



Planning Commission AGENDA

**PLANNING COMMISSION REGULAR MEETING
THURSDAY, SEPTEMBER 3, 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: **2863 782 0110**, 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 ALLEGIENCE

1. HEARINGS, RESOLUTIONS, & 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 Public Hearing: Privately Initiated City Code Amendment - Sports Training Facility in FD-2 Zoning District

1.2 Public Hearing: Miscellaneous Issues Ordinances - Cleanup Items

1.3 Public Hearing: Miscellaneous Issues Ordinances - Minor Policy Items

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 Public Hearing: Privately Initiated City Code Amendment - Sports Training Facility in FD-2 Zoning District
Agenda Section HEARINGS, RESOLUTIONS, & ORDINANCES	Date September 3, 2026

Requested Action:

Staff recommends approval of the privately initiated City Code Amendment through the following motion:

I move to recommend the City Council adopt an ordinance designating sports training facility as a permitted use in the FD-2 Freeway Development Zoning District, thereby amending Chapter 21 of the City Code.

Item presented by: Kareem Sherard, Planning Technician

Description:

Privately Initiated City Code Amendment to designate sports training facility as a Permitted Use in the FD-2 Zoning District.

Attachments:

[Staff Report](#)
[Ordinance](#)
[Project Description](#)
[Plans](#)
[Affidavit of Publication](#)

GENERAL INFORMATION

Applicant: Ashish Aggarwal (owner)
Just For Kix (prospective tenant)

Request: Privately Initiated City Code Amendment to designate sports training facility as a Permitted Use in the FD-2 Zoning District

Location: Citywide

CHRONOLOGY

Planning Commission	09/03/2026	Public hearing scheduled
Council	09/28/2026	Public hearing anticipated

DEADLINE FOR AGENCY ACTION

Application Date:	07/29/2026
60 Days:	09/27/2026
Extension Letter Mailed:	Yes
120 Days:	11/26/2026
Applicable Deadline:	11/26/2026

STAFF CONTACT

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

PROPOSAL

The applicant is proposing a privately initiated City Code Amendment to allow sports training facilities as a permitted use within the Freeway Development (FD-2) Zoning District. Currently, sports training facilities are not permitted in this zoning district.

The applicant proposes to establish a sports training facility at 1321 American Blvd East. The proposed tenant space is located within the southern portion of an industrial flex building and is

adjacent to industrial flex space, office uses, and medium- and high-density residential properties. The site has direct access to American Blvd East, an arterial roadway according to the City's Functional Roadway Classification. According to the project description, the proposed sports training facility would operate as a dance studio.

ANALYSIS

The proposed City Code Amendment would allow sports training facilities as a permitted use in the FD-2 Zoning District. A sports training facility is defined in Chapter 21 of the City Code as follows;

SPORTS TRAINING FACILITY. A facility primarily designed to provide for sports training for athletes in a particular sport, including gymnasiums, dance training studios, multi-sports floors, training facilities, and flexible space for the purpose of sports practice and skills enhancement. With sufficient parking, ***SPORTS TRAINING FACILITIES*** may include accessory large group classes and competition as subordinate activities. A ***SPORTS TRAINING FACILITY*** is considered to be distinct from commercial recreational services catering to the general public such as health and fitness clubs, shooting ranges, archery ranges, bowling alleys, arcades, driving ranges, miniature golf courses, skating rinks, racquet clubs, batting cages and the like.

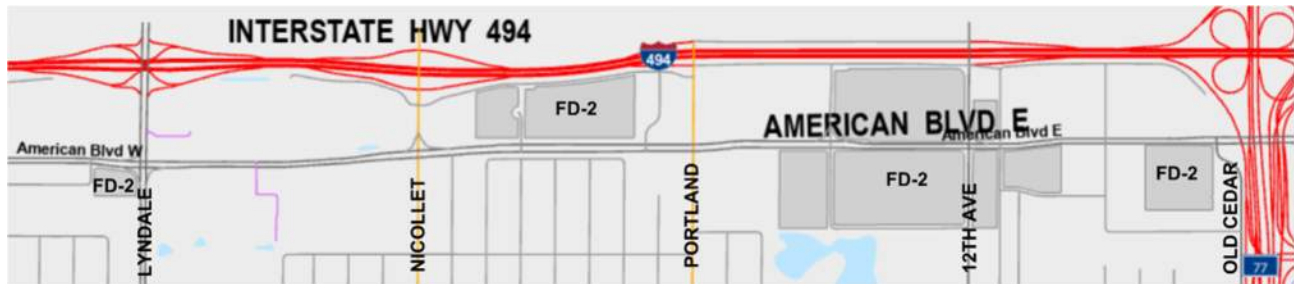
Table 1 summarizes where a sports training facility is currently allowed as either a permitted use or a permitted limited use.

Table 1: Zoning Districts That Currently Allow Sports Training Facility Uses

Permitted Use	• C-4 (Freeway Office) • I-1 (Industrial Park) • I-2 (Limited Industry) • I-3 (General Industry) • IP (Industrial Park) • TI (Transitional Industrial)
Permitted Limited Use	• C-1 (Freeway Office and Service) • C-2 (Freeway Commercial) • C-3 (Freeway Commercial Center) • C-5 (Freeway Mixed Use)

The above table shows that there is a wide variety of zoning districts in which sports training facilities are permitted. Staff is not concerned about the potential traffic or parking impacts because the FD-2 zoning district is located along high volume roads, specially along American Boulevard from Lyndale Avenue South to Old Cedar Avenue South – see gray areas in Figure 1.

Figure 1: Sites Zoned FD-2



Regarding the FD-2 Zoning District ([§ 21.206.05](#)), the intent is as follows:

The Freeway Development (FD-2) District is designed to provide for a limited mixture of compatible land uses; to encourage and accommodate industry in freeway locations convenient to the metropolitan area; to provide for integrated roadside business areas designed to offer a group of essential services to the motoring public in compact and convenient locations; to accommodate certain uses large in area and with a metropolitan clientele; and so far as may be possible, to protect the freeways from congestion by proper location of heavy traffic generators and exclusion of most retail businesses.

The intent of the Freeway Development District is to accommodate certain uses that are large in area and serve a metropolitan clientele. Staff believe that a sports training facility is a type of service that is compatible with the intended uses of the FD-2 Zoning District. Uses that are permitted within the FD-2 district include more service-oriented uses than allowed in other industrial zoning districts. Given that sports training facilities are allowed in the City's other industrial zoning districts and are functioning well overall, staff does not have any concerns about adding this use to FD-2.

Most properties within the FD-2 Zoning District are guided for Industrial (IND), Office (OFC), or Community Commercial (CC) uses in the Comprehensive Plan. Staff find that a sports training facility is compatible with these Comprehensive Plan designations.

Finally, staff has evaluated the site proposed for the sports training facility. It has adequate access and off-street parking to accommodate such a use. The activities of the dance studio would have different peak times than the office and warehouse operations that occur on-site. Should the privately initiated City Code Amendment be approved, staff would perform a more detailed review of any potential site improvements needed for the use, such as exterior lighting, as part of a building permit review.

OUTREACH

Outreach/Notification

- Newspaper Notice (10-day notice – 08/20/26 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification

FINDINGS

There are no explicit findings that must be met for the review and approval of an ordinance. The intent of the FD-2 Zoning District and the guidance provided in the Comprehensive Plan are most relevant to this request.

Based on the intent of the FD-2 Zoning District, staff believe that a sports training facility is an appropriate use. Sports training facilities are consistent with the types of services located in the zoning district and can provide beneficial services without causing unreasonable traffic impacts. Staff supports the proposed privately initiated amendment.

It should be noted that there is currently a project on the 2026 Planning Commission Work Plan that will further study definitions, standards and use allowances for all indoor recreation uses in the Zoning Code. Staff alerted the applicant about this opportunity, communicating that they could wait until the conclusion of this project as opposed to applying for the privately initiated City Code Amendment. Given the choice of how to proceed, the applicant decided to proactively apply for this change to expedite the timeline of establishing the proposed business. Under different circumstances, staff would suggest waiting until the conclusion of that project to make Code changes to related use allowances. However, given that sports training is already allowed in nearly all of the other industrial zoning districts and is not presenting any challenges to date, staff is comfortable proceeding with this request in advance of the City's related project.

RECOMMENDATION

Staff recommends approval of the privately initiated City Code amendment through the following motion:

I move to recommend the City Council adopt an ordinance designating sports training facility as a permitted use in the FD-2 Freeway Development Zoning District, thereby amending Chapter 21 of the City Code.

ORDINANCE NO. 2026-____

**AN ORDINANCE ADDING SPORTS TRAINING FACILITY AS A PERMITTED USE
WITHIN THE FD-2 ZONING DISTRICT, THEREBY AMENDING CHAPTER 21 OF
THE CITY CODE**

The City Council for the City of Bloomington, Minnesota, ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words within brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE II: DISTRICTS AND USES

DIVISION H: USES

21.209 USE TABLES

(e) *Industrial Zoning districts.*

<i>Use Type</i>	<i>Zoning District</i>						
	<i>IT</i>	<i>I-1</i>	<i>I-2</i>	<i>I-3</i>	<i>IP</i>	<i>TI</i>	<i>FD-2</i>

GOVERNMENT, INSTITUTIONAL, OPEN SPACE							
Educational Facilities							

Sports training facility		P	P	P	P	P	<u>P</u>
Parks and Open Space							

Passed and adopted this ____ day of _____, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

Project Narrative
Privately Initiated City Code Amendment
Just For Kix Dance Studio
1321 American Boulevard East
Bloomington, Minnesota
Proposed Use

The applicant seeks approval to allow operation of a Just For Kix Dance Studio within the existing commercial building located at 1321 American Boulevard East, Bloomington, Minnesota.

Just For Kix is a well-established youth dance organization that provides recreational and competitive dance instruction for children and young adults. The proposed use consists primarily of dance classes, rehearsals, instruction, performances, and related administrative activities conducted entirely within an enclosed indoor facility. The use does not involve outdoor activity, manufacturing operations, storage of hazardous materials, heavy equipment, significant truck traffic, or industrial processes.

The proposed occupancy will utilize existing building space with minimal physical modification to the structure and will complement the character of the surrounding business and commercial area.

Consistency with the Purpose and Intent of the F-2 District

The proposed dance studio use is consistent with the evolving character of Bloomington's F-2 zoning district and supports the City's ongoing efforts to modernize the zoning code to accommodate contemporary recreational, instructional, and service-oriented uses.

The proposed use is compatible with the district for several reasons:

Low-Impact Operations

The dance studio generates very limited external impacts relative to many uses currently permitted within the F-2 district.

The proposed use:

- Produces minimal noise outside the building.
- Generates no outdoor activity.
- Produces no odors, emissions, vibration, or industrial impacts.
- Requires no outdoor storage.
- Generates little to no truck traffic or loading activity.
- Utilizes existing building infrastructure and parking facilities.

As a result, the use is highly compatible with neighboring office, commercial, service, and industrial-flex businesses.

Complementary Hours of Operation

The proposed dance studio's operating schedule is particularly compatible with surrounding uses within the district.

The majority of classes and programming occur during evenings and weekends, with peak activity generally beginning after the traditional business day has concluded. As a result, the dance studio utilizes parking, access drives, and site infrastructure during periods when nearby office and business users typically experience reduced occupancy and parking demand. Rather than creating conflicts with existing users, the proposed use promotes efficient utilization of existing parking and site improvements by activating the property during off-peak business hours. This complementary operating schedule allows the property to serve multiple users throughout the day while maximizing the effectiveness of existing infrastructure and minimizing the need for additional parking improvements.

Adaptive Reuse and Occupancy of Existing Commercial Space

The proposed occupancy promotes efficient utilization of an existing commercial property and supports continued investment within Bloomington's employment and business districts. As office and commercial markets continue to evolve, many business parks and employment areas are accommodating a wider range of service-oriented and experiential uses. The proposed dance studio represents a productive reuse of existing commercial space that will support occupancy, property maintenance, investment, and long-term viability of the building without requiring new public infrastructure or expanded municipal services. The proposed use will also generate additional economic activity by bringing students, families, instructors, and visitors to the property and surrounding area.

Community Benefit

Just For Kix provides a valuable recreational, educational, and wellness resource for Bloomington residents and surrounding communities.

The proposed use:

- Supports youth development and enrichment.
- Provides structured after-school and evening programming.
- Encourages physical activity and healthy lifestyles.
- Creates opportunities for artistic expression and personal growth.
- Offers a safe, supervised environment for young residents.
- Serves families throughout Bloomington and the surrounding region.

The dance studio contributes positively to Bloomington's quality of life while maintaining compatibility with surrounding land uses.

Consistency with Future Zoning Direction

The City of Bloomington is currently evaluating amendments to permit indoor sports and recreational uses within the F-2 zoning district. The proposed use represents the type of low-impact recreational and instructional activity that aligns with modern business park environments and contemporary development patterns.

