

MANKATO TOWNSHIP PLANNING COMMISSION
Regular Meeting November 19, 2025 - 6:30 p.m.
Mankato Township Hall
788 South Victory Drive, Mankato MN

Any person speaking to the Commission shall give to the Secretary of the
Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

1.

September 25th 2025 Draft Planning Commission Minutes

4. **BUSINESS ITEMS**

1.

CYM05-25

Request of Jacob Winkler for an after-the-fact variance to decrease the front yard setback from 65 feet to 59 feet and for a decrease of the side yard setback from 50 feet to 36 feet in the Agricultural zoning district. The subject property is described as commencing at the southeast corner of the Northeast Quarter of Section 33; thence North 00 degrees 15 minutes 48 seconds East on the east line of the Northeast Quarter, a distance 670.21 feet to the point of beginning; thence North 44 degrees 18 minutes 02 seconds West, 162.98; thence North 58 degrees 15 minutes 25 seconds West, 156.64 feet; thence North 54 degrees 43 minutes 43 seconds West 126.21 feet; thence to the right on a 550.00 foot radius curve a distance of 345.83 feet, with a delta angle of 36 degrees 01 minutes 37 seconds; thence North 18 degrees 42 minutes 06 seconds West, 82.27 feet to the north line of the Southeast Quarter of the Northeast Quarter; thence North 89 degrees 56 minutes 39 seconds East on said north line, a distance of 582.68 feet to the northeast corner of Southeast Quarter of the Northeast Quarter; thence south 00 degrees 15 minutes 48 seconds West on the east line of the Northeast Quarter, a distance of 623.11 feet to the point of beginning, 19915 584th Avenue, Mankato MN 56001, Mankato Township, Blue Earth County (PID R430933276003).

5. **MISCELLANEOUS**

6. **ADJOURNMENT**

Mankato Township Planning Commission

3. 1.

Meeting Date: 11/19/2025

Title

September 25th 2025 Draft Planning Commission Minutes

Attachments

September 25,2025 Draft PC Minutes

MANKATO TOWNSHIP Planning Commission

9-17-25

The Sept. 17, 2025 meeting of the Mankato Township PC was called to order by Roxanne Johnson at 6:30 PM at the township hall. PC members present: Dave Turner, Jim Jensen, and Roxanne . Rox asked for an approval of the minutes from the March 2025 meeting, they were approved as sent.

Planner Victoria Potts presented the request from Blue Earth County for a CUP for Solar panels on their new building. Victoria read the recommendations. Roxanne asked for a contract from the developer, the county said they can get a copy of it to us. Rox asked why on the roof not on the land - Less wiring. No back up batteries on site. Power will go into electrical system. Expected 30 year life.

Dave said with the first CUP there would never be another CUP requested for this site, but here we are with another one.

Decommission of the solar site is not addressed,

Does St. Clair Fire Dept. need any review, approval for this.

Roxanne asked if the Atty has any comments. Chris said Land based units are substantially larger and need decommission plans, did not expect a decommission plan needed with this.

Rox read questions from Pat and Lynn Lease. Discussed: 1) Didn't the county say they would not request another CUP for this site? The county was told originally that it did not require a CUP by the township attorney by catching a hole in our ordinance. 2) Any electromagnetic field created? Not much, but maybe like a cell phone. 3) where will inverters be located and noise issues. Mounted on a wall, and lines to connect to power system, how many decibels? They will get that info to us. 4) How high will panels extend above roof? a couple inches above the top of roofline. 5) cost \$1.082 million – 80% federally funded 6) activity increase after construction done? - nothing 7) impact on property value?, unseen so should be none change. 8) if damaged would replace, no batteries involved 9) would anyone want to live by this, no response.

Rox move to approve with addition of : 1)the township receiving and approving the contract between BE Cty and McKinstry, 2) a decommission plan that meets the county land use policy be developed by BE Cty and be given to the township. All approved subject to the conditions from the planning staff and the two items listed.

The above application is attached to board minutes.

Being no further business meeting adjourned at 7:15.

Respectfully submitted.

Dan Fogal

Clerk

Mankato Township Board

9-17,2025 7:24 PM

Meeting was called to order by Mike Lynch , board members present: Mike Lynch and Scott Morgan.

