



MANKATO PLANNING COMMISSION
Regular Meeting January 22, 2025 - 6:00 p.m.
Intergovernmental Center
Mankato Room

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. **November 20, 2024 Draft Planning Commission Minutes**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1.

CY01-25

Request of Habib Sadaka for an amended certificate of design compliance for a new structure located in the Highway Gateway Overlay District and for a review of a previously approved variance to reduce the front yard building setback on the Madison Avenue side of the property from 15 feet to .92 feet. The subject property is described as the north half of Lot 9, and Lot 10, Auditors Plat 27, (830 N. Broad Street, etal).

6. **MISCELLANEOUS**

7. **ADJOURNMENT**

Planning Commission Regular Meeting

3. 1.

Meeting Date: 01/22/2025

Title

November 20, 2024 Draft Planning Commission Minutes

Attachments

November 20, 2024 Draft PC Minutes

**Mankato Planning Commission
Regular Meeting
November 20, 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

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

2. APPROVAL OF AGENDA.

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

3. APPROVAL OF MINUTES.

Ms. Wilke made a motion to approve the minutes from October 23rd, 2024. Mr. Meister seconded the motion. The motion carried unanimously.

4. OLD BUSINESS

5. NEW BUSINESS

CY44-24 Request of McDonald's Corporation for a certificate of design compliance for an approximately 832 square foot addition on the western side of the existing structure to allow for a new play place. The subject property is described the eastern 27.5' of Lot 2, and all of Lot 1, Block 1, Menard Addition. (1921 Adams Street).

Mr. Hansen respectfully submits the following findings of fact:

1. The property is located in the Highway Gateway Overlay District and the proposed value of the project does not exceed \$500,000. By Mankato City Code Chapter 10.48, this project only requires review by the Planning Commission.
2. The request is in keeping with the standards set forth in the B-3 Highway Business District.
3. The proposal, which includes implementation of the required conditions, conforms to Mankato City Code section 10.48 - Highway Gateway Overlay District.

Mr. Hansen reported that based on the findings staff recommends approval of the Certificate of Design Compliance with the following conditions:

1. At the time when sidewalk improvements take place along Adams Street, the applicant shall serve as a willing petitioner for said improvements.
2. Applicant shall provide a copy of the access agreement demonstrating that the neighboring property at 1901 Adams Street agrees to all existing and proposed encroachments.
3. All new exterior light fixtures shall be full cut-off fixtures and lighting levels at the property line may not exceed ½ foot candle. All lighting shall meet City Code Section 10.89. prior to issuance of the certificate of occupancy.
4. Signage shall require a separate sign permit prior to fabrication or installation. All signage, both permanent and temporary, shall adhere to Mankato City Code Section 10.87.
5. Landscaping shall be installed in accordance with City Code Sections 10.48. and 10.88. prior to issuance of the certificate of occupancy.

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

Mr. Dieken made a motion for approval for the Certificate of Design Compliance with conditions. The motion was seconded by Mr. Wilke. The motion passed unanimously.

The anticipated date of final action by the Planning Commission is November 12, 2024.

CY45-24 Request of the City of Mankato for review of certain sections of Chapter 10 of the City Code pertaining to cannabis.

Mr. Konz presented the request for review to the commission.

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 for approval for the review of certain sections of Chapter 10 of the City Code pertaining to cannabis. The motion was seconded by Mr. Meister. The motion passed unanimously.

The anticipated date of final City Council action is November 25, 2024.

CY46-24 Request of Andrew Manske for a conditional use permit to allow for cut, fill and development activities on a slope equal to or in excess of seventeen-point six (17.6) percent for ravine stabilization. The subject property is described as Lot 5, Block 1, Ironwood Oaks subdivision (80 Telemark Drive).

Ms. Westman reported the following findings with respect to the Conditional Use Permit request:

1. The proposed use, an existing residential dwelling, is not proposed to change. The fill, cut and development activities within the slope area equal to or in excess of seventeen point six (17.6%) percent is considered a conditional use permit in Mankato City Code section 10.82 Subd. 10.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Low Density Residential", which is in keeping with this request that is not seeking any changes to the current use of the property.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The primary structure will continue to be served by public facilities and services, and no utility service provider changes are proposed with this proposal.
5. The proposal does not cause undue traffic congestion as no changes are proposed to the public street system.
6. There are no known historical or architectural resources on the site.
7. The site contains bluffs and woodlands as natural or environmental features on the site. With the recommended conditions, it is intended that impacts to these areas will be corrected and minimized.

