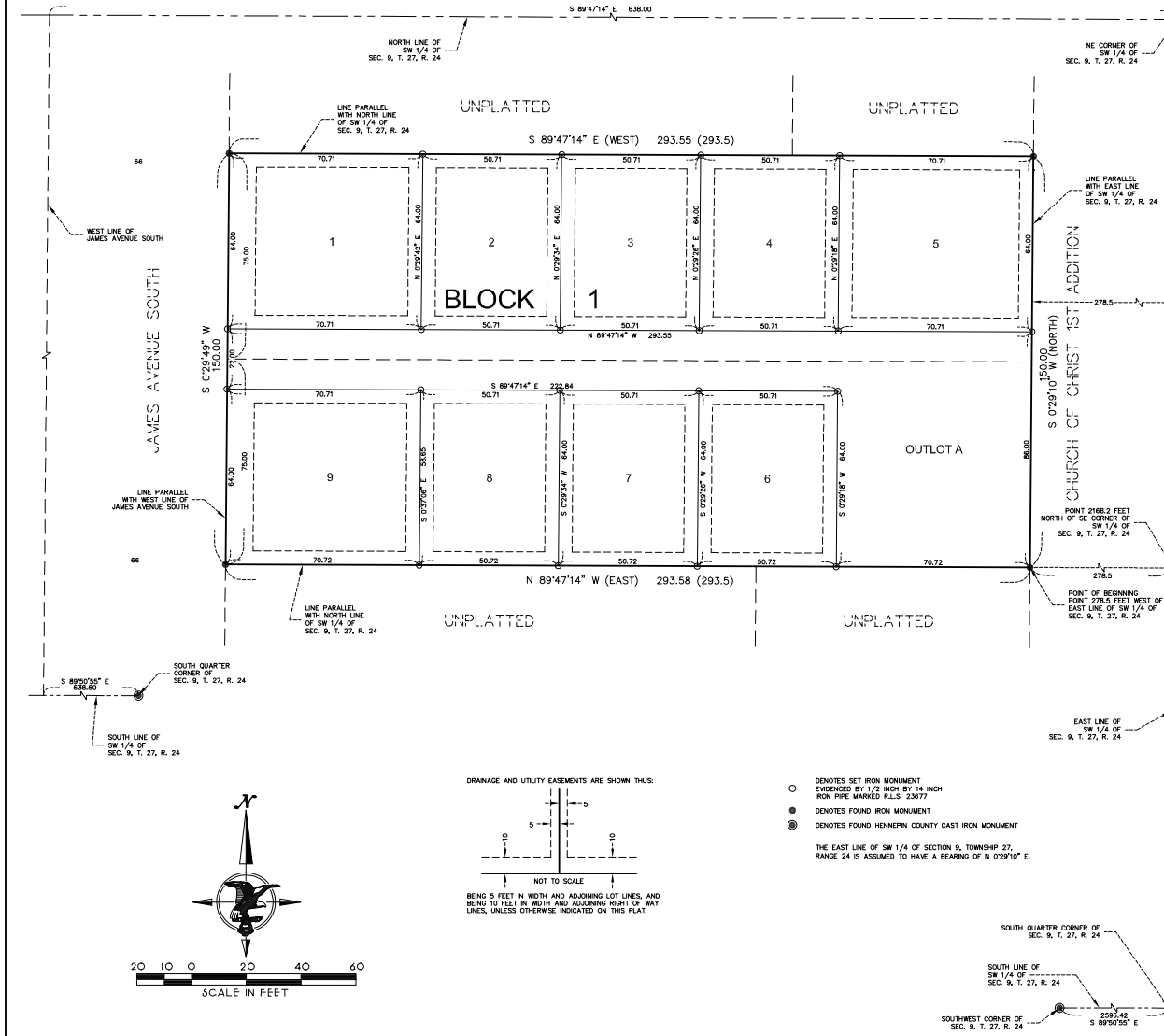
9063 Lyndale Avenue South
Bloomington, MN, 55437
Tele. 952-884-5341 Fax 952-884-5344
www.hsjlandsurveyors.com