Minutes of the August meeting were approved as sent.

No Clerk report.

Planner went over the BE County application and the recommendations. The PC recommended approval subject to the recommendations from the planner, and the two additional requirements. Attached is the report from the planner. Public meeting was held.

Mike asked about decommission plan, Victoria had the county information. Chris said no difference between land and roof style systems, but land ones which cover 30-40-50 acres would have to have a decommission plan.

Bob Meyer said they are ready to install the panels if it can be approved to do so before/ without the decommission plan being completed.

Dave Turner and Rox asked about the concern if letting them to proceed before approval

Scott moved to approve with the conditions as approved by the PC and the decommission plan being done. Second by Mike, motion carried with all in favor.

Treasurer gave his report and it was accepted as given.

Bills were read by the clerk and approved to be paid.

Discussed Joe Koberoski , Indian Creek Road, and Christenson has purchased property and put fence up by Joe's garage blocking some of the road. Mike moved to have staff remove items from township right-of-way, second by Scott. Motion carried with all in favor.

Looking at tractor tires and truck tires. \$9,700

Being no further business, meeting was adjourned at 8:15.

Dan Fogal

Clerk

Meeting Date: 11/19/2025

Title

CYM05-25

Request of Jacob Winkler for an after-the-fact variance to decrease the front yard setback from 65 feet to 59 feet and for a decrease of the side yard setback from 50 feet to 36 feet in the Agricultural zoning district. The subject property is described as commencing at the southeast corner of the Northeast Quarter of Section 33; thence North 00 degrees 15 minutes 48 seconds East on the east line of the Northeast Quarter, a distance 670.21 feet to the point of beginning; thence North 44 degrees 18 minutes 02 seconds West, 162.98; thence North 58 degrees 15 minutes 25 seconds West, 156.64 feet; thence North 54 degrees 43 minutes 43 seconds West 126.21 feet; thence to the right on a 550.00 foot radius curve a distance of 345.83 feet, with a delta angle of 36 degrees 01 minutes 37 seconds; thence North 18 degrees 42 minutes 06 seconds West, 82.27 feet to the north line of the Southeast Quarter of the Northeast Quarter; thence North 89 degrees 56 minutes 39 seconds East on said north line, a distance of 582.68 feet to the northeast corner of Southeast Quarter of the Northeast Quarter; thence south 00 degrees 15 minutes 48 seconds West on the east line of the Northeast Quarter, a distance of 623.11 feet to the point of beginning, 19915 584th Avenue, Mankato MN 56001, Mankato Township, Blue Earth County (PID R430933276003).

Applicant

Jacob Winkler is the applicant and property owner.

Request

Request of Jacob Winkler for an after-the-fact variance to decrease the front yard setback from 65 feet to 59 feet and for a decrease of the side yard setback from 50 feet to 36 feet in the Agricultural zoning district. The subject property is described as commencing at the southeast corner of the Northeast Quarter of Section 33; thence North 00 degrees 15 minutes 48 seconds East on the east line of the Northeast Quarter, a distance 670.21 feet to the point of beginning; thence North 44 degrees 18 minutes 02 seconds West, 162.98; thence North 58 degrees 15 minutes 25 seconds West, 156.64 feet; thence North 54 degrees 43 minutes 43 seconds West 126.21 feet; thence to the right on a 550.00 foot radius curve a distance of 345.83 feet, with a delta angle of 36 degrees 01 minutes 37 seconds; thence North 18 degrees 42 minutes 06 seconds West, 82.27 feet to the north line of the Southeast Quarter of the Northeast Quarter; thence North 89 degrees 56 minutes 39 seconds East on said north line, a distance of 582.68 feet to the northeast corner of Southeast Quarter of the Northeast Quarter; thence south 00 degrees 15 minutes 48 seconds West on the east line of the Northeast Quarter, a distance of 623.11 feet to the point of beginning, 19915 584th Avenue, Mankato MN 56001, Mankato Township, Blue Earth County (PID R430933276003).

