



Northern Natural Gas Company
1120 Centre Pointe Drive
Suite 400
Mendota Heights, MN 55120

Description of Request:

Conditional Use and Variance Request for the expansion of an existing natural gas regulation and launcher facility for Northern Natural Gas (NNG). The expansion of this site will ensure the continuation of safe and reliable natural gas delivery to existing customers; and will also allow for necessary upgrades to Northern's transmission system ensuring the continued safe and reliable delivery of Natural Gas to the greater Mankato area into the future. The proposed footprint of the expansion is .3145 acres – Northern has acquired a facilities easement from the landowner adjacent to the existing site footprint accommodating the expansion. A 6' chain link fence topped with 1' of barbed wire will encompass the perimeter of the site. There is one structure proposed to be installed within the footprint of the site: a 32'x24' shed that will house the new heater being installed as a part of the project. The shed will be a prefabricated steel design, meeting all applicable building code requirements. A variance is being requested from both the front and side-yard setbacks for the shed: 38'-1/4" of relief is being request for the front-yard setback; and 22'-1/48" of relief is being requested for the side-yard setback. Due to the alignment of the existing high-pressure mainline running through the site; design limitations for offsetting the heater from the pipeline do not allow the setbacks in the ordinance to be met. A variance is also being requested for fence height in order to accommodate Northern's safety and security standards. Northern will utilize an existing field drive from County Road 46 as ingress/egress to the site. Per Blue Earth County Highway Department request, the fence line for the site will be relocated to the East to meet the recommended 61' offset from the Centerline of CSAH 46,