Approval of this requested amendment would be consistent with the City's ongoing efforts to modernize the zoning code and recognize that indoor recreational and educational facilities can successfully coexist with office, commercial, and employment-related uses.

The proposed dance studio demonstrates many of the characteristics that support compatibility within the district, including limited external impacts, use of existing infrastructure, complementary operating hours, and provision of a community-serving function.

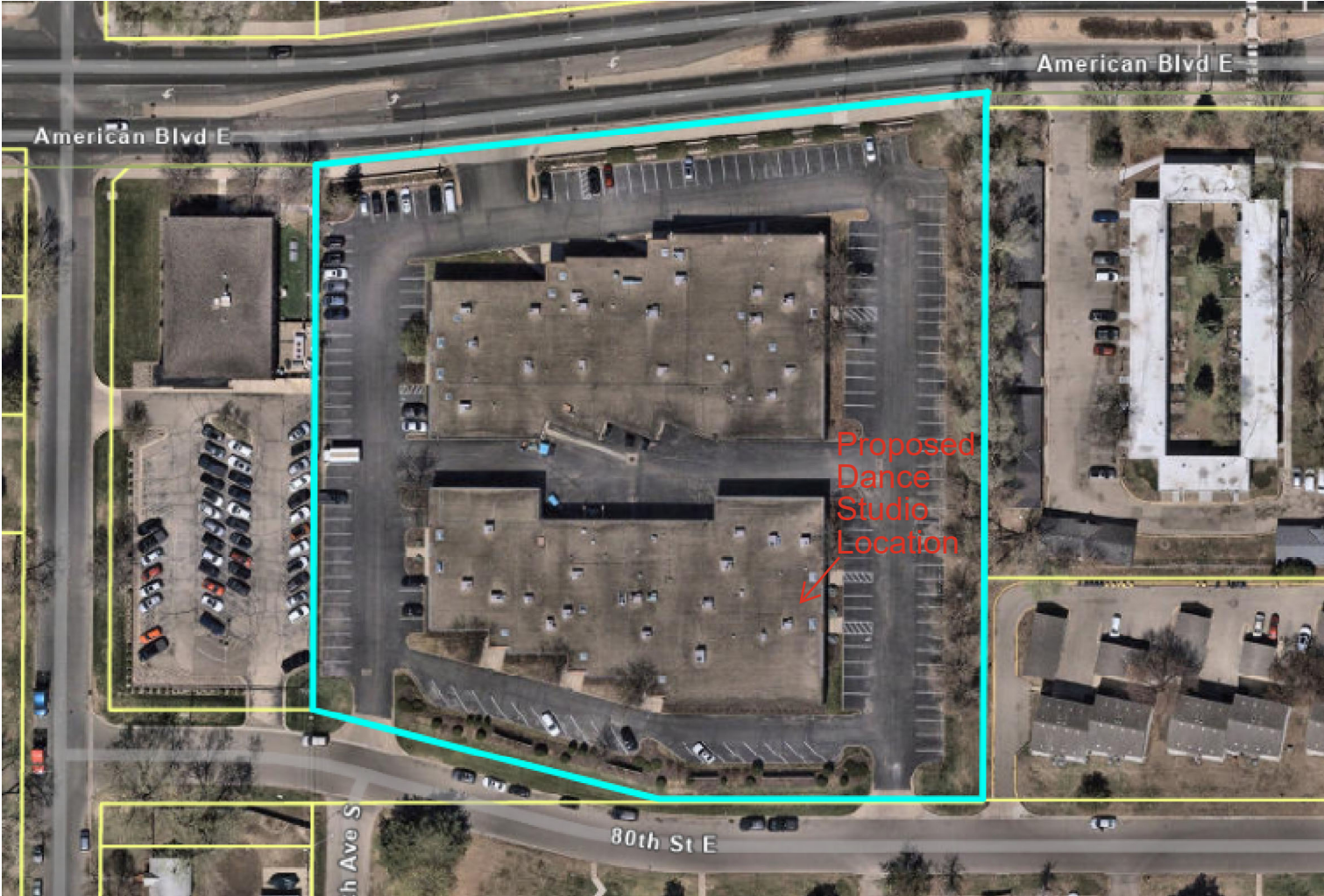
Conclusion

The proposed Just For Kix Dance Studio is a low-impact indoor recreational and instructional use that is compatible with surrounding development and consistent with the evolving character of Bloomington's F-2 zoning district.

The use will:

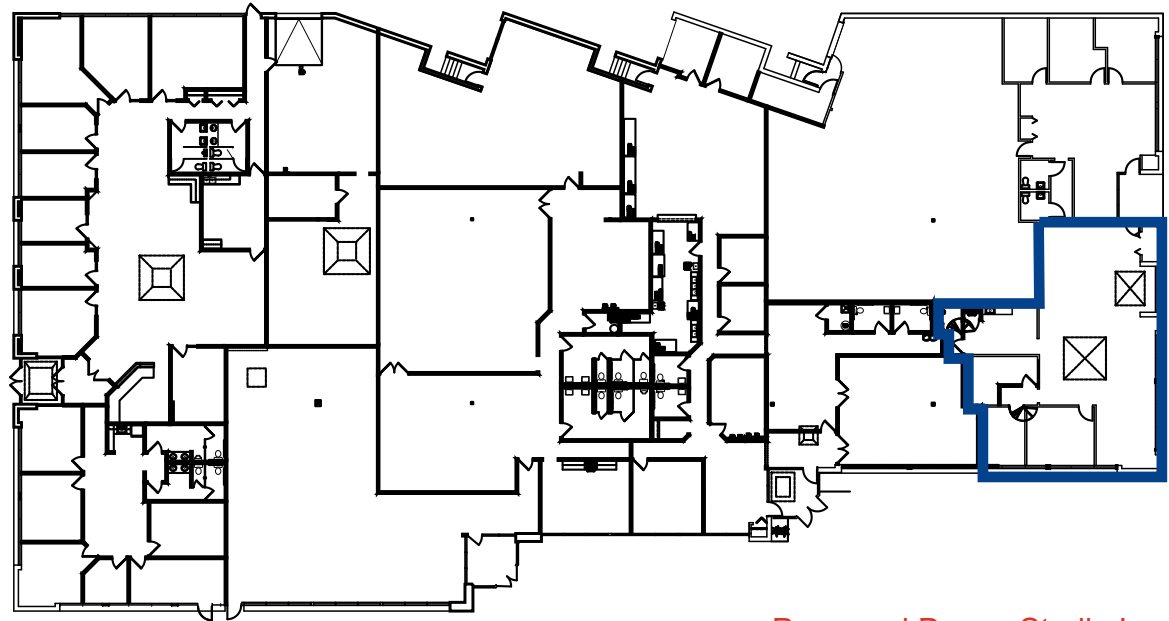
- Occupy existing commercial space.
- Utilize existing parking and infrastructure efficiently.
- Operate primarily during off-peak business hours.
- Generate minimal impacts on neighboring properties.
- Provide a valuable community service for Bloomington families.
- Support continued investment in an existing commercial building.

For these reasons, the applicant respectfully requests approval of the proposed privately initiated zoning code amendment and authorization for operation of the Just For Kix Dance Studio at 1321 American Boulevard East, Bloomington, Minnesota.



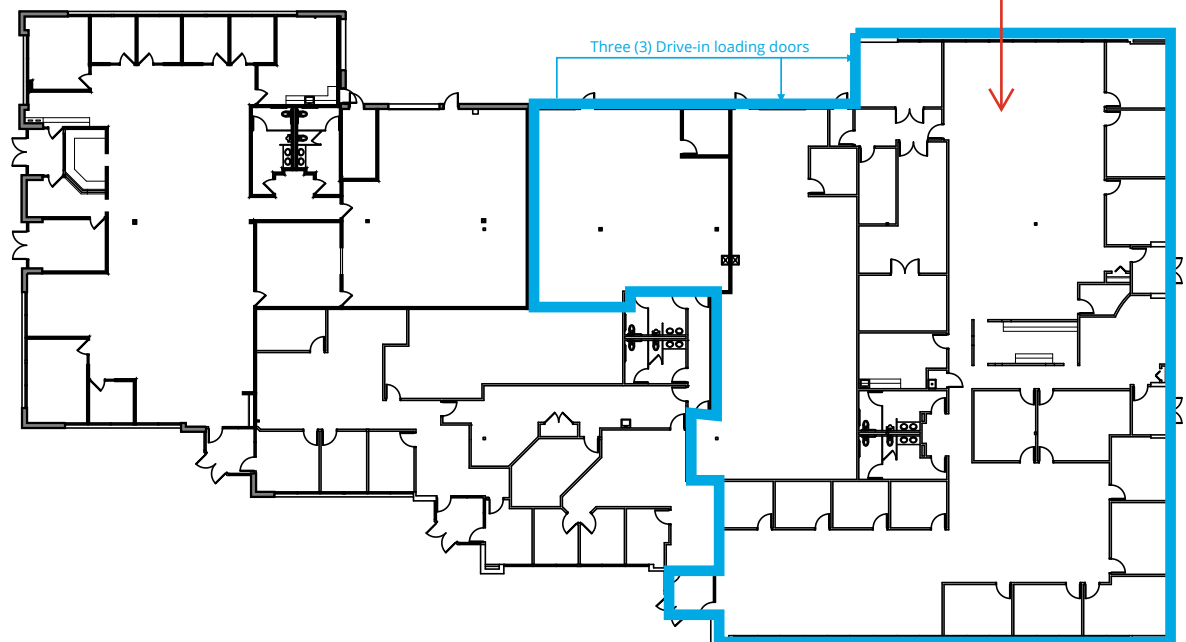
Vacancy Plan

 Building 1325
Suite 2: 2,158 SF Office



Proposed Dance Studio Location

 Building 1401
Suite 10: 14,097 SF - 9,869 SF Office | 4,228 SF Warehouse
*Divisible to 5,000 SF



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:

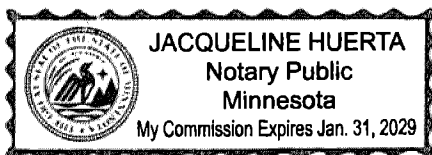
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/20/2026 and the last insertion being on 08/20/2026.

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 08/20/2026

 _____
Notary Public



Rate Information:

- (1) Lowest classified rate paid by commercial users for comparable space:
\$999.99 per column inch

Ad ID 1552072

CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION

The Bloomington Planning Commission will hold a public hearing on September 3, 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 #PL202600146, an application for privately-initiated City Code amendment by Mini Kix, Inc. doing business as Just for Kix. The proposed City Code amendment would designate sports training facilities as a Permitted Use in the FD-2 (Freeway Development) Zoning District.

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 20, 2026
1552072



Planning Commission Item

Originator Planning	Item 1.2 Public Hearing: Miscellaneous Issues Ordinances - Cleanup Items
Agenda Section HEARINGS, RESOLUTIONS, & ORDINANCES	Date September 3, 2026

Requested Action:

Staff recommends approval using the following motions to adopt Items A-J and Items L-Q, which are cleanup items:

I move to recommend adopting Ordinances A-J and Ordinances L-Q as included in the meeting packet, thereby amending Chapters 1, 14, 15, 21 of the City Code.

If any member of the Planning Commission wishes to cast a different vote on one or more of the individual ordinances, staff recommends that the particular ordinance be separated and acted upon through an individual motion.

Item presented by: Emily Hestbech, Planner

Description:

City Code Amendments for the Annual Miscellaneous Issues Ordinance - Cleanup Items.

Attachments:

[Staff Report](#)
[Ordinance](#)
[Affidavit of Publication](#)

GENERAL INFORMATION

Applicant: City of Bloomington

Location: Citywide

Request: City Code Amendment – Annual Miscellaneous Issues Ordinance including multiple amendments, thereby amending Chapters 1, 14, 15, and 21 of the City Code.

HISTORY

Planning Commission 06/18/2026 - Study item held (Case #PL2026-108)

City Council 06/29/2026 - Study item held (Case #PL2026-108)

CHRONOLOGY

Planning Commission 09/03/2026 Public hearing scheduled

Council 09/28/2026 Public hearing anticipated

DEADLINE FOR AGENCY ACTION

Application Date: 07/28/2026

60 Days: 09/26/2026

120 Days: 11/25/2026

Applicable Deadline: Waived by the applicant (City)

STAFF CONTACT

Emily Hestbech, Planner
Phone: (952) 563-4507
E-mail: ehestbech@BloomingtonMN.gov

PROPOSAL

Each year, staff identify changes related to the Zoning Code that include clean up items and minor policy updates that do not warrant separate projects on the Planning Commission Work Plan. Clean up items typically correct grammatical errors in the code and minor policy updates and often attempt to clarify policy that may be unclear or are a small-scale change. To streamline the process, these clean up items and minor policy updates are combined into the annual Miscellaneous Issues Ordinance, allowing multiple small-scale amendments to be considered through a single process.