8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

Ms. Westman reports that based on the findings staff recommends approval of the requested conditional use permit with the following conditions:

1. The existing drain pipes, new piping, and drainage routes that were found in the sloped area shall be adjusted according to recommendations contained in the Braun engineering report. New drainage plans, prepared and signed by an engineer licensed to do work in the state of Minnesota, shall include pool drainage, and should demonstrate that additional issues are not caused by the placement of the drainage.
2. The applicant shall submit engineered drawings, signed by an engineer licensed to do work in the State of Minnesota, for the proposed construction and bluff repair. The final design shall return the area to the most natural state possible. The plans will be subject to the review and approval of the City's engineering department. The applicant shall submit for a building permit for the subject work, and work may not commence until the building permit is in place.
3. With the submission of the construction plans, a construction staging plan shall be provided that demonstrates how the construction equipment will access the site and any potential material storage will be handled for the project.
4. The applicant shall conduct an informal neighborhood meeting a minimum of 10 days prior to work beginning.
5. All attempts to reestablish the minimum setbacks for the sport court, which include a setback of least 10' from the bluff line and reestablishment of the approved pool setback shall be made. If an engineer licensed to do work in the State of Minnesota determines that achieving the 10' setback is not possible, coordination and approval with the City's engineering department shall occur and verification that the bluff will be secure in the proposed manner will be required.
6. Prior to work beginning, the official property boundaries be clearly marked to ensure that encroachments onto adjacent properties do not occur.
7. The existing 20' drainage easement, as shown on the plat of record, shall be maintained and unaltered.
8. Work, including tree removal or any additional bluff activity, shall not begin until a building permit is in place, and the final engineering plans have been reviewed and approved. In the event of an emergency situation where the

slope conditions change prior to the construction plans being completed and approved, temporary shoring and stabilization measures shall be evaluated and approved by an engineer hired by the applicant, the city's designated engineer and the owner or owner's representative.

9. The applicant shall work with the City Forester to determine what reasonable tree replanting and natural woodland vegetation efforts can be undertaken on the subject project in conjunction with the slope correction project. The applicant shall provide a landscaping plan incorporating the subject plantings (trees and vegetation) and the plantings shall be installed in conjunction with the project. The landscaping plan shall incorporate restoration of the natural, wooded ravine to the greatest extent feasible, based on the final, approved engineering solution. The landscaping plan shall be submitted to the City Forester and the City engineering department for final review and approval.

Chair Zehnder questioned that since the final option has yet to be decided on, is the approval allowing for the applicant to choose between the 3 options.

Ms. Westman indicated this was correct. They would decide on one of those options, a variation of one of those options or even something that is not listed. The option that is selected will need to be prepared by an engineer and approved by the City of Mankato's engineering staff.

Jason Beal, JBeal Real Estate Group. Mr. Beal was present and indicated he was working with Mr. Manske and looking to transfer the property and wanted to understand time frames pertaining to this project. Mr. Beal questioned if there would be any type of streamlined process outside of an emergency.

Ms. Westman indicated that if an emergency were to arise, the engineer hired by the applicant can reach out to the City of Mankato's engineering department to be evaluated. The applicant had inquired about removing trees. The removal of the trees should not occur until engineering is provided as to not cause further degradation. If there is an emergency that is imminent and engineered plans are provided, the City of Mankato would evaluate them at that time.

Mr. Beal questioned if the forestry individual that works for the City of Mankato could evaluate if trees could be removed based on the visual deficiency that it offers or the potential danger.

Ms. Westman indicated that an engineer would need to evaluate the site before those trees could be removed.

Mr. Beal inquired if the 10-foot setback requirements must be restored if deemed possible.

Ms. Westman indicated that the goal is to restore the 10-foot setback. If the engineer indicates it is not possible, we would be open to evaluating that.