Location

The subject property is described as commencing at the southeast corner of the Northeast Quarter of Section 33; thence North 00 degrees 15 minutes 48 seconds East on the east line of the Northeast Quarter, a distance 670.21 feet to the point of beginning; thence North 44 degrees 18 minutes 02 seconds West, 162.98; thence North 58 degrees 15 minutes 25 seconds West, 156.64 feet; thence North 54 degrees 43 minutes 43 seconds West 126.21 feet; thence to the right on a 550.00 foot radius curve a distance of 345.83 feet, with a delta angle of 36 degrees 01 minutes 37 seconds; thence North 18 degrees 42 minutes 06 seconds West, 82.27 feet to the north line of the Southeast Quarter of the Northeast Quarter; thence North 89 degrees 56 minutes 39 seconds East on said north line, a distance of 582.68 feet to the northeast corner of Southeast Quarter of the Northeast Quarter; thence south 00 degrees 15 minutes 48 seconds West on the east line of the Northeast Quarter, a distance of 623.11 feet to the point of beginning, 19915 584th Avenue, Mankato MN 56001, Mankato Township, Blue Earth County (PID R430933276003).

Existing Land Use

The land consists of 5.0 acres and is currently used for residential purposes.

Zoning

The site is zoned Agricultural by the Mankato Township Zoning Ordinance.

Environmentally Sensitive Areas

There are environmentally sensitive areas on the parcel. There are wetland areas identified on the national Wetlands Inventory, ravines, and wooded areas showing on the environmental sensitive map.

City Code

[Mankato Township Land Use Ordinance](#)

Review

Jacob Winkler is requesting an after-the-fact variance to decrease the front yard setback from 65 feet to 59 feet and for a decrease of the side yard setback from 50 feet to 36 feet in the Agricultural zoning district.

A 30' x 32' addition on the north side of the existing single-family dwelling does not currently conform to the required front yard nor the side yard setback, so the applicant is requesting for a variance of the side yard setback of 50 feet to 36 feet. Additionally, the northern property line is located adjacent to a cartway, which is considered a public right-of-way in the Mankato Township. While the current survey designates the road as a cartway, the road is currently being used as a private driveway. Thus, the applicant is requesting an after-the-fact variance to decrease the required 65 front yard setback to 59 feet.

In order to grant a variance, the Board shall make affirmative findings in five categories. Those categories are: the conformance to code 0100.2005-part A and B in Mankato Township Zoning ordinance, the use of property is in a reasonable manner, the circumstances are unique to the property that is not caused by the property owner, the request does not alter the essential character or the zoning district, and that the use is in harmony with Mankato Township Ordinances and Comprehensive Plan.

The proposed after the fact variance does not conform to the standards for granting a variance found in the Mankato Township ordinance section 0100.2005. There are not any special circumstances or conditions affecting the land, building, or use that do not apply generally to other properties in the same vicinity. When asked in the application, if the variance is in harmony with the purposes and intent of the ordinances, the applicant states, "Yes, I am looking to expand my structure to improve for property maintenance".

Staff's analysis of the subject site shows that the applicant has space to place his addition to the southeast of his home rather than the current structure being placed closer to the Northern property line. Additionally, there appear to be locations on the site that would accommodate a detached, accessory structure.

The placement of the structure is injurious to property or improvements in the area adjacent to the property of the applicant. The placement is too close to required setback and is not in uniform with other properties within the vicinity that have to follow to zoning ordinance per the Agricultural district. Staff is not aware of a previously approved after-the-fact variance for a side and/or front yard setback reduction for an attached garage, that has been approved by the Mankato Township Board.

The location of the structure is not in accordance with the Code standards and is not being used in a reasonable manner because there appear to be other locations of placement. The home currently has a 2-stall garage, so the applicant could have placed either an attached addition to the southeast of the home or the applicant could have

place a detached accessory structure in many other locations throughout the property.

There are not circumstances that are unique to the property and not caused by the property owner. The Agricultural District is intended to prevent residential scattered development. The parcel containing the illegal nonconformity does have some environmentally sensitive areas, but they would not conflict with the placement of the structure being placed to the southeast of the current home or with locations potentially associated with a detached structure. When asked on the application if there are circumstances unique to the property, the applicant and owner of the addition responded “no”.