For the 2026 Miscellaneous Issues Ordinance, staff identified 17 clean up items and five minor policy updates. To improve the review process, the clean up items and minor policy updates have been separated into two cases and reports. This report outlines the clean up items, with proposed ordinances attached.

ANALYSIS

The proposed Zoning Code amendments as part of this year's review include the following:

Ordinance A

Name: Removing reference to earned sick and safe leave

Code Section: § 1.11(54)

Issue: The City Code references the former "earned sick and safe leave" program, but this section has since been removed from City Code now that the State has an earned sick and safe leave program and those procedures no longer need to be in City Code.

Proposed Amendment: Remove the reference to the former earned sick and safe leave program.

Ordinance B

Name: Allowing sheep for prescribed grazing and increased herd size

Code Section: § 14.99(i), 14.99(i)11, 14.99(m)(1), 14.99(m)(6), 14.99(m)(7), 14.99(m)(8), 14.99(m)(10), 14.99(m)(12), 14.99(m)(13), 14.99(m)(14)(F), 14.99(m)(15)

Issue: The City currently uses goats for prescribed grazing on City-owned property. Park Maintenance staff want to use sheep, in addition to goats, but the current City Code currently authorizes only goats. Park Maintenance would also like to update the allowable herd size to be in more alignment with neighboring communities.

Proposed Amendment: Allow sheep as an approved animal for prescribed grazing and increase the maximum herd size from one animal per one-tenth acre to two animals per one-tenth acre.

Ordinance C

Name: Updating language for new definitions related to corner lots

Code Section: § 21.205.06(h), 21.301.02(b)(2), 21.301.02(g)(2)(A), 21.301.02(g)(4)(F), 21.301.02(g)(4)(H), 21.301.02(g)(4)(J), 21.301.02(g)(5)(B), 21.301.08(c)(2)(B)(ii), 21.301.08(c)(2)(C), 21.301.13(c)(2)(C)(iii), 21.301.13(c)(2)(C)(iv), 21.301.13(c)(2)(D),

21.301.16(a)(2), 21.302.07(b)(1)(A)(ii), 21.302.07(b)(1)(A)(iii), 21.302.07(b)(2)(A)(ii), 21.302.07(b)(2)(A)(iii), 21.302.27(c)(3)(B), 21.302.37(f)(3)(B)

Issue: The recently adopted corner lot ordinance did not update all references to terminology that was revised as part of that ordinance, resulting in outdated references remaining in the Zoning Code.

Proposed Amendment: Update language to align with the newly adopted definitions related to corner lots, including “side street yard” and “side street lot line”.

Ordinance D

Name: Adding middle housing types to residential occupancy requirements

Code Section: § 21.203(b)(7)

Issue: Following the Missing Middle Housing Ordinance project, one area of the Zoning Code that would benefit from further clarification is to ensure the recently adopted middle housing types are accounted for in residential occupancy standards that specify one family may occupy a dwelling unit.

Proposed Amendment: Add the new middle housing types to the residential occupancy requirements.

Ordinance E

Name: Removing hotel parking as a conditional use in the CR-1, CS-0.5, and CS-1 zoning districts

Code Section: § 21.205.06(d)(5), 21.205.07(d)(3)

Issue: The recent airport parking ordinance identified that hotel airport parking should no longer be a conditional use in several zoning districts and should be a permitted accessory use with specific standards.

Proposed Amendment: Remove hotel airport parking from the list of conditional uses in the CR-1, CS-0.5, and CS-1 zoning districts to align with the recently adopted remote airport parking and hotel airport parking standards.

Ordinance F

Name: Correcting references to restaurants in the specialized zoning districts use table

Code Section: § 21.209(f)

Issue: The restaurant use in the Specialized Zoning Districts use table references an incorrect code section. Instead of referencing § 21.301.14 and § 21.301.05, it should reference § 21.302.19 along with § 21.301.05.

Proposed Amendment: Update the code reference to Section § 21.302.19, Restaurants and Catering Businesses.

Ordinance G

Name: Clarifying lighting compliance for mill and overlay projects

Code Section: § 15.13(e), 15.13(f), 21.301.06(g), 21.301.07(h)(2)

Issue: The current lighting standards include a conformance trigger for mill and overlay projects that has not been applied consistently and can create unnecessary cost, complexity, and uncertainty for routine pavement maintenance projects.

Proposed Amendment: Clarify that routine mill and overlay projects that do not otherwise modify a parking lot are not required to comply with lighting conformance standards.

Ordinance H

Name: Modifying the professional title for lighting plans

Code Section: § 21.301.07(b)

Issue: The lighting plan requirements use unnecessary terminology to describe qualified design professionals, per current Building Code practices.

Proposed Amendment: Replace the requirement for a "registered electrical engineer or a lighting certified (LC) professional certified by the National Council on Qualifications for the Lighting Professions" with "licensed design professional" to align with terminology in the Building Code.

Ordinance I

Name: Amending perimeter screening standards to recognize approval authority of the Planning Commission

Code Section: § 21.301.15(d)(1)(E)

Issue: The Planning Commission has authority to approve certain applications where perimeter screening may be appropriate, but the City Code currently authorizes only the City Council to require perimeter screening as a condition of approval.

Proposed Amendment: Add Planning Commission as an approval authority that can require perimeter screening of incompatible uses as a condition of approval.

Ordinance J

Name: Clarifying exterior material requirements for exterior refuse enclosures

Code Section: § 21.301.17(d)(2)(G)

Issue: The exterior material standards for refuse enclosures have lacked sufficient specificity regarding required materials and design for some applicants and could benefit to further clarify that enclosures must match materials of the principal building.

Proposed Amendment: Require refuse enclosure walls to be constructed of durable materials and to match the exterior materials of the principal building.

Ordinance K – REMOVED FROM CONSIDERATION

Name: Clarifying exterior material requirements for nonresidential and institutional uses in certain zoning districts

Code Section: § 21.301.24(d)

Issue: This item was proposed to change exterior material standards for nonresidential and institutional uses located within low and medium density residential zoning districts. After further consideration, staff decided this item would fit better on an upcoming work plan project related to institutional uses.

Ordinance L

Name: Updating accessory dwelling unit minimum and maximum sizes and changing site plan requirements

Code Section: § 21.302.03(b)(8)(A), 21.302.03(b)(8)(B), 21.302.03(c)(2)

Issue: Pending changes to the Minnesota State Building Code will modify the allowable minimum and maximum sizes for accessory dwelling units. In addition, the Zoning Code retains a project description requirement that is no longer necessary following previous removal of the Final Site and Building Plan approval requirement.

Proposed Amendment: Update the minimum and maximum size standards for accessory dwelling units from 300 to 180 square feet minimum and from 1,000 to 1,200 square feet maximum to match the Minnesota State Building Code, and remove the project description requirement.

Ordinance M

Name: Removing homeowner's associations as a condition of approval for subdivisions

Code Section: § 21.302.08(c)(20)(B), 21.302.08(c)(20)(i), 21.302.08(c)(20)(ii), 21.302.08(c)(20)(iii), 21.302.08(c)(20)(iv)

Issue: State law effective January 1, 2027, prohibits cities from conditioning subdivision approval on the creation of a homeowners association.

Proposed Amendment: Remove the requirement for a homeowners association as a condition of subdivision approval and replace it with standards addressing the maintenance of common elements in townhome developments.

Ordinance N

Name: Amending home business standards to clarify business-related vehicle parking and exterior storage requirements and correct the reference to approval authorities of type II home businesses

Code Section: § 21.302.13(d)(5)(B), 21.302.13(d)(9), 21.302.13(d)(10)

Issue: Following the recent Commercial Vehicle Ordinance project, one area of the Zoning Code that could benefit from further clarification is to have the home business standards better reflect revised trailer regulations and associated code references.

Proposed Amendment: Update the home business standards by replacing "display of trailer" with "trailer" and correct the code reference to the vehicle and trailer parking sections.

Ordinance O

Name: Clarifying residential care facilities may not be located in three-family, fourplex, or multiplex dwellings unless they occupy the entire structure

Code Section: § 21.302.23(c)

Issue: Following the Missing Middle Housing Ordinance project, one area of the Zoning Code that would benefit from further clarification is whether residential care facilities may occupy three-family, fourplex, or multiplex dwellings.

Proposed Amendment: Clarify that residential care facilities are permitted in these dwelling types only when they occupy the entire building. This is the same standard that is currently required for two-family dwellings and multiple-family dwellings.

Ordinance P

Name: Correcting three-family dwelling approval in the R-4 zoning district and Planning Commission approval of Final Site and Building Plans

Code Section: § 21.501.01(c)(1)(C), 21.501.01(c)(3)

Issue: Three-family dwellings must receive Final Site and Building Plan approval prior to issuance of a building permit. Three-family dwellings and fourplex dwellings are allowed to be approved with an administrative Final Site and Building Plan review when located in the R-3 or R-4 Zoning District. However, the R-4 zoning district was accidentally omitted from the list of three-family dwelling application approval.

Proposed Amendment: Clarify that three-family dwellings can be approved with an administrative Final Site and Building Plan when located in the R-4 Zoning District. Three-family dwellings would remain a conditional use in the R-1 Zoning District and would require approval of a Conditional Use Permit from the Planning Commission..

Ordinance Q

Name: Modifying the definition of limited use to include Planned Developments

Code Section: § 21.601

Issue: The definition of "limited use" does not address how the 25 percent floor area limitation applies within Planned Developments.

Proposed Amendment: Revise the definition of "limited use" to clarify that the 25 percent floor area limitation applies to the entire Planned Development rather than to an individual building.

OUTREACH

Outreach/Notification

- Newspaper Notice (10-day notice – 08/20/26 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification

RECOMMENDATION

Staff recommends approval using the following motions to adopt Items A-J and Items L-Q, which are cleanup items:

I move to recommend adopting Ordinances A-J and Ordinances L-Q as included in the meeting packet, thereby amending Chapters 1, 14, 15, 21 of the City Code.

If any member of the Planning Commission wishes to cast a different vote on one or more of the individual ordinances, staff recommends that the particular ordinance be separated and acted upon through an individual motion

ORDINANCE NO. 2026-____

**AN ORDINANCE ALLOWING SHEEP TO BE USED FOR PRESCRIBED GRAZING,
THEREBY AMENDING CHAPTER 14 OF THE CITY CODE**

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 14 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 14: LICENSES AND PERMITS

ARTICLE III: ANIMAL LICENSES

DIVISION B: COMMERCIAL ANIMAL ESTABLISHMENTS

§ 14.99 HEALTH AND WELFARE REGULATIONS.

(i) *Location of animals.* Where the licensee keeps animals for sale or display, all animals shall be kept entirely within an enclosed building and no animals shall be kept or maintained outdoors. Exterior walking or exercise areas shall be maintained free of wastes and other litter, and all wastes should be removed and disposed of in an approved manner immediately. Goats and sheep used for prescribed grazing are required to be fenced using permanent or temporary fencing and may be provided a shelter from the weather within their fenced enclosure.

(l) *Disposal of wastes.* All animal wastes must be disposed of in a timely and sanitary manner approved by the City Environmental Health Division. In no event shall there be an accumulation of waste beyond 24 hours. In public areas during exhibition, all wastes must be disposed of immediately or, at minimum, such waste to be stored in an approved container with tight-fitting lids and disposed of in an approved sanitary manner at the end of the day. Goats and sheep used for prescribed grazing must have animal wastes regularly removed from shelters if shelters are provided.

(m) *Prescribed grazing must also meet the following requirements.* Prescribed grazing:

(1) Is not intended to allow the raising or keeping of goats or sheep as farm animals or domestic animals as regulated under Chapter 12 of this code.

(6) Is allowed for no more than 30 consecutive days per location on a site. A minimum of 30 days must pass before goats and sheep may graze the same location.

(7) [~~Must utilize only neutered male goats, unneutered male goats less than six months of age that accompany female goats, and female goats.~~] Goats and sheep may be used together, subject to the following requirement for the use of male goats or sheep:

(i) Male goats must be neutered, except unneutered male goats less than six months of age may be used when accompanied by at least one female goat, and unneutered male sheep less than six months of age may be used when accompanied by at least one female sheep.

(8) Herd size must not exceed [~~one goat~~]two total goats or sheep per every [~~one tenth~~]1/10 acre of the designated enclosure area.

(10) Licensees must provide 24-hour contact information including a telephone number, on signs at the property where the fenced enclosure is located and to Police Dispatch for responding to emergency situations, including but not limited to, goats and sheep outside of the fenced enclosure.

(12) Signs must warn the public to not enter the grazing enclosure and to not pet or feed the goats and sheep.

(13) Fencing is required and must be designed to prevent escape by goats and sheep and access by other animals. Temporary enclosure fencing must be removed within seven calendar days after the expiration of the license duration or the goats and sheep are removed, whichever occurs first.