Mr. Beal clarified that the engineer would know that the original plan will be to have a minimum 10-foot setback restored, and they would need to show that this would not be possible.

Ms. Westman stated that this is correct, and the City of Mankato's engineering department would evaluate the report if deemed not possible.

Mr. Beal questioned if there would be a survey required.

It was determined that a survey of the site was already completed.

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

Mr. Dieken made a motion for approval of the Conditional Use Permit with conditions. The motion was seconded by Ms. Johnson. The motion passed unanimously.

The anticipated date of final City Council action is December 9, 2024.

CY48-24 Request of Mesenbrink Construction & Engineering, Inc. for an amended preliminary plat review and the final plat review of Mesenbrink Subdivision, and for the zoning of the subject property from T-Transition to B-1, Community Business District, O-R, Office Residential District, R-4, Multiple Family Dwelling District, and R-2, One- and Two-Family Dwelling District. The subject property is described as part of the West 30 acres of the SW $\frac{1}{4}$, Section 15-108-26, except the South 330 feet of the West 330 feet thereof, AND The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; The S. $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Except the West 30 acres thereof; all in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, with some exceptions. (Blue Earth County PID R430915400003 and R430915400009).

Ms. Deprenger reports that staff finds the rezoning of the plat from T-Transition to Community Business District, OR, Office Residential, and R-2, one- and Two-Family Dwelling District, is in the best interest and promotes the health and welfare of the community, and is in conformity with the comprehensive plan of and for the City.

Ms. DePrenger respectfully submits the following findings of fact for the preliminary and final plat.

1. General Requirements
 1. The site is designed in conformance with the location and widths of streets, the general drainage situation, lot sizes and arrangement.
 2. A drainage study has been submitted to verify compliance with the City drainage requirements.
 3. The site provides storm drains and stormwater ponds that outlet into the adjacent Public Water. A condition is included herein that requires that a Public Waters Work Permit is required to verify that the rate of discharge is acceptable for the proposed outfall and at the rates and volumes allowed by the MS4 permit.
 4. On-site wetlands have been delineated, and will be required to be avoided or approval in place for replacement prior to submittal for a final plat.
2. Streets
 1. The street right-of-way widths conform to the standards listed in Chapter 11 of Mankato City Code by meeting the right-of-way standards.
 2. The applicant will be dedicating the required land for the Hoffman Road extension as well as the land for the adjacent township roads. All other access corridors within the development are proposed to be private.
3. Easements
 1. The preliminary plat provides the standard easements required in Chapter 11 of the Mankato City Code.
 2. An existing Northern Natural Gas easement traverses the site, which is proposed to remain.
4. Block Standards
 1. The blocks within the subdivision were designed for the intended end use as residential and commercial lots.
5. Lot Standards
 1. The lots within the subdivision are intended for residential and commercial development. The lots are designed in conformance with the standards set forth in Chapter 10.

2. The concept plans submitted for the commercial development depict areas for off-street parking.
3. The concept plan for the residential areas achieves larger lot sizes that will address corner lot requirements.
6. Public Sites and Open Spaces
 1. The applicant will be making a \$176,193 payment-in-lieu of parkland dedication. The Parks and Open Space Plan shows the area near the public water as open space, which will be maintained as such. The area will be served by a community park to be located in the Groh Farm Subdivision, which falls in the area delineated by the Parks and Open Space Plan in need of a park.

Ms. Deprenger reports staff recommends approval of the Mesenbrink preliminary plat and final plat with the following conditions:

1. At the time of submission for a final plat, the applicant shall provide a complete draft copy of the proposed property owners association documents and deed restrictions, covenants, and permanent easements or other instruments. The documents shall address, but are not limited to, private streets, private utilities, current and future building envelopes, future additions, and how this will be privately managed. Membership in the property owners association shall be mandatory and in accordance with all applicable shoreland standards. The deed restriction shall properly address future vegetative and topographic alterations, construction of additional buildings, and shall ensure the long-term preservation and maintenance of open space in accordance with the shoreland and DNR criteria.
2. The applicant shall enter into a subdivision agreement addressing public improvements within the subdivision including Hoffman Road, 211th Lane, and public storm water facilities within the subdivision.
3. The applicant will be responsible for all required permitting and authorization for the proposed improvements associated with the natural gas easement. Written authorization from the easement holder acknowledging the proposed development, and providing consent for the proposed improvements, shall be in place prior to the submission of a final plat.
4. Prior to submission of a planned unit development, the applicant shall have applied for and obtained all necessary Public Waters Work Permit(s) from the Department of Natural Resources, DNR, for the proposed project.
5. Applicant shall install signs at the required open space area at intervals acceptable to the DNR, and other applicable parties.
6. The applicant shall submit a request for the desired residential rental density within the new low-density residential areas, and this shall proceed for review along with the ordinance amendment for rezoning, platting, etc. for the development.