The request does alter the essential character of the Mankato Township within the Agricultural district. All dwellings shall meet the required setbacks from their front, rear, and side yard in the district. However, the addition that was placed on the North side of the single family dwelling does not align with the regulations set forth in Mankato Township Land Use Ordinance and is therefore altering the character of the district.

The proposed use is not in harmony with the general intent of Mankato Townships ordinance and is not consistent with the Mankato Township comprehensive plan. The general intent of the Mankato Township is to provide orderly development within all districts to conserve the character and to assure the appropriate use of land. By allowing an illegal non-conformity within the Agricultural district, the township would not remain compliant with the zoning district ordinances, it would not be promoting orderly development, and it would not be an appropriate use of land.

Findings

1. The proposed variance does not conform to the standards for granting a variance found in the Mankato Township ordinance section 0100.2005. There are not any unique or special circumstances to the immediate surrounding area. There is already an existing 2-car, approximately 22' x 28', attached garage at the property. The site appears to provide space to shift the attached garage structure southeast of the current home. If the applicant's stated use of the structure is for storage, there also appear to be other locations on the site for a detached accessory structure.
2. The property owner is not currently utilizing the property in a reasonable manner, given that there were other locations the property owner could have placed the attached addition and/or place a detached accessory structure.
3. There are not circumstances unique to the property that are not caused by the property owner. The applicant has constructed the addition in required side yard and front yard setback, when there was adequate room to place the addition to the southeast of the dwelling.
4. The request does alter the essential character of Mankato Township in the Conservation district by not abiding in the required 50 feet side yard and the 65 feet front yard setback.
5. The proposed use is not in harmony with the general intent of Mankato Townships ordinance and is inconsistent with the Mankato Township comprehensive plan.

Recommendation

Staff recommends denial of the after-the-fact variance.