(14) Shelters, if provided, must:

(F) Be removed within seven calendar days of the expiration of the license duration or the goats and sheep are removed from the property, whichever occurs first.

(15) Supplemental feed held onsite must be securely stored to prevent becoming an attractant for vermin and other pests. Goats and sheep must be provided access to drinking water daily. The source of the water cannot be rivers, streams, lakes or ponds.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this ____ day of _____, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

**AN ORDINANCE UPDATING LANGUAGE FOR NEW DEFINITIONS RELATED TO
CORNER LOTS, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE**

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE II: DISTRICTS AND USES

DIVISION D: FREEWAY COMMERCIAL ZONING DISTRICTS

§ 21.205.06 REGIONAL COMMERCIAL (CR-1) DISTRICTS.

(h) *Dimensional requirements.*

Minimum district area	10 acres
Minimum lot size	2 acres
Minimum lot width	120 feet
Setback requirements	
Front yard	65 feet
Side yard	25 feet
Rear yard	25 feet
~~[Side or rear adjacent to a public street]~~ <u>Side street yard</u>	65 feet
Maximum structure lot coverage	30%

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.02 STRUCTURE PLACEMENT.

(b) *Table key.* The following labeling conventions apply to each table in this section.

(2) *Reserved.*~~[Rear and side. For corner sites that abut two public streets and for which it is not apparent due to lot configuration or past approval which property line is the rear and which property line is the side, the applicant may select which property line to consider rear and which to consider side.]~~

(g) *Setback encroachments.* Selected building features, site features, structures, and equipment are allowed to encroach into the required setback area to the extent specified below. Selected building features, site features, structures and equipment specified below must not encroach into public easements of record, unless there is written approval of the issuing authority to allow an encroachment as outlined in subsection (c).

(2) *Permitted encroachments; required setbacks.* Except as prohibited by Chapter 17, Article II, Division E of this code, the building features, site features, structures and equipment listed below will be permitted to locate in yards and to encroach into required zoning district setbacks to the extent specified in this section, but in all cases must maintain the minimum setback indicated.

(A) *Yards.* The established yards of the Zoning Code and any primary zoning district. For the purposes of this section, the terms "front yard," "side yard", "side street yard", and "rear yard" will have the same meanings as defined in § 21.601~~[, except that any yard adjacent to a public street will in all cases be considered a "front" yard for setback purposes unless otherwise specified]~~.

(4) *In residential zoning districts.*

(F) Clothes lines and laundry drying equipment are not permitted within the front yard and will be located only in side and rear yards where side and rear setbacks of not less than five feet must be maintained. ~~[In instances where the side or rear yard abuts a public street]~~In the side street yard, the required setback will be no less than the required setback for a principal building in the zoning district.

(H) Permanently installed outdoor fireplaces and barbecues are not permitted within the front yard and will be located only in side and rear yards. Such features shall not encroach into the required side setbacks and may encroach up to 15 feet into the required rear setback provided that a rear setback of not less than 15 feet must be maintained. ~~[In instances where the side or rear yard abuts a public street]~~In the side street yard, a setback of not less than the required front setback must be maintained.

(J) Other recreational equipment, such as, but not limited to, play apparatus over four feet in height, ice rinks, skateboard ramps over two feet in height, trampolines, hot tubs or whirlpools, and children's swimming pools over two feet in height are not permitted within the front yard. Such features are permitted in side and rear yards provided that side and rear setbacks of not less than 15 feet must be maintained, including in side street yards~~[those instances where the side or rear yard abuts a public street]~~.

(5) *In nonresidential zoning districts.*

(B) Newspaper boxes are permitted in the front, side and rear yards when the property is occupied by a principal building, provided that a front setback of not less than 15 feet and side, and rear setbacks of not less than five feet must be maintained. ~~[In instances where the side or rear yard abuts a public street]~~In the side street yard, a setback of not less than the required front setback must be maintained.

§ 21.301.08 FENCES.

(c) *Height.* Except where otherwise required by this code, the following regulations apply to fence height. For the purposes of fence height requirements, alleys are not considered a street.

(2) *Exceptions and interpretation.* The following exceptions and guidance on interpretation apply to fence height limitations:

(B) Any residential fence may rise to a height of eight feet if the following locational requirements are all met:

(ii) Fences located within side or rear yards~~[not abutting a street]~~ must meet the required setback from a specific property line for a principal structure in the applicable zoning district;

(C) A residential fence in the ~~[side yard or rear yard along a street]~~side street yard of a corner lot may rise to a height of six feet when located behind the rear plane of the principal structure to the rear lot line;

§ 21.301.13 RECREATIONAL VEHICLES.

(c) *Standards.*

(2) *Standards applicable in Single-Family Residential (R-1A, R-1, RS-1) Zoning Districts.*

(C) *Location.*

(iii) *Placement in side yards*~~[-not abutting a street]~~.

(aa) Recreational vehicles must be set back at least five feet from any side lot line~~[-not abutting a street]~~.

(iv) *Placement in front* [~~yards~~] *or side* [~~yards abutting streets~~]street yards.

(D) *Screening.* Visual screening in the form of a fence or live evergreen plantings must be provided where the recreational vehicle is readily visible from abutting properties and is placed in a rear yard, in a side yard~~[-not abutting a street]~~, or in a front or side street yard [~~abutting a street~~] when the full RV is less than eight feet in front of the plane of the wall of the dwelling facing a street. A recreational vehicle is readily visible if more than 50% of its horizontal length can be viewed from within a primary dwelling on an abutting lot.

§ 21.301.16 EXTERIOR STORAGE.

(a) *In Residential (R) Districts.*

(2) ~~[Where a rear yard or a side yard in a residential zoning district abuts a public right-of-way, garbage receptacles are prohibited in the setback area of such rear or side yard and, if located or placed in such rear or side yard, must be screened from view from such street.]~~Garbage receptacles are prohibited in the setback area of side street yards and, if located or placed in a side street yard, must be screened from view from such street.

DIVISION B: USE STANDARDS

§ 21.302.07 SINGLE-FAMILY RESIDENTIAL STANDARDS.

(b) *Standards.*

(1) *Private swimming pools.*

(A) *Location.*

(i) Front yard - not permitted.

(ii) Side and rear yard [~~not abutting a public street~~]- a minimum setback from property lines must be provided of at least 18 feet to the water's edge of the pool and 15 feet to any appurtenant equipment not enclosed in a building. If located within a structure or accessory building see [city code] § 21.301.19 for applicable standards.

(iii) [~~Side and rear yard abutting a public street~~]Side street yard - minimum setback matches the required setback of the principal structure in the zoning district, see [city code] § 21.301.02.

(2) *Permanent or seasonal recreational courts.*

(A) *Location.*

(i) Front yard - not permitted.

(ii) Side and rear yard [~~not abutting a public street~~]- a minimum setback from property lines must be provided of at least 15 feet.

(iii) [~~Side and rear yard abutting a public street~~]Side street yard - minimum setback matches the required setback of the principal structure in the zoning district, see city code § 21.301.02.

§ 21.302.27 DAY CARE FACILITIES.

(c) *Standards.*

(3) *Day care facilities in residential districts.*

(B) Structured area for active play or play structures must not be located in front or side street yards [~~abutting streets~~] in residential zoning districts.

§ 21.302.37 TOWERS AND ANTENNAS.

(f) *Tower setbacks.* Towers must conform with each of the following minimum setback requirements.

(3) Towers must not be located between a principal structure and a public street, with the following exceptions:

(A) In industrial zoning districts, towers may be placed within a side yard abutting an internal industrial street;

(B) On sites adjacent to public streets on all sides, towers may be placed within a side street yard abutting a local street; and

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE ADDING MIDDLE HOUSING TYPES TO RESIDENTIAL OCCUPANCY REQUIREMENTS, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE II: DISTRICTS AND USES

DIVISION B: RESIDENTIAL ZONING DISTRICTS

§ 21.203 RESIDENTIAL ZONING DISTRICTS.

(b) *General standards.* Development in all Residential Zoning Districts must comply with the following standards:

(7) *Occupancy.* Single family dwelling units, accessory dwelling units, and individual units within multiple family ~~[dwellings]~~, multiplex, townhouse[s], detached townhouse, cottage court, fourplex, three-family, and two-family dwellings may be occupied by no more than one family as defined in § 21.601.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE REMOVING HOTEL AIRPORT PARKING AS A CONDITIONAL USE IN THE CR-1, CS-0.5 AND CS-1 ZONING DISTRICTS, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE II: DISTRICTS AND USES

DIVISION D: FREEWAY COMMERCIAL ZONING DISTRICTS

§ 21.205.06 REGIONAL COMMERCIAL (CR-1) DISTRICTS.

(d) *Conditional uses.*

~~[(5) Hotel airport parking;]~~Reserved;

§ 21.205.07 COMMERCIAL SERVICE (CS-0.5 AND CS-1) DISTRICTS.

(d) *Conditional uses.*

~~[(3) Hotel airport parking;]~~Reserved;

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

**AN ORDINANCE CORRECTING REFERENCES TO RESTAURANTS IN THE
SPECIALIZED ZONING DISTRICTS USE TABLE, THEREBY AMENDING CHAPTER
21 OF THE CITY CODE**

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE II: DISTRICTS AND USES

DIVISION H: USES

§ 21.209 USE TABLES.

(f) *Specialized zoning districts.*

Use Type	Zoning District		References See Listed Section
	CX-2	LX	

RETAIL/SERVICES			

Restaurants and Food Service			

Restaurant, with outdoor or rooftop seating, or both	P	P	21.301.05, [21.301.14]21.302.19
Restaurant, without drive through and without outdoor or rooftop seating	P	P	21.301.05, [21.301.14]21.302.19

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE CLARIFYING LIGHTING COMPLIANCE FOR MILL AND OVERLAY PROJECTS, THEREBY AMENDING CHAPTERS 15 AND 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 15 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 15: BUILDINGS AND STRUCTURES

ARTICLE I: BUILDING CODE

§ 15.13 CONSTRUCTION OR MODIFICATION OF PARKING AREAS.

~~[(e) *Lighting code compliance.* Removal or replacement of less than 50% of the parking lot surface on a site within a two year period requires that portion of the parking area to be brought into compliance with current lighting standards. Removal or replacement of 50% or more of the parking lot surface on a site within a two year time period requires all parking lot surface on the site to be brought into compliance with current lighting standards. Removing parking lot surface material down to the stone base constitutes removal.]~~

(e[f]) *Reserved.*

Section 2. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.06 PARKING AND LOADING.

(g) *Permit.* A parking lot permit is required prior to constructing, enlarging, replacing or resurfacing a parking area, or changing the parking space or drive aisle dimensions of a parking area, including striping or restriping of a parking space or drive aisle, in accordance with § 15.13. The proposed parking lot will be reviewed for compliance with city, state and federal requirements including, but not limited to: storm water management and wetlands protection, accessibility to the physically disabled, parking space and drive aisle dimensions, and lighting standards. Modification to any parking space and drive aisle dimensions may require approval by the City Engineer or their designee. Modification in the public right-of-way requires a separate right-of-way permit in accordance with Chapter 17, Article I of this City Code. ~~[Removal or replacement of less than 50% of the parking lot surface on a site within a two-year period requires that portion of the parking area to be brought into compliance with current lighting standards. Removal or replacement of 50% or more of the parking lot surface on a site within a two-year period requires all parking lot surface on the site to be brought into compliance with current lighting standards.]~~ All new striping, restriping, accessibility elements, and signage shall meet the requirements of the City Code and the Minnesota State Building Code, as adopted in § 15.01.

§ 21.301.07 EXTERIOR LIGHTING.

(h) *Conformance triggers.* Any new lighting designed after the effective date of this section must be in compliance with the requirements of this section. Any lighting legally in existence before the effective date of this section that does not comply with its requirements must come into compliance upon the occurrence of any of the following events. Any lighting illegally in existence before the effective date of this section must come into compliance immediately upon adoption of this section.

(2) *Removal and replacement of parking lot surface.* When less than 50% of the gross area of the parking lot ~~[surface]~~ on a particular site is reconstructed ~~[removed and replaced]~~, the parking area reconstructed ~~[replaced]~~ must be provided with lighting in compliance with this section within 30 days of parking lot completion. If 50% or more of the parking area on a particular site is reconstructed ~~[removed and replaced]~~ within one year, the entire parking lot or lots on the site where the construction activity occurs must be brought into full compliance with this section within 30 days of parking lot completion. A parking lot or portion thereof is reconstructed ~~["removed and replaced"]~~ when any portion of the existing parking lot base ~~[surface]~~ material is removed and ~~[a]~~ new base material ~~[surface]~~ is installed. A parking surface mill and overlay, where the parking lot base material is left intact, is considered maintenance and does not trigger lighting compliance.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE MODIFYING THE PROFESSIONAL TITLE FOR LIGHTING PLANS, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.07 EXTERIOR LIGHTING.