7. Bulk, height, setback, density, coverage, parking and other underlying zoning district criteria will apply to the subject lots and blocks.
8. Approval of this preliminary plat does not imply future approval of planned unit developments or other future zoning requests.
9. All wetland banking credits, for the wetlands approved for replacement, shall be purchased prior to any work occurring in the subdivision.
10. All previous conditions from the previous approvals shall remain applicable.

Ms. Deprenger also reports that staff recommends the approval of the rezoning from T-Transition to R-2, One- and Two- Family Dwelling District, Or Office Residential, and B-1, Community Business District.

Mr. Iddings questioned if any type of screening would be required if the area does become completely developed

Mr. Konz explained that those conditions will be set forth in the planned unit development process.

Nate Myhra, Project Manager, Bolton & Menk, Inc. Mr. Myhra was present to answer any questions that the commission may have. Mr. Myhra also addressed Mr. Iddings question. As they bring in developments, they will take into consideration some of those buffer areas.

Chair Zehnder opened the public hearing for public comment.

Ken Wilmes. Mr. Wilmes questioned the meaning behind one of the conditions of approval. The condition in question reads as the applicant shall enter into a subdivision agreement addressing public improvements within the subdivision including Hoffman Road, 211th Lane, and public storm water facilities within the subdivision.

Mr. Konz explained that when the applicant goes through the development process part of what is being looked at is public investment in the project. The subdivision agreement addresses the construction and cost for the various improvements that are required.

Mr. Wilmes questioned if because 211th lane is owned by the township if they would be required to maintain those improvements

Mr. Konz explained that as the area around it develops, this subdivision would be a willing partitioner to any improvements that would occur on 211th lane.

Ms. Johson made a motion to approve the preliminary plat and final plat with conditions in addition to the rezoning. Mr. Meister seconded the motion. The motion passed unanimously.

The anticipated date of final City Council action is December 9, 2024.

MISCELLANEOUS

There were no miscellaneous items

ADJOURNMENT

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

The meeting adjourned at 6:58 pm

MINUTES APPROVED.

Chair, Mankato Planning Commission

Meeting Date: 01/22/2025

Title

CY01-25

Request of Habib Sadaka for an amended certificate of design compliance for a new structure located in the Highway Gateway Overlay District and for a review of a previously approved variance to reduce the front yard building setback on the Madison Avenue side of the property from 15 feet to .92 feet. The subject property is described as the north half of Lot 9, and Lot 10, Auditors Plat 27, (830 N. Broad Street, etal).

Applicant

The applicant is Habib Sadaka.

Request

The request for an amended certificate of design compliance for a new structure located in the Highway Gateway Overlay District and for a review of a previously approved variance to reduce the front yard setback on the Madison Avenue side of the property from 15 feet to .92 feet.

Location

The subject property is described as the north half of Lot 9, and Lot 10, Auditors Plat 27, (830 N. Broad Street, etal).

Existing Land Use

The existing land use is a vacant building.

Zoning

The property is zoned B-1, Community Business District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

The site is currently served by public utilities and the new proposed development is also proposed to be served by public utilities.