Book	File No.
676	2025-338
Page	W.O. Number
16	2025338
CAD Technician	
CT	
Sheet No.	1 OF 2

CDP File 20250338.DWG
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JAMES AVENUE CITYHOMES

C.R. DOC. NO. _____



KNOW ALL PERSONS BY THESE PRESENTS: That 9025 James, LLC, a Minnesota limited liability company, owner of the following described property:

The Northern one-half (1/2) of the property described as follows: That part of the Southwest 1/4 of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest 1/4 of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

And The Southern one-half (1/2) of the property described as follows: That part of the Southwest 1/4 of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest 1/4 of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

Has caused the same to be surveyed and plotted as JAMES AVENUE CITYHOMES and does hereby dedicate to the public for public use, the drainage and utility easements as created by this plat.

In witness whereof said 9025 James, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: 9025 James, LLC

By: _____ Its: _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____ of 9025 James, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public: _____ County, Minnesota Printed Name
My Commission Expires _____

I, Thomas E. Hodorff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.03, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Thomas E. Hodorff, Licensed Land Surveyor
Minnesota License No. 23677

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Thomas E. Hodorff.

Notary Public: _____ County, Minnesota Printed Name
My Commission Expires _____

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA
This plat of JAMES AVENUE CITYHOMES was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Bloomington, Minnesota

By: _____ Mayor By: _____ City Manager

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavly, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of JAMES AVENUE CITYHOMES was recorded in this office this _____ day of _____, 20____, at _____ o'clock _____M.

Amber Baugh, County Recorder By: _____ Deputy

HARRY S. JOHNSON
LAND SURVEYORS



Comment Summary

Application #: PL202600126

Address: 9025 and 9033 JAMES AVE S, BLOOMINGTON, MN 55431

Request: **Rezoning from R-1 to R-3, Final Site and Building Plans for a nine-unit detached townhome development, and Type III Preliminary and Final Plat for nine detached townhome lots and one outlot.**

Meeting: Post Application DRC - July 28, 2026
Planning Commission - August 20, 2026
City Council - September 14, 2026

NOTE: All comments are not listed below.
Please review all plans for additional or repeated comments.

Planning Review Contact: Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

- 1) are you proposing sidewalks between units? They are not reflected in the civil set. (see markups)
- 2) Although not a Code requirement, staff would advise a minimum separation of 5 feet from turnaround edge to the property line. (see markups)
- 3) Six foot wide sidewalk is required along James Avenue.
- 4) Only 5 are shown on the plans. (see markups)
- 5) 0.25 spaces per unit must be available for guest parking.
- 6) There is very little usable backyard space. If decks are considered in the future, they must meet a 5 foot setback from the property line. (see markups)
- 7) Floor plans don't match. First floor shows a garage tucked back, second floor doesn't. (see markups)
- 8) Math doesn't add up. Should be more like 36 feet. (see markups)
- 9) renderings do not match the floor plan (see markups)
- 10) The image seems like it is wider than 30 feet. (see markups)
- 11) Detached townhouse dwellings must meet the following minimum building sizes: 1 bedroom: 750 sq. ft., 2 bedrooms: 900 sq. ft., 3 or more bedrooms: 1,040 sq. ft. Floor plans will need to be modified to meet minimum building size.
- 12) Open space is 48%. Open space meets requirements.
- 13) Impervious Surface comes to 55% (maximum is limited to 70%). Impervious surface meets requirements.
- 14) Landscape surety required. Surety must be in the amount of 50 cents per square foot of disturbance area.
- 15) Maximum height for all buildings is limited to 50 feet. Height meets requirements.
- 16) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 17) Staff recommends a neighborhood meeting to inform neighbors about the proposed project.
- 18) What is the purpose of this circle? (see markups)
- 19) Emergency vehicle turnaround must be approved by the Fire Marshall and must meet a 5 foot rear yard setback.