(b) *Lighting plan.* Except for single-family, two-family, and fourplex dwellings, no exterior lighting may be installed prior to approval of a lighting plan by the issuing authority, unless exempted by the Planning Manager. Modifying approved lighting, including lamp or future substitution, requires issuing authority approval. All plans must be signed by a ~~[registered electrical engineer or lighting certified (LC) professional certified by the National Council on Qualifications for the Lighting Professions]~~ licensed design professional. The lighting plan must include the following information and attachments, unless exempted by the Planning Manager:

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

Secretary to the Council

APPROVED:

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE AMENDING PERIMETER SCREENING STANDARDS TO RECOGNIZE APPROVAL AUTHORITY OF THE PLANNING COMMISSION, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.15 LANDSCAPING AND SCREENING.

(d) *Screening standards.*

(1) *Perimeter screening designed to buffer incompatible uses.* Perimeter screening designed to buffer incompatible uses is required:

(E) Where required by the Planning Commission or the City Council through a condition of approval; and

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

Secretary to the Council

APPROVED:

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE CLARIFYING EXTERIOR MATERIAL REQUIREMENTS FOR EXTERIOR REFUSE ENCLOSURES, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and [~~stricken through~~] and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.17 REFUSE, SOLID WASTE, AND RECYCLING MATERIALS HANDLING AND STORAGE FACILITIES.

(d) *Nonresidential use minimum location and design standards.* All commercial, industrial, institutional, and office uses in all zoning districts must have storage facilities for solid waste, organic and recyclable materials in accordance with one of the following minimum requirements:

(2) *Exterior refuse enclosure.* Inside an approved container(s) within a storage facility either attached to or detached from the principal building, meeting the following minimum location and design standards:

(G) *Exterior materials.* The storage facility must be constructed of building materials that have a durable finish and match the exterior walls of the principal building being served by the storage facility. However, architectural concrete masonry units (ACMUs) or other comparable masonry materials may instead be used when similar and complementary in color scheme to the principal building being served by the storage facility, as approved by the Planning Manager.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE UPDATING ACCESSORY DWELLING UNIT MINIMUM AND MAXIMUM SIZES AND CHANGING SITE PLAN REQUIREMENTS, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION B: USE STANDARDS

§ 21.302.03 ACCESSORY DWELLING UNITS.

(b) *Standards.*

(8) *Size.* The size of a detached accessory dwelling unit will not count toward the combined maximum size for accessory structures allowed on a lot (see § 21.301.19). Both detached and attached accessory dwelling units must meet the following size standards:

(A) *Minimum size.* Accessory dwelling units must be at least ~~[300]~~190 square feet in area.

(B) *Maximum size.* Accessory dwelling units must be no larger than ~~[1,000]~~1,200 square feet in area.

(c) *Site plan requirements.* Any application for an accessory dwelling unit must be accompanied by:

(1) An existing conditions survey showing property lines, existing and proposed structures, existing and proposed impervious surface areas (call out overall percentage impervious), setbacks and required off-street parking;

(2) ~~[A letter of narrative describing the proposed accessory dwelling unit]~~Reserved;

(3) Elevation drawings depicting the proposed structure from all four directions; and

(4) A floor plan of the accessory dwelling unit indicating points of entrance and floor areas.

(5) In the event an accessory dwelling unit is proposed entirely within the existing floor area of a single-family dwelling, the existing conditions survey is not required and elevation drawings are required only for those elevations proposed to be altered.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE REMOVING HOMEOWNER'S ASSOCIATIONS AS A CONDITION OF APPROVAL FOR TOWNHOUSE DWELLING SUBDIVISIONS, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION B: USE STANDARDS

§ 21.302.08 TOWNHOUSE STANDARDS.

(c) *Standards.*

(20) *Subdivision.* The City Council may approve the subdivision of townhouse dwellings and the lot upon which the townhouse dwelling is located or is proposed to be constructed to allow separate ownership of each unit of the townhouse dwelling subject to the following standards:

(B) Appropriate agreements or arrangements are made to ensure responsibility for adequate maintenance of all common areas and common infrastructure, including but not limited to common walkways, drives, stormwater facilities, and, if allowed, common sewer and water facilities. ~~[A homeowner's association must be established and a maintenance agreement must be recorded with Hennepin County for each parcel created that contains an agreement by each property owner to:~~

~~(i) Continually maintain all portions of the building's exterior with materials and finish that are accepted by the Minnesota State Building Code as appropriate to the application and the location;~~

~~(ii) Use compatible exterior materials on the entire building with respect to material type, color and texture;~~

~~(iii) Properly maintain the approved landscaping plans, screening plans and any approved storm water management plan for the properties; and~~

~~(iv) Provide adequate maintenance and repair of all common walkways, driveways, and, if allowed, common sewer and water facilities.]~~

§ 21.302.43 DETACHED TOWNHOUSE DWELLINGS.

(c) *Standards.* Detached townhouse dwellings must meet the following standards:

(16) *Subdivision.* The City Council may approve the subdivision of detached townhouse dwellings and the lot upon which the detached townhouse dwelling is located or is proposed to be constructed to allow separate ownership of each unit of the detached townhouse dwelling subject to the following standards:

(E) Appropriate agreements or arrangements are made to ensure responsibility for adequate maintenance of all common areas and common infrastructure, including but not limited to common walkways, drives, stormwater facilities, and, if allowed, common sewer and water facilities. [A maintenance agreement must be recorded with the county for each parcel created that contains an agreement by each property owner to:

~~(i) Continually maintain all portions of the building's exterior with materials and finish that are accepted by the State Building Code as appropriate to the application and the location;~~

~~(ii) Properly maintain the approved landscaping plans, screening plans and any approved storm water management plan for the properties; and~~

~~(iii) Provide adequate maintenance and repair of all common walkways, driveways, and, if allowed, common sewer and water facilities, if applicable.]~~

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this _____ day of _____, 2026

Mayor

ATTEST:

Secretary to the Council

APPROVED:

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE AMENDING HOME BUSINESS STANDARDS TO CLARIFY BUSINESS-RELATED VEHICLE PARKING AND EXTERIOR STORAGE REQUIREMENTS AND CORRECT THE REFERENCE TO APPROVAL AUTHORITIES OF TYPE II HOME BUSINESSES, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION B: USE STANDARDS

§ 21.302.13 HOME BUSINESSES.

(d) *Standards.*

(5) *Use of accessory buildings or garages.*

(B) As provided in subsection (b) ~~[below]~~above, the Planning Commission may approve Type II home business activities in accessory buildings or garages if it finds that the proposed activities would not alter the residential character of the neighborhood if performed within an accessory building or garage.

(9) *Exterior Storage.* Exterior storage ~~[or display of trailer,]~~of equipment or materials, tools, supplies, stock-in-trade, products or by-products used or produced in conjunction with a home business, is prohibited.

(10) *Vehicle parking and storage.* Vehicles and trailers used in conjunction with a home business must comply with the parking and storage provisions of § 21.301.06 and § 21.301.20 ~~[of this code]~~.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE CLARIFYING RESIDENTIAL CARE FACILITIES MAY NOT BE LOCATED IN THREE-FAMILY, FOURPLEX, OR MULTIPLEX DWELLINGS UNLESS THEY OCCUPY THE ENTIRE STRUCTURE, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and [~~stricken through~~] and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION B: USE STANDARDS

§ 21.302.23 RESIDENTIAL CARE FACILITIES.

(c) *Where allowed.* See § 21.209 for the classification of residential care facilities within the zoning districts. The facility may not be located in a two-family, three-family, fourplex, multiplex, or multiple-family dwelling unless it occupies the entire structure.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE CORRECTING THREE-FAMILY DWELLING APPROVAL IN THE R-4 ZONING DISTRICT AND PLANNING COMMISSION APPROVAL OF FINAL SITE AND BUILDING PLANS, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE V: ADMINISTRATION AND NONCONFORMITY

DIVISION A: APPROVALS AND PERMITS

§ 21.501.01 FINAL SITE AND BUILDING PLANS.

(c) *Review, approval, and appeals.*

(1) The Planning Manager will review and act upon the following types of final site and building plan applications, unless the Planning Manager determines the application should be heard by the Planning Commission due to potential environmental or land use impacts. In such cases, the notice and hearing procedures of subsection (c)(3) shall apply.

(C) Three-family dwellings in the R-3 or R-4 Zoning Districts;

(3) The Planning Commission will review and act upon all other types of final site and building plan applications except as discussed in subsection (c)(~~4~~3) below. The applicant or a member of the public may appeal the decision of the Planning Commission to the City Council by submitting an appeals request with supporting materials within three business days of the decision. If the Planning Commission action results in a tie vote, or if the approval or denial action is not consistent with the staff recommendation, the final site and building plan application is automatically sent to the City Council for final action.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE MODIFYING THE DEFINITION OF LIMITED USE TO INCLUDE PLANNED DEVELOPMENTS, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE VI: DEFINITIONS

§ 21.601 DEFINITIONS.

LIMITED USE. A subordinate use that does not constitute more than 25% of the total floor area in a building or Planned Development.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE REMOVING REFERENCE TO EARNED SICK AND SAFE LEAVE, THEREBY AMENDING CHAPTER 1 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 1 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 1: INTERPRETATION AND ENFORCEMENT OF THE CITY CODE

ARTICLE II: CIVIL HEARING PROCESS

§ 1.11 CITY CODE PROVISIONS THAT ARE ADMINISTRATIVE OFFENSES.

A violation of the following provisions of the city code shall be an administrative offense that may be subject to the administrative mediation and hearing process of this Article II.

(54) Reserved~~[Chapter 23, Article I, Earned Sick and Safe Leave]~~; and

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

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 08/20/2026 and the last insertion being on 08/20/2026.

MORTGAGE FORECLOSURE NOTICES

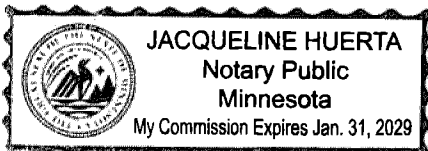
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises 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 08/20/2026

Notary Public



Rate Information:

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

\$999.99 per column inch

Ad ID 1552078

CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION

The Bloomington Planning Commission will hold a public hearing on September 3, 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 #PL202600140 an application by the City of Bloomington Planning Division for multiple amendments to the City Code, thereby amending Chapters 1, 14, 15, and 21 of the City Code.

Proposed revisions are: removing reference to earned sick and safe leave [§ 1.11(54)], [§]; allowing sheep, in addition to goats, to perform prescribed grazing [14.99(i), 14.99(j), 14.99(m)]; updating language for new definitions related to corner lots [§ 21.205.06(h), 21.301.02(b)(2), 21.301.02(g)(2)(A), 21.301.02(g)(4)(F), 21.301.02(g)(4)(H), 21.301.02(g)(4)(J), 21.301.02(g)(5)(B), 21.301.08(c)(2)(B)(ii), 21.301.08(c)(2)(C), 21.301.13(c)(2)(C)(iii), 21.301.13(c)(2)(C)(iv), 21.301.13(c)(2)(D), 21.301.16(a)(2), 21.302.07(b)(1)(A)(ii), 21.302.07(b)(1)(A)(iii), 21.302.07(b)(2)(A)(ii), 21.302.07(b)(2)(A)(iii), 21.302.27(c)(3)(B), 21.302.37(f)(3)(B)]; adding middle housing types to residential occupancy requirements [§ 21.203(b)(7)]; removing hotel parking as a conditional use in the CR-1, CS-0.5, and CS-1 zoning districts [§ 21.205.06(d)(5), 21.205.07(d)(3)]; correcting references to restaurants in the specialized zoning districts use table [§ 21.209(f)]; clarifying lighting compliance for mill and overlay projects [§ 15.13(e), 15.13(f), 21.301.06(g), 21.301.07(h)(2)]; modifying the professional title for lighting plans [§ 21.301.07(b)]; amending perimeter screening standards to recognize approval authority of the Planning Commission [§ 21.301.15(d)(1)(E)]; clarifying exterior material requirements for exterior refuse enclosures [§ 21.301.17(d)(2)(G)]; clarifying exterior material requirements for nonresidential and institutional uses in certain zoning districts [§ 21.301.24(d)]; updating accessory dwelling unit minimum and maximum sizes and changing site plan requirements [§ 21.302.03(b)(8)(A), 21.302.03(b)(8)(B), 21.302.03(c)(2)]; removing homeowner's associations as a conditional of approval for subdivisions [§ 21.302.08(c)(20)(B), 21.302.08(c)(20)(i), 21.302.08(c)(20)(ii), 21.302.08(c)(20)(iii), 21.302.08(c)(20)(iv)]; amending home business standards to clarify business-related vehicle parking and exterior storage requirements and correct the reference to approval authorities of type II home businesses [§ 21.302.13(d)(5)(B), 21.302.13(d)(9), 21.302.13(d)(10)]; clarifying residential care facilities may not be located in three-family, fourplex, or multiplex dwellings unless they occupy the entire structure [§ 21.302.23(c)]; correcting three-family dwelling approval in the R-4 zoning district and Planning Commission approval of final site

and building plans [§ 21.501.01(c)(1)(C), 21.501.01(c)(3)]; and modifying the definition of limited use to include Planned Developments [§ 21.601].