City Code

Mankato City Code section 10.45 pertaining to the B-1, Community Business District, can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.45COBUDI

Mankato City Code section 10.48 pertaining to the Highway Gateway Overlay District can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.48GTGAOVDI

Mankato City Code section 10.94 pertaining to Variances can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.94VA

Site Plan Review Comments

The Site Plan and Traffic Committee reviewed the item on January 14, 2025 and submitted the comments below:

1. Applicants shall be aware that additional connection fees will be removed because of the removal of the residential units.
2. Applicant shall be aware that the utility connection will be in Broad St. Applicants will need to coordinate with public works.
3. The applicant shall be aware that a storm sewer connection will need to connect with a structure and that can be buried. It does not need to be located at the surface.
4. Applicants shall be aware that City of Mankato does snow removal on Madison Avenue, but Broad Street would be their responsibility to maintain.
5. Applicant shall be aware that this location will have the address 830 Broad Street.
6. The applicant is advised that landscaping activities must be conducted exclusively on private property and shall not extend into the public right of way.

Site plan comments from May 9, 2023 for the previous request and reviewed were as follows:

1. Notification fee shall be paid on the online portal prior to the Planning Commission meeting.
2. The contract for deed owner shall provide their consent for the application in order for the application to continue processing.
3. The applicant shall provide a snow removal plan.
4. The applicant shall clarify whether there are encroachments needed for footings or other permanent building materials/systems.
5. The parking proposed for use to achieve the code standards shall achieve Manakato City Code including, but not limited to, hard

surfacing, 6" curb around the entire parking area, striping, the City of Mankato parking plates for stall size and backing movements, screening and all other criteria as found in Mankato City Code. This includes the 4 stalls on the vacant lot across the alley, and the stalls in the existing parking lot located across the alley.

6. The applicant shall provide a legally recorded long-term, perpetual easement that allocates exclusive use of the required stalls on the adjacent sites to demonstrate conformity with the subject development site. This will be required prior to the building permit submission.
7. The applicant shall arrange for the use of the right of way if necessary for future window cleaning, or other access or maintenance issues on the Madison Avenue side of the structure. This will require an obstruction permit each time access is desired from the right-of-way area.
8. In order to achieve ADA requirements, the applicant shall include either an elevator, or an ADA unit on the lower level of structure.
9. The applicant will be responsible for connection fees as per City of Mankato standards. The connection fee is roughly one REU, Residential Equivalent unit, per residential unit, and the estimated fee is \$2,500 per REU. Questions pertaining to this item shall be directed to Carrie Becker in Utility Billing.
10. The commercial spaces will require a separate water meter than the residential.
11. There will be two addresses for the facility. 828 N. Broad will be the address for the residential units, and 830 N Broad will continue as the commercial suite address. 824 and 826 N Broad and 225 Madison Avenue addresses will be retired.
12. The applicant shall provide a private storm drainage system that achieves Mankato City Code.
13. Applicant shall identify the location of the mechanical equipment, and the equipment shall be screened accordingly.
14. The photometric plan appears to require slight modifications in order to achieve the maximum lighting levels of ½ foot candle at the property line. Adjust accordingly.
15. Applicant shall provide the details on the proposed fence to be located to screen the parking lot area. Details shall include the fence material, and softening. Additionally, the fence shall not exceed 4' be located in the front yard (Broad Street). Details shall be provided which address the current neighboring fence encroachment and the proposed resolution.
16. The landscaping plan shall include a minimum of 1 deciduous tree, 2 1/2" caliper for every 50 lf of parking lot.

Review

Habib Sadaka, is requesting an amendment to the certificate of design compliance for a new structure located in the Highway Gateway Overlay District and for a variance to reduce the front yard building setback on the Madison Avenue side of the property from 15 feet to .92 feet.

The subject property is located on 3 existing parcels, which will be combined to form one zoning lot. The addresses associated with the parcels are 824, 826 and 830 N. Broad Street, and 225 Madison Avenue. The subject properties are described as the north half of Lot 9, and Lot 10, Auditors Plat 27.

The property is currently occupied by a one-story, approximately 960 square foot building, which is proposed for demolition with this redevelopment proposal.

On June 12, 2023, the same variance proposal was approved by city council.

Certificate of Design Compliance

The subject property is located in the Highway Gateway Overlay District and, as such, a certificate of design compliance is required for the construction of a new approximately 106' x 32' two-story structure.

A certificate of design compliance was approved in June 2023. This current request includes changes, such as the building from the previous 3-story structure to a now proposed 2-story structure. This request removes the parking area that was previously located adjacent to Broad Street, which eliminates the previously required variance on that side of the property. Additionally, the previous approval contemplated residential uses within the building, and the current request is proposing that the use of the building will be for office purposes only.

