Mankato Planning Commission
Regular Meeting
September 25, 2024

1. CALL TO ORDER.

Chair Zehnder called the meeting to order at 6:00 p.m.

Commissioners Present: Chair Zehnder, Ms. Johnson, Mr. Wilke, Mr. Meister, Mr. Dieken, Mr. Iddings, Ms. Surdy

Staff Present: Mark Konz – Director of Community Development, Molly Westman- Planning Coordinator, Sydney DePrenger-Planner, Bennett Hanson – Economic Development Specialist, Travis Johnson- Permit Technician.

2. APPROVAL OF AGENDA.

Ms. Johnson made a motion to approve the agenda. Ms. Surdy seconded the motion. The motion carried unanimously.

3. APPROVAL OF MINUTES.

Mr. Wilke made a motion to approve the minutes from August 28th, 2024. Mr. Meister seconded the motion. The motion carried unanimously.

4. OLD BUSINESS

5. NEW BUSINESS

CY40-24 Request of Ophthalmology Associates for a certificate of design compliance for the construction of a new, approximately 5,500 square foot structure in the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Elwin Addition No.4 (1511 Adams Street, Blue Earth County PID R010909353025.

Ms. DePrenger presented the staff report and reported the following findings of fact:

(CY40-24 Continued)

1. The proposed use conforms with the standards set forth in the B-1 Community Business District.
2. The proposal, when including the implementation of the required conditions, conforms to Mankato City Code section 10.48 Highway Gateway Overlay District.

Ms. Deprenger reported that based on the findings staff recommend approval of the certificate of design compliance with the following conditions:

1. The applicant shall construct the building per the plans approved by the Mankato City Council.
2. The applicant shall provide bicycle parking as per Mankato City Code section 10.85.
3. A sign permit will be required for all proposed exterior signage and shall adhere to Mankato City Code Section 10.87.
4. The dumpster enclosure shall be fully screened and shall achieve Mankato City Code standards..
5. The generator on site shall be fully screened in accordance with Mankato City Code.
6. Landscaping shall be installed in accordance with City Code Section 10.48.
7. Lighting shall conform with Mankato City Code Section 10.89. The applicant shall revise the photometric plan to show lighting levels at the property line to meet the requirements set forth in the code. Lighting levels at the property line may not exceed ½ foot candle. This shall be provided at the time of building permit submission.
8. At the time of building permit submission, the applicant shall provide all exterior light fixture cut sheets. All lighting shall conform to Mankato City Code section 10.89.
9. The use of the future addition shall be a permitted use within the B-1, Community Business District.
10. The applicant shall be a willing participant in the creation of a snow storage easement agreement provided by the City to allow for snow storage to the 30 feet to the south of Elwin Road.
11. The future additions' exterior finishes shall be in keeping with the approved elevation on the north side of the building.
12. If a nuisance is reported because of noise from the generator, the applicant is responsible for conducting a noise study to ensure that Minnesota Noise Standards 7030 are being met.

(*CY40-24 continued)*

Chair Zehnder opened the public hearing for public comment, with no one wishing to speak, the public hearing was closed.

Ms. Surdy made a motion for approval for the certificate of design with conditions. The motion was seconded by Mr. Wilke. The motion passed unanimously.

City Council Agenda Date: October 15, 2024.

CY41-24 Request of the Planning Agency to review Mankato Development District No. 50 Plan ("Plan") to determine conformity of said plan to the General Development Plan for Development or Redevelopment of the Municipality as a whole. The Plan is proposed in conjunction with the redevelopment of property for two adjoining hotels totaling approximately 250,000 square feet. Planning Commission review of the Plan is a prerequisite requirement for the City to approve the use of tax increment financing assistance to aid development of the project. The subject property is addressed 101 E. Main Street, 121 E. Main Street and 118 S. 2nd Street.

Mr. Hansen presented the staff report and reported the following findings of fact:

1. The proposed development district conforms to the goals for commercial areas in the Land Use Plan.
2. The proposed development district conforms to the locational criteria as listed in the Land Use Plan.

Mr. Hansen reported that based on the findings staff recommends approval of Development District No. 50 and recommends adoption of said resolution.

Chair Zehnder opened the public hearing for public comment, with no one wishing to speak, the public hearing was closed.

Mr. Wilke made a motion for approval of the Development District No. 50. The motion was seconded by Mr. Meister. The motion passed unanimously.

City Council Agenda Date: October 15, 2024.

CY42-24 Request of ISG, on behalf of the property owner Rolls-Royce Solutions America, Inc., for easement vacations between subject properties. The subject properties are described as Lot 1, Block 1, Eastwood Industrial Park and Lot 1, Block 1, Eastwood Industrial Park No. 2. (100 Power Drive; Blue Earth County PID R010910103012 and R010910103013).

Ms. Westman presented the staff report and reported the following findings of fact pertaining to the requested easement vacations:

1. The owner of the affected properties have petitioned to vacate the noted easement areas.
2. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies. The applicant is responsible for coordination of utility relocation and is responsible for all costs associated with said relocations. The applicant is responsible for coordination and granting of any new easement if necessary for the relocation of the subject infrastructure.
3. The proposed vacation is necessary for the development of the subject parcels.

Ms. Westman reported that based on the findings staff recommends approval of the vacation of the requested private easements with the following recommended conditions:

1. If an appropriate existing easement is not available for the relocation of the utility infrastructure, the applicant shall be a willing grantor of the necessary easement in order to relocate the infrastructure. The location and size of the easement shall be at the discretion of the applicable utility.
2. The applicant/property owner is responsible for any and all costs of re-routing the existing infrastructure to a location that is acceptable to the utility company.

Chair Zehnder opened the public hearing for public comment, with no one wishing to speak, the public hearing was closed.

Ms. Johnson made a motion to approve the vacation of the requested private easement with conditions. The motion was seconded by Ms. Surdy. The motion passed unanimously.

City Council Agenda Date: October 15, 2024

MISCELLANEOUS

There were no miscellaneous items

ADJOURNMENT

There being no further business, Ms. Surdy moved to adjourn the meeting. The motion was seconded by Mr. Meister and carried unanimously.

The meeting adjourned at 6:27 pm

MINUTES APPROVED.

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Chair, Mankato Planning Commission