Attachments

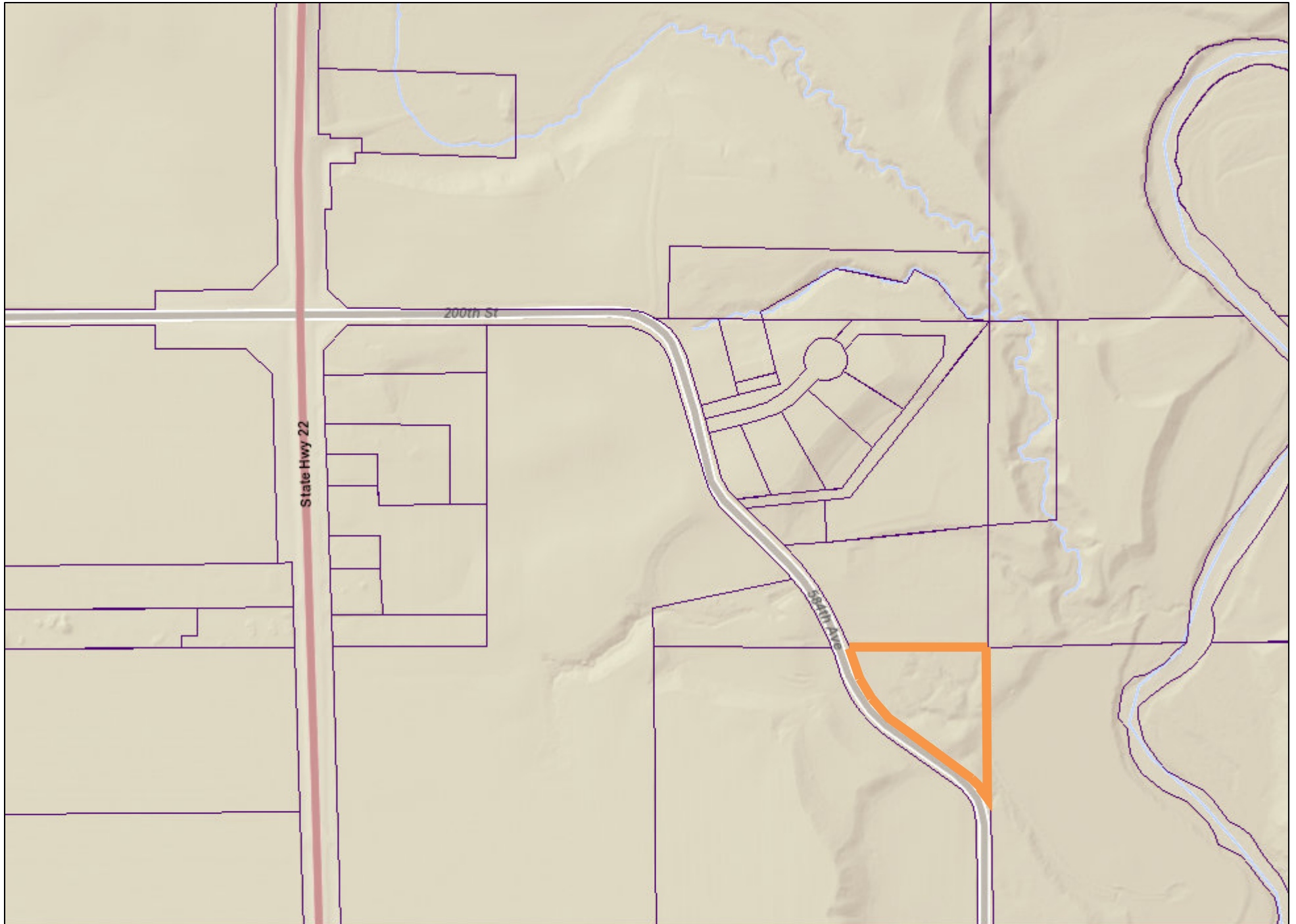
General Location Map

Aerial Map

Site Plan

Variance Supplement Questionnaire

General Location Map



Date: October 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial Map



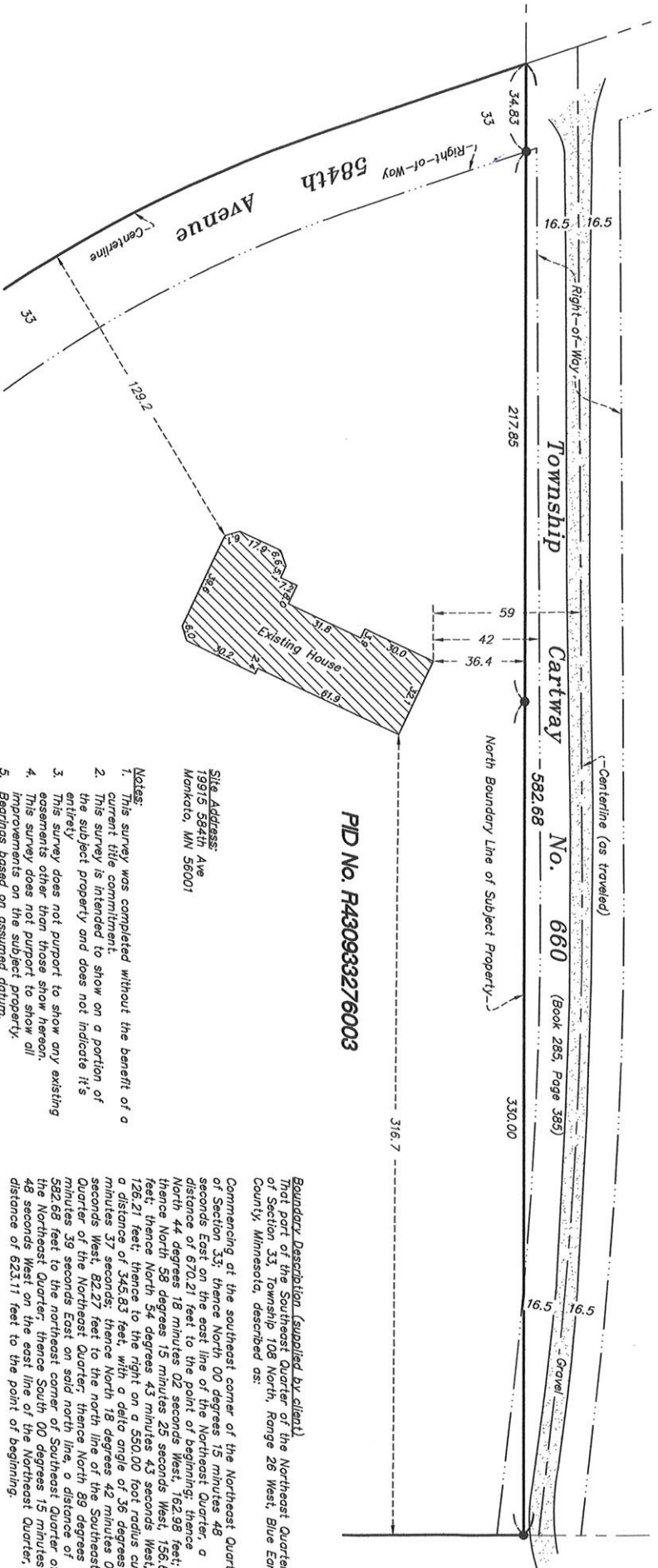
Date: October 2025

Author:

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CERTIFICATE OF SURVEY

PREPARED FOR:
Jake Winkler



PID No. R43093276003

Site Address:
19315 584th Ave
Minnetonka, MN 55001

- Notes:
1. This survey was completed without the benefit of a current title commitment.
 2. This survey is intended to show on a portion of the subject property and does not indicate it's entirely.
 3. This survey does not purport to show any existing easements other than those shown herein.
 4. This survey does not purport to show all improvements on the subject property.
 5. Bearings based on assumed datum.
 6. Note that building dimensions and setbacks are taken from the outside of the siding or stucco.

Boundary Description (as supplied by client):
That part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 108 North, Range 26 West, Blue Earth County, Minnesota, described as:

Commencing at the southeast corner of the Northeast Quarter of Section 33; thence North 00 degrees 15 minutes 48 seconds East on the east line of the Northeast Quarter, a distance of 670.21 feet to the point of beginning; thence North 44 degrees 18 minutes 02 seconds West 162.98 feet; thence North 58 degrees 15 minutes 25 seconds West 156.64 feet; thence North 54 degrees 43 minutes 43 seconds West 126.21 feet; thence to the right on a 550.00 foot radius curve a distance of 345.83 feet, with a delta angle of 36 degrees 01 minutes 37 seconds; then to North 18 degrees 42 minutes 06 seconds West 82.27 feet to the north line of the Southeast Quarter of the Northeast Quarter; thence North 89 degrees 56 minutes 39 seconds East on said north line, a distance of 582.68 feet to the northeast corner of the Southeast Quarter of the Northeast Quarter; thence South 00 degrees 15 minutes 48 seconds West on the east line of the Northeast Quarter, a distance of 623.11 feet to the point of beginning.