The materials for the exterior will be a mix of lime stone from Vetterstone, metal plank in Harrywood, Hardie square panel siding, black metal trim, and matte black or earthtone canopies. The submittal mentions that lighting fixtures will be down lighting only, which meets city code standards for exterior lighting. However, the photometric plan that the applicant sent in with the proposal will need to be adjusted in order to achieve Mankato City Code requirements which allow a maximum lighting level at the property line of a one-half-foot candle.

The structure lot coverage of 21.76% conforms to Mankato City Code requirements, which allow 75% coverage. The Floor Area Ratio, (FAR), which is the floor area of the building, or buildings, on a lot divided by the area of that lot, conforms to the Mankato City Code. The building height, proposed at 24 feet, also conforms to Mankato City Code requirements, which allows 35 feet.

The building will be used as an office building. The floor plans show offices on both floors, storage areas, conference rooms, and bathrooms. The proposed building floor plans depict a 2-story structure, with a building footprint of 3,392 square feet on each level for a total building area of 6,784 square feet. The topography is significantly higher on the Madison Avenue side of the lot, than on the southerly side, and for that reason, the new structure will be designed and constructed to accommodate the lot's existing topography. This will result in a structure that is at grade on the Madison Avenue side, and only 1 story will be above grade. Retaining walls are shown on the plan on the Madison Avenue side of the structure. The rear of the building will be a full 2 stories at grade level.

The parking conforms to Mankato City Code. The site requires 20 parking stalls and the applicant is providing 23. The new commercial building is proposed for office-type uses, which has a parking requirement of 1 parking stall per 250 square feet of usable floor area, thus 20 stalls are required and 23 stalls, including 2 handicapped stalls, are being provided. Bicycle parking will also be a requirement per city code, a condition has been included herein.

The Highway Gateway Overlay District requires that wherever a surface parking area faces a street frontage, the parking area shall be screened from the street with a wall fence, or hedge to a minimum of four (4) feet nor more than eight (8) feet in height, nor be less than eighty percent

(80%) opaque. This screening must be accomplished in the setback area between ten (10) feet and fifteen (15) feet from the right-of-way line. Landscaping is shown around the parking lot areas adjacent to Broad Street. Adjustments to the landscaping will be required to ensure that the plans achieve Mankato City Code. Adjustments such as providing a minimum of one, 2 1/2" caliper deciduous tree for every 50 lineal feet of parking lot as well as a minimum of one, 6' evergreen tree for every 25 lineal feet of parking lot, softening of the fencing area, and the required screening will be required. A recommended condition is included which requires a Mankato City Code conforming landscaping submission to be included at the time of building permit submission.

The applicant has provided a snow removal plan which shows snow removal for the site to be stored on the adjacent vacant site, across the alley. The snow removal plan indicates that if the adjacent lot does not have sufficient space to accommodate the snow storage, or if the vacant lot is subsequently developed in the future, the snow will be hauled off site. A recommended condition is included, which conditions the placement of the snow on the subject vacant lot so as not to impede the site triangle.

A fence is shown on the southern side of the property to screen the parking area from the adjacent property.

A recommended condition is included which requires the applicant to submit a site signage plan for the development for review and approval prior to the first sign permit for the development being issued. The plan shall contemplate all the proposed businesses, their signage needs, and shared signage panels on those frontages that face the street and are primarily residential in nature.

Variance

The applicant is seeking a variance for the placement of the building on the Madison Avenue side of the property. The Highway Gateway Overlay District requires a 15' minimum building setback, and the proposed setback is .92 feet. In 2008, a variance was granted by the Mankato City Council for the subject parcel, which allowed a decrease in the setback to .75 feet. In 2023, a variance was approved by the Mankato City Council for the same proposed setback. However, those proposed structures were never constructed and the variance for the 2023 approval has lapsed. Consideration is again being sought for this new proposal for the site, which will also require a variance.

Because of the requested variance on the Madison Avenue side of the property, mechanical and electrical and other equipment will not be permitted on the north/Madison Avenue side of the property. A recommended condition is included to address as much.