Building Department Review Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Must meet 2020 MN State Building Code

- 2) Any new City sewer connections shall be charged (1) Met Council SAC fee and (1) City SAC fee.

If any property previously held a residence that was connected to city sewer - (1) credit shall be given.

- 3) Building & Inspections requires online submittal for all permit applications. Apply at blm.mn/portal. Contact PlanReview@BloomingtonMN.gov for any questions.

Fire Department Review Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) Provide a circular turnaround. T-turnarounds are not reliable and difficult to maintain especially in the winter.
- 2) Structures with more than 2 units shall be sprinklered.

Construction/Infrastructure Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Include details for curb, sidewalk, pavement, etc.

Utility Review Contact: Kallie Doeden at kdoeden@BloomingtonMN.gov, (952) 563-8776

- 1) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information. Will the 9 water/sanitary services be installed as part of this site development, or by each individual home owner later on? This would affect the number of and timing of utilities permit/s as well as what work will be required (i.e. tearing up the new paved communal driveway for each service vs. installing stubs for each service now and not needed to tear of the new pavement at a later date). We recommend stubbing out the water/sanitary services (including curb stops for the water services) from the mains along the private road so they don't have to dig and tap for every service.
- 2) Utilities Review: All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 3) Utilities Review: Will sanitary services not be removed or abandoned?
- 4) Utilities Review: Use zinc coated Class 52 DIP water main. A minimum 8 mil V-Bio encasement is required on all DIP. add this note to the plan
- 5) Utilities Review: Type K copper.
- 6) Utilities Review: Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc. add this note to the plan.
- 7) Utilities Review: A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. add this note to the plan.
- 8) Utilities Review: Add legend for all utility line types and/or icons.
- 9) Utilities Review: Applicant to verify 6" sanitary is adequate size for this development.
- 10) Utilities Review: Contractor to CCTV to determine condition of existing sanitary. - Add this note to the plans.
- 11) Utilities Review: Will this existing sanitary service be removed, abandoned or used? See note on C2 sheet regarding abandon vs removing sanitary services.
- 12) Utilities Review: A minimum 10-foot horizontal separation and 18-inch vertical separation is required between water main and sewers. – add this note to the plan.

This includes separation from outside edge to outside edge of pipe, manhole, catch basin, hydrant, valve, underground storage/infiltration pond, etc.

- 13) Utilities Review: What diameter storm sewer is this?
- 14) Utilities Review: This circular stormwater underground storage/infiltration pond appears to be in conflict with the water/sanitary utilities along with other sewer vs water infrastructure in this area (including the STMH, SAN MH, water main, and hydrant/valve, etc.). Infiltration is not allowed above water and is not preferred above sanitary.
- 15) Utilities Review: Is this a stormwater catch basin? Reminder that no sewers (pipes, catch basins, manholes) are not allowed within 10 ft of the water utility.

- 16) Utilities Review: Where does this underground storage/infiltration pond flow to? Will there be other stormwater pipes, catch basins, or manholes on this site?
- 17) Utilities Review: What is this line?
- 18) Utilities Review: Please make sure this is clearly shown as the an existing sanitary service.
- 19) Utilities Review: Will the water and sanitary services from these water/sanitary mains be installed now or later? We'd recommend installing the water service to at least be installed from the main to the curb stop behind the side walk and the sanitary service as well, so each of the separate home owners don't not have to dig up the sidewalk and paved road/driveway when they install their utility services from their new home to the water/sanitary mains on this development site..
- 20) Utilities Review: Include an isolation valve between the water main connection and the property line.

Traffic Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 2) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.