Subject to any and all easements of record. Subject to road right-of-way.



White Tail Land Surveying
Glencoe, MN
320-535-5194 whiteailsurveying.com

Date: August 3, 2025 Registration No. 59130

Douglas W. Smith
Douglas W. Smith

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

Job Number:	25182
Field Date:	7/31/25
Drawing Name:	Winkler.dwg
Drawn by:	DMS
Revisions:	



Legend
● Found Iron Monument
▨ Existing Structure

SCALE
0 20 40
1 inch = 40 feet

Variance Supplement Questionnaire

Complete this portion of the application if your request is for a variance.

To be considered a complete variance application, the following questions shall be included at the time of submission.

Please answer the following questions as they relate to your specific variance request.

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance? Yes () No () Why or why not?
Yes, I am looking to expand my structure to improve for property maintenance.

2. In your opinion, is the variance consistent with the comprehensive plan? Yes () No () Why or why not?
Yes, I've ran out of controlled storage for protecting personal investments. I have evaluated all other possibilities and this is the best possible solution on my property that's most cost effective.

3. In your opinion, does the proposal put property to use in a reasonable manner? Yes () No () Why or why not?
Yes, I am within the means of my property and it will not effect anyone around me or put anyone/anything in jeopardy.

4. In your opinion, are there circumstances unique to the property? Yes () No () Why or why not?
No

5. In your opinion, will the variance maintain the essential character of the locality? Yes () No () Why or why not?
Yes

The Planning Commission and Board must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.