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Emily Hestbech, Planner, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027, (952) 563-4507 or ehestbech@BloomingtonMN.gov

Published in the Sun Court
August 20, 2026
1552078



Planning Commission Item

Originator Planning	Item 1.3 Public Hearing: Miscellaneous Issues Ordinances - Minor Policy Items
Agenda Section HEARINGS, RESOLUTIONS, & ORDINANCES	Date September 3, 2026

Requested Action:

Staff recommends approval using the following motion for Items R-V, which are minor policy changes:

I move to recommend adopting Ordinances R-V as included in the meeting packet, thereby amending Chapter 10 and 21 of the City Code.

If any member of the Planning Commission wishes to cast a different vote on one or more of the individual ordinances, staff recommends that the particular ordinance be separated and acted upon through an individual motion.

Item presented by: Emily Hestbech, Planner

Description:

City Code Amendment for the Annual Miscellaneous Issues Ordinance - Minor Policy Items.

Attachments:

[Staff Report](#)
[Ordinance](#)
[Council Study Session Minutes](#)
[Planning Commission Study Session Minutes](#)
[Affidavit of Publication](#)

GENERAL INFORMATION

Applicant: City of Bloomington

Location: Citywide

Request: City Code Amendment – Annual Miscellaneous Issues Ordinance including multiple amendments, thereby amending Chapters 10 and 21 of the City Code.

HISTORY

Planning Commission: 06/18/2026 – Study item held (Case #PL2026-108).

City Council: 06/29/2026 – Study item held (Case #PL2026-108).

CHRONOLOGY

Planning Commission	09/03/2026	Public hearing scheduled
Council	09/28/2026	Public hearing anticipated

DEADLINE FOR AGENCY ACTION

Application Date:	07/28/2026
60 Days:	09/26/2026
120 Days:	11/25/2026
Applicable Deadline:	Waived by the applicant (City)

STAFF CONTACT

Emily Hestbech, Planner
Phone: (952) 563-4507
E-mail: ehestbech@BloomingtonMN.gov

PROPOSAL

Each year, staff identify changes related to the Zoning Code that include clean up items and minor policy updates that do not warrant separate projects on the Planning Commission Work Plan. Clean up items typically correct grammatical errors in the code and minor policy updates often attempt to clarify policy that may be unclear or are a small-scale change. To streamline the process, these clean up items and minor policy updates are combined into the annual Miscellaneous Issues Ordinance project, allowing multiple small-scale amendments to be considered through a single process.

For the 2026 Miscellaneous Issues Ordinance, staff identified 17 clean up items and five minor policy updates. To improve the review process, the clean up items and minor policy updates have been separated into two cases and reports. The minor policy updates were presented at a study session with the Planning Commission and City Council to gather feedback on the proposed concepts and determine whether they should move forward as formal amendments to the Zoning Code. Staff used the direction received during the study session to refine the proposed amendments. This report summarizes the five minor policy updates, describes any revisions made following the study session, and includes the draft ordinances and a summary table for consideration.

ANALYSIS

Ordinance R

Name: Requiring odor control standards for cannabis businesses

Code Section: § 10.22, § 10.25, § 10.26, § 10.27, § 21.302.22(d)

Issue: The City has routinely included odor mitigation as a condition of approval for Conditional Use Permits involving cannabis cultivation and manufacturing facilities located within a specified distance of residential uses, similar to the approach used for restaurants. While odor can never be fully removed, we have tried to get odors mitigated as best they can. It is a best practice to incorporate commonly applied Conditional Use Permit conditions directly into the Zoning Code as performance standards. Establishing an odor control standard in the Code would create clear and consistent expectations for applicants, property owners, and decision-makers.

Proposed Amendment: The proposed amendment would require odor mitigation for any cannabis cultivation, cannabis manufacturing, or cannabis combination business that is within 150 feet of a property used and zoned residentially (including mixed-use buildings or Zoning Districts). This is the same distance requirement for restaurants and other uses that may need some form of odor mitigation. Staff would also continue to add this condition to future Conditional Use Permits as another lever of enforcement to ensure businesses comply with this requirement.

Ordinance S

Name: Establishing use allowances and definition for car detailing use

Code Section: § 21.209(d), § 21.209(e), § 21.209(f), § 21.601

Issue: Under the current definitions in the zoning code, car detailing businesses are classified as car washes. Car washes are conditionally permitted in certain commercial zoning districts and are only conditionally allowed in the I-3 Zoning District when located along a collector or arterial street. Given the limited locations for a car wash, there have been instances where staff felt a car detailing business would have been an appropriate reuse of commercial or industrial space, but it was not permitted and the applicant could not pursue that use. Staff believe a distinction should be made between car washes and auto detailing businesses due to the differences in their scale and operational characteristics. Creating a separate use category for car detailing could provide additional flexibility for lower-impact automotive uses while maintaining appropriate regulations for more intensive uses that may generate greater nuisance impacts.

Proposed Amendment: The proposed amendment would establish a definition for “car detailing” and update the definition of “car wash” to make them different uses. The car detailing use would be permitted in the B-2, I-1, I-2, and I-3 Zoning Districts. The key difference in definitions is that a car detailing use would be a low-volume, appointment-based cosmetic service, while a car wash typically has higher-volume vehicle throughput and includes automated equipment like conveyors, high-pressure sprayers, and dryers.

Ordinance T

Name: Clarifying Tree Preservation Applicability in Single-Family Zoning Districts

Code Section: § 21.301.14(a), § 21.301.14(b)

Issue: Following the adoption of the Missing Middle Housing Ordinance, further clarification is needed regarding the applicability of tree preservation standards to middle housing types. The current tree preservation regulations require tree preservation and replacement for plats associated with single-family and two-family residential development. It is unclear, however, whether these requirements also apply to newly permitted Missing Middle Housing types, particularly, for those that would be constructed in the R-1 Zoning District.

Proposed Amendment: The proposed amendment would clarify that plats for all residential lots, including three-family, detached townhouse, and cottage court dwellings, in the R-1, R-1A, and RS-1 Zoning Districts would be required to follow our tree preservation standards. This is based on feedback from Planning Commission and City Council that Missing Middle Housing types in single-family zoning districts should meet all standards that are required for single-family homes.

Ordinance U

Name: Allowing trailer parking located in the side and rear yards

Code Section: § 21.301.20(c)(5)(A), § 21.301.20(c)(5)(B), § 21.301.20(c)(5)(C)

Issue: Through the Commercial Vehicle Ordinance project, there was one change to trailer standards that was changed that Environmental Health staff think should be corrected back to the original standard. Prior to the ordinance, trailers were permitted to be stored on grass in the side and rear yard, provided they met the applicable setback requirements. The recent amendment changed this standard, requiring all trailers to be parked on a legal driveway or off-drive parking area. Staff believe this requirement is unnecessarily restrictive because recreational vehicle (RV) trailers are still permitted to be stored on grass in the side and rear yard when setback requirements are met, while smaller utility trailers are not. In many cases, a small utility trailer has a lesser visual and operational impact than an RV. In addition, the current standard affects many existing property owners who have historically stored trailers on grass in compliance with the previous regulations.

Proposed Amendment: The proposed amendment would restore the prior standard by allowing trailers to be parked on grass in the side and rear yard when all applicable setback requirements (five feet from a property line) are met, consistent with the regulations for RVs. If a trailer is to be parked in front of the house, it is only allowed on a legal driveway and cannot extend more than eight feet in front of the house.

Ordinance V

Name: Adding content requirements for rezoning applications

Code Section: § 21.501.07(f)

Issue: The City Council and Planning Commission have more discretion when reviewing Rezoning applications compared to other land use applications. The Zoning Code currently has limited content requirements and findings for rezonings. Clarifying application content requirements would provide clearer expectations for applicants, support a more consistent review process, and ensure decision-makers have the information needed to evaluate Rezoning requests.

Proposed Amendment: The proposed amendment would clarify the minimum application materials required for a Rezoning application, aligning with the expectations around other land use applications, including Conditional Use Permits and Final Site and Building Plans. Required materials include a signed application form, application fee, project description, and site and building plans.

STUDY SESSION SUMMARY

The Planning Commission held a study session on June 18, 2026, and the City Council held a study session on June 29, 2026 to review the six proposed minor policy change ordinances under consideration at that time. For five of the six proposed ordinances, both the Planning Commission and City Council generally supported the recommended amendments.

The sixth proposed ordinance, which would have created additional exceptions to window requirements in mixed use zoning districts, had mixed support from Commissioners and requires

more time to review and determine the best path forward. This proposed ordinance was therefore removed this year from the Miscellaneous Issues Ordinance.

OUTREACH

Outreach/Notification

- Newspaper Notice (10-day notice – 08/20/26 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification

RECOMMENDATION

Staff recommends approval using the following motion for Items R-V, which are minor policy changes:

I move to recommend adopting Ordinances R-V as included in the meeting packet, thereby amending Chapter 10 and 21 of the City Code.

If any member of the Planning Commission wishes to cast a different vote on one or more of the individual ordinances, staff recommends that the particular ordinance be separated and acted upon through an individual motion.

ORDINANCE NO. 2026-____

AN ORDINANCE REQUIRING ODOR CONTROL STANDARDS FOR CANNABIS BUSINESSES, THEREBY AMENDING CHAPTERS 10 AND 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 10 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 10: ENVIORNMENTAL CONTROL

ARTICLE III: ODOR

§ 10.22 PURPOSE.

The purpose of this Article III is to mitigate odors generated from food or grease laden vapors and certain cannabis businesses that interfere with the public health, safety and general welfare of the community.

§ 10.25 CANNABIS BUSINESS REQUIREMENTS.

Cannabis cultivation, cannabis manufacturing, and cannabis combination business uses located within 150 feet of any abutting property zoned and used residentially, as measured from the location where the cannabis-related odor is exhausted to the nearest wall of a residential dwelling, must be equipped with an odor mitigation system and maintained according to the manufacturer's recommendations.

§ 10.26~~[5]~~ PENALTY.

Violation of any provision of this Article III shall be a misdemeanor. Civil penalties may also be issued pursuant to § 12.15 of the City Charter and § 1.19 of this city code. However, nothing in this Article III shall be constructed to limit the city's other available legal remedies for any violation of the law, including without limitation, criminal, civil and injunctive actions.

§ 10.27~~[6]~~ SEVERABILITY.

In the event that any section, subsection, sentence, clause or phrase of this article is for any reason held to be invalid by a court of competent jurisdiction, the invalidity shall extend only to the section, subsection, sentence, clause or phrase affected, and shall not affect the validity of the remaining portions of this article. The City Council hereby declares that it would have adopted the article and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

Section 2. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION B: USE STANDARDS

§ 21.302.22 MEDICAL AND ADULT-USE CANNABIS BUSINESSES.

(d) ~~[Reserved.]~~ Odor mitigation. See § 10.25 for applicable standards.

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

**AN ORDINANCE ESTABLISHING USE ALLOWANCES AND A DEFINITION FOR CAR
DETAILING, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE**

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and [~~stricken through~~] and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE II: DISTRICT AND USES

DIVISION H: USES

§ 21.209 USE TABLES.

(d) *Neighborhood and Freeway Commercial Zoning Districts.*

<i>Use Type</i>	<i>Zoning District</i>								<i>References; See Listed Section</i>
	<i>B-1</i>	<i>B-2</i>	<i>B-4</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	

RETAIL/SERVICES

Motor Vehicle Services									
<u>Car Detailing</u>		<u>P</u>							
Car Wash		C		CA	CA				

(e) *Industrial Zoning districts.*

<i>Use Type</i>	<i>Zoning District</i>							<i>References; See Listed Section</i>
	<i>IT</i>	<i>I-1</i>	<i>I-2</i>	<i>I-3</i>	<i>IP</i>	<i>TI</i>	<i>FD-2</i>	

RETAIL

Motor Vehicle Services								
<u>Car Detailing</u>		<u>P</u>	<u>P</u>	<u>P</u>				
Car wash adjacent to collector or arterial streets.		L		C				

(f) *Specialized zoning districts.*

<i>Use Type</i>	<i>Zoning District</i>		<i>References See Listed Section</i>
	<i>CX-2</i>	<i>LX</i>	

RETAIL/SERVICES

Motor Vehicle Services			
<u>Car Detailing</u>			
Car Wash			

ARTICLE VI: DEFINITIONS

§ 21.601 DEFINITIONS.

