



March 6, 2018

TO: Kyle Sobota, Senior Planner, City of Shakopee
All Other Concerned Parties on the Board of Adjustment and Appeals and/or Planning Commission

RE: Cameron's Coffee Additional Roof Stack(s) Needed to Support Growth

As you may recall, Cameron's received approval from the Planning Commission for roof stacks beyond the city height guideline as part of an HVAC improvement project in 2017. The purpose of this note is to seek your approval for another one to two roof stacks to support business growth.

Cameron's Coffee, located at 5700 12th Avenue East, Shakopee, Minnesota, has become the 2nd fastest growing coffee brand in the U.S. in the grocery channel, driven by our 100% Compostable Single Serve coffee pods. In addition to branded growth, Cameron's has been awarded a large private label business commencing this month. Growth has accelerated above our previous estimates.

An additional roaster is needed to increase capacity of roasted coffee to meet forecasted demand. With a new roaster (Cameron's third), a new exhaust roof stack is needed. This roof stack will be identical to the current approved exhaust stacks (height, width, appearance). The new stack will be located 10 to 15 feet from the current roaster stacks which are the furthest to the east on our roof (if looking from Highway 169). This new stack, when combined with the height of our building, will extend above the 45-vertical foot guideline. Given this height, we seek approval by the City to complete the work as we did to achieve approval in 2017.

This new roaster/roof stack should support growth for two years. If growth accelerates again, we would buy another roaster, requiring an additional, identical roof stack. It would be wise to assume this roaster is needed in a 3-year timeframe, such that we ask the City to consider two roof stacks (over time) at the time of this approval.

Some other key information for your consideration is:

- Cameron's is hiring 10 additional full-time employees, 6 to support the new roaster (2 per shift), and 4 in the Finished Goods Warehouse to fulfill increased orders.
- There were no *neighbor* comments pertaining to the 2017 roof stacks, during or after installation.
- Our Finished Goods Warehouse, located at 5555 12th Avenue East, will not be impacted.

We appreciate your help in bringing this matter appropriately to the Board of Appeals. Given the importance of this decision, I make myself available at your convenience.

Sincerely,

Robert F. Waldron, CEO
Cell Phone: 612-845-8849