PW Admin Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) A 10-foot sidewalk and bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 2) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 3) Consent to plat form is needed from any mortgage companies with property interest.
- 4) Public drainage and utility and easements must be provided on the plat as approved by the City Engineer.
- 5) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 6) \$15 fee for certified copy of the final plat. Engineering staff will obtain a certified copy of the final plat from Hennepin County.
- 7) Private common utility easement/agreement must be provided if sharing a utility with another property.
- 8) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 9) Private common driveway/access easement/agreement must be provided.
- 10) These lots are draining to the neighbors yard on both the north and south. Is this creating issues for the neighbors?
- 11) What are these random lines?
- 12) Suggest drainage and utility easements along perimeter of plat but not individual lots. Utilities interior of plat to be by private agreement.
- 13) Is association going to own Outlot? Is this going to be a CIC Plat or just a declaration outlining common access, utility, maintenance agreements.

Water Resources Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) How does water get to these stormwater BMP's?

These just overflow to the street from the curb cut?
- 2) Do not increase in runoff rate to neighboring properties. How is this roof drainage getting routed to the stormwater BMPs?
- 3) How is rear lot drainage being directed to stormwater BMP?
- 4) Show erosion control BMP locations on the plan.
- 5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. – add this note to the plan.
- 8) List erosion control maintenance notes on the plan.
- 9) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 10) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 11) An erosion control bond is required.
- 12) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

Assessing Review Contact: Jen Blumers at jblumers@BloomingtonMN.gov, (952) 563-8706

Park dedication fee estimate is \$35,350

ITE Trip Generation

9 single-family detached homes

For this calculation, the standard classification used is **Land Use Code (LUC) 210: Single-Family Detached Housing**, using the independent variable of Dwelling Units (DU).

Project Overview

- **Project Location:** 9025 and 9033 James Ave S, Bloomington, MN 55431
- **Total Proposed Intensity:** 9 Total Dwelling Units (DU)
 - 9 Single-Family Detached Homes
- **ITE Land Use Classifications:**
 - Code 210: Single-Family Detached Housing

Trip Generation Calculations

Time Period	Average Rate	Total Trips	Entering Split	Exiting Split	Entering Trips	Exiting Trips
Average Weekday	9.43 per DU	85	50%	50%	42	43
AM Peak Hour	0.70 per DU	6	26%	74%	2	4
PM Peak Hour	0.94 per DU	8	63%	37%	5	3

Calculation Breakdown

1. Average Weekday Daily Traffic (AWDT)

- **Calculation:** $9 \text{ DU} \times 9.43 = 84.87$
- **Result:** Generates approximately **85 total daily trips**.

- **Directional Distribution:** Assuming a standard 50/50 split over a 24-hour period, this yields about 42 inbound trips and 43 outbound trips.

2. AM Peak Hour (Adjacent Street Traffic)

- **Calculation:** $9 \text{ DU} \times 0.70 = 6.3$
- **Result:** Generates approximately **6 peak morning trips**.
- **Directional Distribution:** (26% In / 74% Out)
 - *Entering:* $6 \times 0.26 = 1.56$ (rounds to **2 vehicles**)
 - *Exiting:* $6 \times 0.74 = 4.44$ (rounds to **4 vehicles**)

3. PM Peak Hour (Adjacent Street Traffic)

- **Calculation:** $9 \text{ DU} \times 0.94 = 8.46$
- **Result:** Generates approximately **8 peak evening trips**.
- **Directional Distribution:** (63% In / 37% Out)
 - *Entering:* $8 \times 0.63 = 5.04$ (rounds to **5 vehicles**)
 - *Exiting:* $8 \times 0.37 = 2.96$ (rounds to **3 vehicles**)

Important Note for Development Applications: Because this project is under the typical threshold of 10-20 units, standard average rates are utilized rather than the fitted curve equations. However, local city or county traffic engineers have the final authority on which edition of the ITE manual, equations, or localized trip generation rates are required for formal submittals.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemnly swear that the notice, as per the proof, was published in the edition of the

SC Bloomington Richfield

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:
HENNEPIN

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/06/2026 and the last insertion being on 08/06/2026.

MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

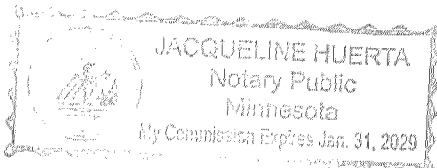
By: _____

Designated Agent

Subscribed and sworn to or affirmed before me on 08/06/2026

J Huerta

Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$999.99 per column inch

Ad ID 1549967

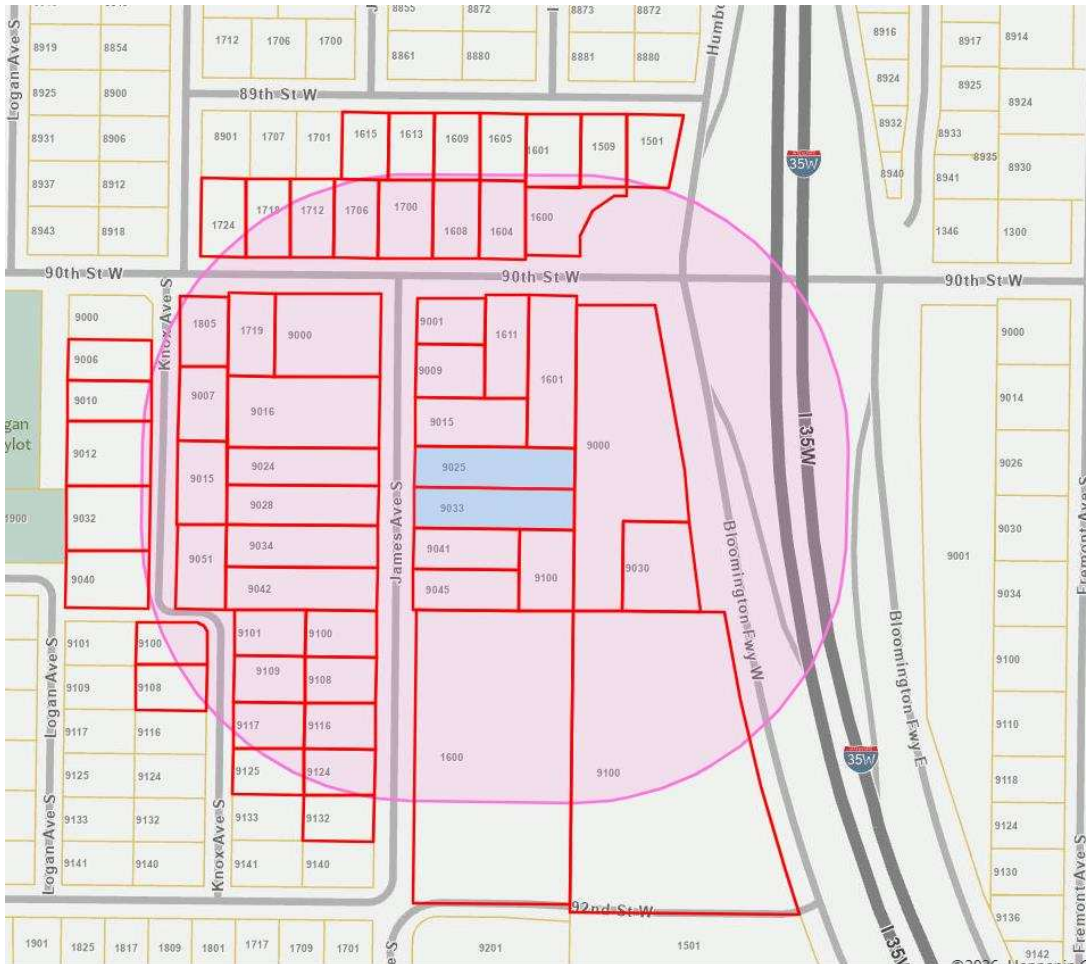
CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION

The Bloomington Planning Commission will hold a public hearing on August 20, 2026, at 6:00pm in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as permitted by State law, to consider Case #PL202600126, an application by 9025 James LLC and Duane and Carol Naddy to: (1) Rezone 9025 and 9033 James Avenue South from R-1 (Single Family Residential) to R-3 (Middle Housing Residential); (2) Final Site and Building Plans for a nine-unit detached townhome development; and (3) Type III Preliminary and Final Plat for nine detached townhome lots and one outlot. The properties are located at 9025 and 9033 James Avenue South in the City of Bloomington.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Elizabeth O'Day, Planner, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027, (952) 563-8919 or eoday@BloomingtonMN.gov

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1549967

City of Bloomington Notification Map



Case #PL2026-126

Subject Properties: 9025 AND 9033 JAMES AVENUE SOUTH, BLOOMINGTON, MN 55431

-  Notification Boundary (500 feet)
-  Subject Property/Properties
-  Notified Properties





Planning Commission Item

Originator Planning	Item 2.1 Consider approval of draft Planning Commission meeting synopsis.
Agenda Section APPROVAL OF MINUTES	Date August 20, 2026

Requested Action:

I move to approve the draft Planning Commission meeting synopsis from Aug 6, 2026, as presented.

Item presented by: Chair Kevin Cunningham

Description:

Consider approval of draft Planning Commission meeting synopsis.

Attachments:

[August 6, 2026 - Draft Meeting Synopsis](#)

(UN)APPROVED MINUTES



Planning Commission Meeting

[Watch the meeting recording and view transcript here.](#)

Date: 8/6/2026

Time: 6:00 p.m.

Location: City Council Chambers

Address: 1800 W Old Shakopee Rd, Bloomington MN, 55431

Commissioners Present: Kevin Cunningham, Abdi Isse, Deanna White, Jared Munster, Madeline Summers, and Robert Coleman (in person).

Commissioner Absent: Anne Linnee.

Staff Present: Nick Johnson, Shonte Brown, and Serena Erickson (in person), and Kevin Toskey, Julie Long and Brian Hansen (attending remotely).

Chairperson Kevin Cunningham **called the meeting to order at** 6:00 p.m. A quorum is present.

ITEM 1.1 SWEARING IN OF NEW PLANNING COMMISSIONER

1.1 Madeline Summers was sworn in as a new Planning Commissioner

ITEM 2.1 STUDY ITEM: CITY OF BLOOMINGTON | DEVELOPMENT REVIEW 101

2.1.1 Staff Report and Presentation

The staff report and presentation for Item 2.1 starts at [4:50](#) in the meeting recording.

Planning Manager Nick Johnson presented the study item. He presented the agenda for the presentation and background information including information about MN Statute, City Code, decision-making discretion, development reviewers, the formal Development Review Committee (DRC), Planning Commission and City Council. He then outlined the development review process, including the pre-application phase, formal development application phase, permitting phase, and construction phase. Finally, he shared information about the City's public notification procedures, the Bloomington development map, and ideas for improving communication about the review process.

The Commissioners asked questions about the timeline of construction after approval, status of current development projects, and the use of Artificial Intelligence (AI) in development applications.

2.1.2 Discussion

Commissioners discussed ideas on increasing residential involvement in the development review process.

ITEM 2.2 STUDY ITEM: CITY OF BLOOMINGTON | ANNUAL REVIEW OF RULES OF PROCEDURE

2.2.1 Staff Report and Presentation

08/06/26

(UN)APPROVED MINUTES



The staff report and presentation for item 2.2 starts at [1:00:51](#) in the meeting recording.