CAR CARE CENTER. A grouping of automotive service-related uses which have a common architectural theme and shared access and circulation. The center must consist of three or more of the following: gasoline sales, lubricant sales and installation, car wash, sale of auto parts, installation of parts sold on the premises, minor automotive services such as tune-ups and repair and auto body estimating and repair (including painting) provided there be no exterior storage of damaged or inoperable vehicles or parts, or vehicles in the process of repair or painting and there be no discernible odors at the property line. However, machining of parts is not included.

CAR DETAILING. An establishment primarily engaged in the cosmetic cleaning, restoration, and finishing of motor vehicles by hand. Services may include interior vacuuming, shampooing, upholstery cleaning, polishing, and exterior waxing or buffing. Car detailing operations do not involve continuous or high-volume vehicle throughput and do not include automated or self-service washing equipment.

CAR WASH. An establishment primarily engaged in [~~cleaning or detailing of motor vehicles, whether self-service, automatic or by hand.~~] the rapid and repeated cleaning of motor vehicles using automated, mechanical, or manual methods. This includes self-service bays, automatic drive-through systems, and full-service hand washes designed for high-volume vehicle processing. A car wash may involve high-volume vehicle throughput and typically includes equipment such as conveyors, high-pressure sprayers, and dryers. For zoning purposes, car washes are considered distinct from car detailing businesses, which provide low-volume, appointment-based cosmetic services.

CARGO TRUCK. A truck whose design characteristics include a storage area in the form of an open, walled, or fenced bed, or of an enclosed box-like storage compartment, designed for the carrying of equipment or materials. The term is intended to include vehicles commonly referred to as flatbed trucks, stake trucks, box trucks, and straight trucks, but is not intended to include pickup trucks or vans.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE CLARIFYING APPLICABILITY OF TREE PRESERVATION STANDARDS FOR SINGLE-FAMILY ZONING DISTRICTS, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.14 TREE PRESERVATION.

(a) *Purpose.* The City Council recognizes that preservation and replanting of trees is important on new ~~[single-family]~~ residential development sites in single-family zoning districts in order to maintain a healthy and desirable community. The City Council also recognizes that a certain amount of tree loss is an inevitable consequence of the residential development process. The City Council finds that these tree preservation regulations help to establish a balance between an individual's rights to develop his or her property and the needs of the community to protect the natural environment. The purpose of these tree preservation regulations includes, but is not limited to:

- (1) Prevention of soil erosion and sedimentation;
- (2) Improved air quality;
- (3) Reduced noise pollution;
- (4) Energy conservation through windbreaks and shading;
- (5) Control of the urban heat island effect;
- (6) Increased property values;
- (7) Protection of privacy by maintaining and establishing buffers between conflicting land uses;
- (8) Enhanced aesthetics;

(9) Providing habitat for wildlife; and

(10) Support stormwater management.

(b) *Applicability.* The regulations contained in this section apply to all proposed single-family, ~~[and]~~ two-family, ~~three-family~~, detached townhouse, and cottage court residential lots in the R-1, R-1A, and RS-1 Zoning Districts for which a plat application was received after August 31, 2006, with the exception of plats that create only lot line adjustments and do not alter the number of lots. The regulations continue to apply for a period of two years after the date the plat was recorded with the county.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE ALLOWING TRAILER PARKING LOCATED IN SIDE AND REAR YARDS, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.20 VEHICLE AND TRAILER PARKING AND STORAGE IN RESIDENTIAL ZONE.

(c) *Vehicle and trailer standards.*

(5) Parking location requirements.

(A) Commercial motor vehicles ~~[and trailers]~~ must be parked or stored on a legal driveway or off-drive parking area and must be set back at least five feet from any lot line not abutting a street and a minimum of 30 feet from any rear lot line that abuts a street.

(B) Trailers must not be parked or stored more than eight feet in front of a dwelling unit wall plane that faces a public street unless parked or stored on a legal driveway or off-drive parking area. Trailers must be set back at least five feet from any lot line not abutting a street and a minimum of 30 feet from any rear or side street lot line that abuts a street.

(C[B]) Commercial motor vehicles and trailers must not be parked or stored on any public street or right-of-way within a residential zoning district. Commercial vehicles or trailers must not obstruct sidewalks or clear view triangles as defined in § 21.601.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2026-____

AN ORDINANCE ADDING CONTENT REQUIREMENTS FOR REZONING APPLICATIONS, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE V: ADMINISTRATION AND NONCONFORMITY

DIVISION A: APPROVALS AND PERMITS

§ 21.501.07 REZONING.

(a) *Initiating rezoning.* The Planning Commission or City Council may initiate a proposed rezoning. A property owner or representative of the property owner may request such rezoning if it applies to his or her property. In such case the property owner or his or her representative must fill out a zoning application form, copies of which are available in the Department of Community Development. No application for a rezoning of a particular piece of property will be accepted more than once in any 12-month period except as follows.

(f) Content. Rezoning applications must include the following information, unless exempted by the Planning Manager:

(1) An application form that is signed by or otherwise authorized electronically or in writing by the property owner(s) or authorized representative.

(2) The required application fee as set forth in City Code Appendix A.

(3) Written documentation that includes:

(A) A complete description of the project and the purpose of the requested rezoning.

(B) Site and building information, including lot sizes, building sizes, floor area ratios and residential densities by lot and by site.

(4) If applicable due to site or building modifications, a separate but associated final site and building plan application or final development plan application.

(5) Any other needed information specified by the Planning Manager.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 28th day of September, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

City Council Regular Business Meeting
Monday, June 29, 2026 - 6:30 pm
Bloomington Civic Plaza - Council Chambers
1800 W. Old Shakopee Road
Bloomington, MN 55431

CALL TO ORDER

Mayor Busse called the meeting to order at 6:31 pm.

Present: Mayor Tim Busse and Councilmembers Jenna Carter, Lona Dallessandro, Dwayne Lowman, Victor Rivas, Shawn Nelson and Danielle Robertson.

Absent: Councilmember Victor Rivas

All votes taken by voice vote.

Staff present: City Manager Zach Walker, City Attorney Melissa Manderschied, Council Secretary Priyanka Rai and other staff

PLEDGE OF ALLEGIANCE

Mayor Busse led the audience in the pledge of allegiance to the flag.

1.0 Approval of Agenda

Motion by Busse, seconded by Carter to approve the agenda as listed. Motion carried 6-0.

2. INTRODUCTORY**2.1 I-494 Corridor Commission and Commuter Services Update**

Melissa Madison, the Executive Director of the I-494 Corridor Commission, provided an update on the organization's work in Bloomington. Commuter Services is the outreach arm of the I-494 Corridor Commission which was established in 1986 for member cities of Bloomington, Richfield, Edina, Eden Prairie and Minnetonka to work together on reducing traffic congestion.

2.2 Pride Month Proclamation

Mayor Busse presented the proclamation to present the proclamation to community member Tenzin Gakyi who gave brief remarks.

3. CONSENT BUSINESS

Councilmember Robertson had the consent agenda and moved to approve items 3.2-3.9, 3.11, 3.13, 3.14 and 3.16. Items 3.1, 3.10, 3.12 and 3.15 were held. Seconded by Carter. Motion carried 6-0.

3.2 Resolution to Approve a Premises Permit for Jefferson Athletic Foundation to Conduct Lawful Gambling at Donatelli's, 4400 W 78th St

Motion by Robertson, seconded by Carter to adopt Resolution No. 2026-111, a resolution Approving a Minnesota Lawful Gambling Premises Permit for Jefferson Athletic Foundation to Conduct Lawful Gambling at Donatelli's, 4400 W 78th St, Bloomington, MN 55435.

3.3 Resolution Directing Staff to Revise and Implement the Sewer Availability Charge (SAC) Small Business Deferral Policy Program

Motion by Robertson, seconded by Carter to adopt Resolution No. 2026-112, a resolution directing staff to review and implement the sewer availability charge (SAC) small business deferral program and program policy.

3.4 Resolution Directing Staff to Revise and

Motion by Robertson, seconded by Carter to adopt Resolution No. 2026-113, a resolution directing staff to revise and implement the sewer availability charge (SAC)

CITY OF BLOOMINGTON, MINNESOTA

- | | |
|---|---|
| 3.14 Resolution Authorizing Application Execution of the WIC Urgent Maternal Warning Signs Education Grant from the WIC Maternal Health Center at The University of North Carolina Chapel Hill | Motion by Robertson, seconded by Carter to adopt Resolution No. 2026-118 authorizing submission of a grant application and execution of the Urgent Maternal Warning Signs Education grant agreement with the WIC Maternal Health Center at the University of North Carolina Chapel Hill. |
| 3.16 Approval of City Council Meeting Minutes | Motion by Robertson, seconded by Carter to approve the city council meeting minutes as requested. |
| 3.10 Seagate Technology - Preliminary and Final Development Plans - 7850 Nord Ave. S. and 7801 Computer Ave. S | Mayor Busse congratulated Seagate Technology for the expansion project. Motion by Busse, seconded by Robertson to approve Preliminary and Final Development Plans for a two-story, approximately 64,500 square-foot building addition and nitrogen storage tank pad at an existing technology campus located at 7801 Computer Ave South and 7850 Nord Avenue South, subject to the conditions and Code requirements attached to the staff report. Motion carried 6-0. |
| 3.12 Resolution of Support of Tax Increment Financing Assistance and approval of a Letter of Intent for The Adora Affordable Housing Project | <p>Motion by Dallessandro, seconded by Robertson to adopt Resolution No. 2026-116, a Resolution of Support of Tax Increment Financing Assistance for The Adora Affordable Housing Project. Motion carried 6-0.</p> <p>Motion by Dallessandro, seconded by Robertson to authorize execution of a Letter of Intent to Purchase between the City and JO Companies, LLC. Motion carried 6-0.</p> |
| 3.15 Approve the Type I Preliminary and Final Plat of OLIVE ISLE ADDITION | Motion by Nelson, seconded by Lowman to layover the item until the next council meeting on July 20. Motion carried 6-0. |
| 3.1 Resolution to Accept Donations | Councilmember Robertson shared her appreciation for the donations. Motion by Robertson, seconded by Carter to adopt Resolution No. 2026-110 to accept donations as listed. Motion carried 6-0. |
| 4. HEARINGS, ORDINANCES, AND RESOLUTIONS | |
| 5. ORGANIZATIONAL BUSINESS | |
| 5.1 Bloomington Urban Forest Master Plan Final Draft and Action Plan Review | Motion by Robertson, seconded by Lowman to approve and adopt the Urban Forestry Master Plan, and to direct staff to take all action consistent with its recommendations and any official direction given on the record by the City Council. Motion carried 6-0. |
| 5.2 Study Item: Minor Policy Updates for Annual Miscellaneous Issues Ordinance | Staff sought City Council feedback on six proposed minor policy updates which would be included in the annual Miscellaneous Issues Ordinance and presented this Fall with the full list of cleanups and corrections to the Zoning Code. |

APPROVED MINUTES



Planning Commission Meeting

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

Date: 6/18/2026

Time: 6:00 p.m.

Location: City Council Chambers

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

Commissioners Present: Phil Koktan, Abdi Isse, Deanna White, Jared Munster and Madeline Summers (in person).

Staff Present: Nick Johnson, Dakota Kastenday, Tom Ramler-Olson (in person), and Kevin Toskey, Julie Long and Brian Hansen (attending remotely).

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

ITEM 1. PUBLIC HEARING: CASE #PL2026-90 | APPLICANT: SEAGATE TECHNOLOGY LLC | PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN – SEAGATE EXPANSION LOCATED AT 7850 NORD AVE S AND 7801 COMPUTER AVE S

1.1 Staff Report and Presentation

The staff report and presentation for Item 1 starts at [4:55](#) in the meeting recording.

Planning Manager Nick Johnson presented the staff report. He presented the Preliminary Development Plan, Final Development Plan, parking, landscaping, building design, and public correspondence.

The City Council holds final decision-making authority on this item. The Planning Commission's recommendation will be shared with the City Council. Staff reviewed the application and recommended approval.

Questions for staff for item 1 starts at [11:42](#) in the meeting recording.

The Commission asked questions about parking study requirements in relation to addition size, tree replanting, and the nitrogen storage area.

Chairperson Koktan invited the applicant to speak on behalf of item 1 at [14:31](#) in the meeting recording.

Seagate's Civil Environmental Engineer, Stephanie Peters, provided clarification on the nitrogen storage plant.

Seagate's Facilities Engineering Manager, Austin Shaw, expanded and expressed that the nitrogen storage plant is needed to increase production.

Peters also provided clarity on fencing around the addition for both public safety and security.

APPROVED MINUTES



The Commission asked questions about public outreach, storage utilization, open space and balcony requirements, clarification of proposed ordinance language, and whether existing standards appropriately balance development incentives, shared amenities, and resident access to usable open space.

2.2 Discussion

Guided discussion questions for Item 2 start at [1:13:14](#) in the meeting recording.

The Commission discussed reducing setback requirements to encourage more efficient site design and housing development while balancing neighborhood character and green space. Commissioners also discussed eliminating required storage units, with general support for allowing market demand to determine storage needs rather than maintaining a longstanding code requirement. They discussed usable open space requirements and applying more consistent standards across multifamily districts. More specifically, they were not enthusiastic about the existing bonuses for private balconies, suggesting that more straightforward accounting or computation of open space levels should be pursued.

The Commission also discussed proposed changes to affordable housing incentives, emphasizing support for deeper affordability, continued Planning Commission involvement in future ordinance updates, and requesting an update on the City's affordable housing outcomes.

Case #PL2026-91, Review of Multi-Family Performance Standards is anticipated to be scheduled for City Council consideration as a study item on August 3, 2026.

ITEM 3. STUDY ITEM: CASE #PL2026-108 | APPLICANT: MINOR POLICY UPDATES FOR MISCELLANEOUS ISSUES ORDINANCE

3.1 Staff Report and Presentation

The staff report and presentation for Item 3 starts at [1:34:53](#) in the meeting recording.

Planning Supervisor, Dakota Kastenday presented the staff report. He presented the timeline, clean up item examples, and Ordinances Q,R,S,T,U, V, which are the minor policy update ordinances.

3.2 Discussion

There was discussion for specific Ordinances as listed:

Discussion for Ordinance Q – Requiring Odor Control Standards for Cannabis Businesses starts at [1:38:57](#) in the meeting recording. Planning Commission supported odor control for cannabis manufacturing and cultivation.

Discussion for Ordinance R – Establishing Use Allowances and Definition for Car Detailing starts at [1:44:13](#) in the meeting recording. Planning Commission supported this item.

Discussion for Ordinance S – Clarifying Exceptions to Window Requirements starts at [1:48:12](#) in the meeting recording. The Planning Commission did not reach consensus on the best path forward for this item.

APPROVED MINUTES



There was no discussion for Ordinance T – Clarifying Applicability of Tree Preservation in SF Zoning Districts. Planning Commission supported this item.

Discussion for Ordinance U – Allowing trailer parking location in side and rear yards starts at [2:07:20](#) in the meeting recording. Planning Commission supported this item.

Discussion for Ordinance V – Adding Content Requirements for Rezoning starts at [2:11:16](#) in the meeting. Planning Commission supported this item.

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

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

- A. The Planning Commission will meet on July 9, for the Oath of Office for Robert Coleman and Madeline Summers, and two Public Hearings (1) Rezoning, Final Site and Building Plans, Type III Preliminary and Final Plat redeveloping six single-family residential lots into 33 townhomes located near E. 86th St. and 16th Ave. S., and (2) a Conditional Use Permit for Cannabis Manufacturing at 300 W. 83rd St.
- B. The Planning Commission meetings scheduled for July 16 and July 23 are anticipated to be canceled due to no projected development proposals or projects on the agenda.

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

- A. Johnson presented an award to Chairperson Phil Koktan for fulfilling two full 3-year terms for the Planning Commission. He highlighted his accomplishments on the Commission and awarded him with a plaque and letter commemorating his service and dedication to the Planning Commission.

Chairperson Phil Koktan expressed his thanks to current, and former Planning Commissioners, his family, and staff for his time spent on the Planning Commission.

ADJOURNMENT: MEETING ADJOURNED AT 7:25 PM

June 18, 2026, Planning Commission Meeting synopsis was drafted by **Shonte Brown** and reviewed by **Nick Johnson, Dakota Kastenday, and Tom Ramler-Olson**. These minutes were approved by the Planning Commission on **July 9, 2026**.

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:

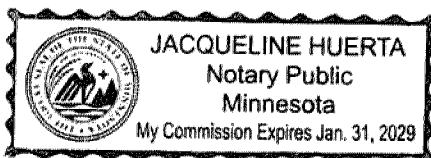
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/20/2026 and the last insertion being on 08/20/2026.

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 08/20/2026


Notary Public



Rate Information:

- (1) Lowest classified rate paid by commercial users for comparable space:
\$999.99 per column inch

Ad ID 1552076

CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION

The Bloomington Planning Commission will hold a public hearing on September 3, 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 #PL202600141 an application by City of Bloomington Planning Division for multiple amendments to the City Code, thereby amending Chapters 10 and 21 of the City Code.

Proposed revisions are: requiring odor control standards for cannabis businesses [§ 10.22, 10.25, 10.26, 10.27, 21.302.22(d)]; establishing use allowances and a definition for car detailing [§ 21.209(d), 21.209(e), 21.209(f), 21.601]; clarifying applicability of tree preservation standards for single-family zoning districts [§ 21.301.14(a), 21.301.14(b)]; allowing trailer parking located in side and rear yards [§ 21.301.20(c)(5)(A), 21.301.20(c)(5)(B), 21.301.20(c)(5)(C)]; and adding content requirements for rezoning applications [§ 21.501.07(f)].

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Emily Hestbech, Planner, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027. (952) 563-4507 or ehestbech@BloomingtonMN.gov.

Published in the Sun Current
August 20, 2026
1552076



Planning Commission Item

Originator Planning	Item 2.1 Consider approval of draft Planning Commission meeting synopsis.
Agenda Section APPROVAL OF MINUTES	Date September 3, 2026

Requested Action:

I move to approve the draft Planning Commission meeting synopsis from Aug 20, 2026, as presented.

Item presented by: Chair Kevin Cunningham

Description:

Consider approval of draft Planning Commission meeting synopsis.

Attachments:

[August 20, 2026 - Draft Meeting Synopsis](#)

UNAPPROVED MINUTES



Planning Commission Meeting

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

Date: 8/20/2026

Time: 6:00 p.m.

Location: City Council Chambers

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

Commissioners Present: Abdi Isse, Deanna White, Anne Linnee, Madeline Summers and Robert Coleman.

Commissioner Absent: Kevin Cunningham and Jared Munster.

Staff Present: Nick Johnson, Liz O'Day, Shonte Brown, Julie Long and Serena Erickson (in person) and Kevin Toskey (attending remotely).

Acting Chair Abdi Isse **called the meeting to order at** 6:00 p.m. A quorum is present.

ITEM 1.1. PUBLIC HEARING: CASE #2026-135 | APPLICANT: 9130 GRAND, LLC |
CONDITIONAL USE PERMIT – CANNABIS MANUFACTURING AND INDOOR AGRICULTURE
FACILITY – 9130 GRAND AVENUE SOUTH

1.1.1 Staff Report and Presentation

Planning Manager Nick Johnson presented the applicant's withdrawal of their application for a Conditional Use Permit for a cannabis manufacturing and indoor agriculture (cannabis cultivation) facility located at 9130 Grand Avenue South, and that there is no further action necessary. No public hearing was held.

ITEM 1.2. PUBLIC HEARING: CASE #2026-126 | APPLICANT: 9025 JAMES, LLC | REZONING,
FINAL SITE & BUILDING PLANS, AND PLATTING – JAMES AVENUE CITYHOMES – 9025 AND
9033 JAMES AVE. S

1.2.1 Staff Report and Presentation

The staff report and presentation for Item 1.2 starts at [5:05](#) in the meeting recording.

Planner Liz O'Day presented the staff report. She presented the proposal, Comp Plan guidance, proposed Rezoning from R-1 to R-3 Zoning District, site photos, site plan, traffic review, conceptual building elevations and plans, parking and sidewalks, landscape plan, Preliminary and Final Plat, and the staff recommendation.

The City Council holds final decision-making authority on this item. Staff reviewed the application and recommends approval.

UNAPPROVED MINUTES



The Commission asked questions about the homeowners' association, the responsibilities of the property owner, whether houses could be built to rent, potential changes to Final Site and Building Plans, height requirements, fences, traffic generation, and stormwater management.

Acting Chair Isse invited the applicant to speak on behalf of the item at [24:43](#) in the meeting recording.

The applicant answered questions about houses being built to rent, homeowners' association rules, height and size of housing, the responsibility of the property owner, and fencing.

1.2.2 Public Hearing:

Public Testimony begins at [31:21](#) in the meeting recording.

Acting Chair Isse opened the Public Hearing at 6:31 p.m.

A total of 12 individuals provided public testimony during this item.

- Joel Jensen asked Commissioners about the status of the lot until homes are built. Jensen returned to the podium a second time later to ask about housing types.
- Brian Hanson expressed his concerns about construction vehicles on the narrow roads in the neighborhood, and how that will affect access to homes. He also expressed concerns about the amount of proposed parking and length of time and amount of construction.
- Kathy Jones expressed her concerns about density, parking, and traffic. Jones returned to the podium a second time later to ask about the differences between R-1 and R-3 zoning.
- Luann McHale expressed her concerns about traffic in the neighborhood and surrounding streets. McHale returned to the podium a second time later to provide further testimony on parking concerns.
- Scott Thiers expressed his concerns about his backyard being next to this development, and his view of trees being replaced by townhomes. He also shared concerns about fencing, snow removal, and parking. Thiers returned to the podium later a second time to provide further testimony on his concerns about setbacks.
- Jan Miller expressed her concern about the density of the townhomes and demographics changing in the neighborhood.
- Jim Mrozek expressed his concern about traffic and density. Mrozek returned later to the podium a second time to provide further testimony on his concerns about the townhome's compatibility with the neighborhood.
- Trevor Jackson expressed a general neutrality towards the development, as well as his concerns regarding traffic and listening to the neighbors' opinions. Jackson returned to the podium a second time later to provide further testimony on emphasizing his neighbors' opinions.
- Donna Streifel expressed her concerns about traffic in the neighborhood and surrounding streets.

UNAPPROVED MINUTES



- Bill Rodenbeck expressed his concerns about the density of the townhomes. Rodenbeck returned to the podium later a second time to ask about zoning.
- Lisa Jensen expressed her concerns about the narrow road and traffic.
- Carleen Leeder expressed her concerns about the density of the townhomes.

Acting Chair Isse requested closure of the public hearing.

The public hearing closed at 7:06 p.m.

1.2.3 Discussion

Discussion for Item 2 start at [1:06:59](#) in the meeting recording.

Commissioners asked questions to staff about Comprehensive Plan guidance, residential zoning, potential parking changes, the previous narrowing of James Avenue, the construction process, the size of the lots, and the decisions before the Planning Commission.

The applicant returned to the stand to answer questions about the effects that custom housing will have on construction, regarding concerns about space and the length of construction.

The Commissioners discussed Comprehensive Plan guidance, density of development, impact of construction on neighbors, and cost of the detached townhomes. Commissioners also discussed a recommendation of a Construction Management Plan to address issues such as timing, amount of construction occurring at one time, and sequencing to mitigate impacts on neighbors.

1.2.4 Actions of the Commission

Motion by Commissioner Linnee, **Seconded by** Commissioner Summers: Motion to close the public hearing for Item 1.2, motion carried: 5 to 0.

Motion by Commissioner Linnee, **Seconded by** Commissioner Coleman, In Case #PL2026-126, motion 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, motion carried: 5 to 0.

Motion by Commissioner Linnee, **Seconded by** Commissioner Coleman, In Case #PL2026-126, having been able to make the required findings, motion 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 conditions and Code requirements attached to the staff report and adding a condition for a Construction Management Plan, motion carried: 5 to 0.

Motion by Commissioner Linnee, **Seconded by** Commissioner Coleman, In Case #PL2026-126, motion 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 conditions and Code requirements attached to the staff report, motion carried: 5 to 0.

08/20/26

UNAPPROVED MINUTES



ITEM 2.1 STUDY ITEM: CITY OF BLOOMINGTON | PLANNING COMMISSION MEETING SYNOPSES CONSIDERATION

2.1.1 Acting Chair Isse requested a motion to approve of the draft August 6, 2026, Planning Commission meeting synopses.

2.1.2 Actions of the Commission

Motion by Commissioner Summers **Seconded by** Commissioner White, Motion to approve the August 6, 2026, Planning Commission meeting synopsis; motion carried: 4 to 0, with Linnee abstaining.

ITEM 3.1 STUDY ITEM: CITY OF BLOOMINGTON | PLANNING COMMISSION POLICY AND ISSUE UPDATE.

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

- A. The Planning Commission will meet on September 3, 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.
- B. The Planning Commission will meet on September 17, 2026, for two public hearings: 1) Public street name change for a portion of Hopkins Road to Mission Road, (2) City Code Amendment for an ordinance related to off-street parking requirements.

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

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

ADJOURNMENT: MEETING ADJOURNED AT 8:05 PM

The **August 20, 2026**, Planning Commission Meeting synopsis was drafted by **Serena Erickson** and reviewed by **Nick Johnson, Liz O'Day, 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 September 3, 2026

Requested Action:

Receive staff updates and identify issues.

Item presented by: Dakota Kastenday, Planning Supervisor

Description:

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