Planning Manager Nick Johnson presented the study item. He presented the existing rules of procedure and information about ex parte contacts and conflicts of interest. Staff does not recommend any amendments to the existing rules.

2.2.2 Discussion

Commissioners asked questions and discussed time limits for public testimony.

2.2.3 Actions of the Commission

Motion by Commissioner Munster, **Seconded by** Commissioner White, motion to adopt the Planning Commission Rules of Procedure as presented with no amendments, motion carried 6 to 0.

ITEM 2.3 STUDY ITEM: CITY OF BLOOMINGTON | PLANNING COMMISSION ELECTION OF OFFICERS

2.3.1 Staff Report and Presentation

The staff report and presentation for item 2.3 starts at [1:20:27](#) in the meeting recording.

Planning Manager Nick Johnson presented the study item. He presented the rules of procedure for the election of officers.

2.3.2 Discussion

Commissioners Isse, White, Summers, and Coleman indicated they did not want to be elected chair.

Commissioners White, Summers, and Coleman indicated they did not want to be elected vice chair.

2.3.3 Actions of the Commission

A secret ballot vote for Chair was conducted, and Acting Chair Cunningham was elected Chair of the Planning Commission for the 2026-2027 calendar year.

A secret ballot vote for Vice Chair was conducted, and Commissioner Isse was elected Vice Chair of the Planning Commission for the 2026-2027 calendar year.

Motion by Chair Cunningham to appoint Shonte Brown as the Secretary of the Planning Commission for the 2026-2027 calendar year; motion carried 6 to 0.

3. STUDY ITEM: CITY OF BLOOMINGTON | PLANNING COMMISSION MEETING SYNOPSES CONSIDERATION

3.1 Chair Cunningham requested a motion to approve of the draft July 9, 2026, Planning Commission meeting synopses.

(UN)APPROVED MINUTES



3.2 Actions of the Commission

Motion by Chair Cunningham **Seconded by** Commissioner Isse, Motion to approve the July 9, 2026, Planning Commission meeting synopsis; motion carried 4 to 0, with White and Summers abstaining.

4. STUDY ITEM: CITY OF BLOOMINGTON | PLANNING COMMISSION POLICY AND ISSUE UPDATE

4.1 Upcoming Meetings Overview - Planning Manager Nick Johnson presented the following overview:

- A. The Planning commission will meet on August 20th, 2026, for two public hearings: 1) Conditional Use Permit for a cannabis manufacturing and indoor agriculture (cultivation) facility located at 9130 Grand Ave S and (2) Rezoning, Final Site and Building Plans, and a Type III plat for a 9-unit detached townhome development located at 9025 and 9033 James Ave S.
- B. The Planning commission will meet on September 3rd, 2026, for three public hearings: 1) Privately Initiated City Code Amendment to allow sports training facility as a permitted use in FD-2 zoning district, (2) Annual Miscellaneous Issues Ordinance clean up items, and (3) Annual Miscellaneous Issues Ordinance minor policy items.

4.2 Miscellaneous Updates – Planning Manager Nick Johnson presented the following additional updates:

- A. Minnesota APA conference will be in Mankato on October 21-23.

Commissioner Coleman inquired about the decision of City Council on a previous application regarding proposed townhomes along E 86th Street.

ADJOURNMENT: MEETING ADJOURNED AT 7:38 PM

August 6, 2026, Planning Commission Meeting synopsis was drafted by **Serena Erickson** and reviewed by **Nick Johnson and Shonte Brown**. These minutes were approved by the Planning Commission on

_____.



Planning Commission Item

Originator Planning	Item 3.1 Planning Commission Policy and Issues Update
Agenda Section PLANNING COMMISSION POLICY ISSUES AND UPDATES	Date August 20, 2026

Requested Action:

Receive staff updates and identify issues.

Item presented by: Nick Johnson, Planning Manager

Description:

Updates to the Planning Commission from Staff. Planning Commission issue identification.