A recommended condition is included, which outlines that if encroachments are necessary for footing or other building components, the applicant shall obtain a license to encroach. A recommended condition is also included that if the right of way is needed temporarily for construction purposes, a right of way permit or obstruction permit shall be obtained prior to work occurring.

When considering the variance, three factors should be considered; reasonableness, uniqueness, and essential.

Reasonableness- This factor means that the landowner would like to use the property in a particular reasonable way but cannot do so under the rules of the ordinance. The ordinance requires a front yard structure setback of 15'. A previous variance was granted for the construction of the project on the subject site, which allowed the front yard to be reduced to .75', and then again approved for the same proposed setback being proposed today, in 2023.

Uniqueness - The second factor is that the landowner's problem is due to circumstances unique to the property not caused by the landowner. As stated, the property is limited in size and is narrow, which provides a development challenge. Additionally, the property's topography is significantly higher on the Madison Avenue side and the proposal includes a structure which adapts to the given topography on the site.

Essential Character - Under this factor, consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. As previously stated, the property is zoned B-1, Community Business District, which allows the proposed uses as a conditional use. Secondly, the City's adopted Urban Design Guidelines provide guidance on the Madison Avenue corridor generally. The general site development guidelines outline private redevelopment strategies that should work in concert with those of the city to improve the highway commercial areas along Madison Avenue. The guidelines state that the relationship between buildings, parking lots and the street is the most important design element within the highway's commercial areas. Madison Avenue's evolution into a typical suburban commercial strip has been influenced by increasingly accommodating the automobile. Widely spaced buildings that are separated from the street by parking lots characterize the Madison Avenue area. Such an environment, though convenient for the automobile, appears cluttered and inhospitable to pedestrians.

The Urban Design guidelines for the Madison Avenue area state that shaping community identity should occur with buildings, not parking lots. Buildings placed up to the street, especially at intersections, within the highway commercial districts will better shape the street corridors and, ultimately, the identity of the community. Parking should be placed on the side or at the rear of the building.

The guidelines further clarify the edges of the Madison Avenue corridor. The guidelines state that street corridor edges should be well defined by:

- Locating buildings, or parts of buildings, close to the street;
- Locating buildings at the corner of sites abutting intersections;
- Buffering parking lot edges with a combination of trees, plantings, walls, or railings; and
- If a building must be set back from the street, it should be separated by no more than one row of parking.

Given the lot location at an intersection and the existing site topography, the development seeks to achieve the essential character of the Madison Avenue corridor urban design guidelines on the subject site. The applicant would be unable to attain the required 15' building setback and achieve the recommended parking at the rear of the structure as proposed in the Urban Design Guidelines for the Madison Avenue corridor area without the requested variance. The parking lot is behind the structure, and the structure is located along the edge of the street.

Findings

Staff respectfully submits the following findings of fact for the certificate of design compliance.

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.

Staff respectfully submits the following findings of fact relative to the variance:

1. The applicant has established that conforming to the strict letter of the provisions of this chapter would create a unique and particular hardship because of the size of the existing lot, the existing topography of the site, and the desire to achieve the Urban Design Guidelines for the Madison Avenue corridor.
2. Unique and Particular Hardship. Unique and particular hardship is defined as the property is exceptional as compared to other property subject to the same provisions by reason of a unique physical condition, including the presence of an existing use or structure, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot. The hardship shall amount to more than a mere inconvenience to the owner and the hardship shall relate to the physical situation of the lot rather than the personal situation of the current owner of the lot. The applicant has demonstrated the existing physical conditions on the lot having a narrow width, the topography, and the desire to achieve the general site development guidelines for the Madison Avenue corridor by having the building define the corridor edges.
3. Not Self-Created. The unique physical condition and hardship is not the result of any action or inaction of the property owner or its predecessors in title. The unique physical condition shall have existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this chapter. The current structure on the site does not appear to achieve the required setback, a variance was previously issued which allowed a decrease in the setback, and the width of the lot and topography have not been created by the applicant.
4. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other property subject to the same provisions. The current width of the lot, topography and in order to achieve the City's adopted design standards of locating the building to define the corridor edge with all of the parking behind the structure, and in navigating the topography of the site achieving the desired provisions for this lot, is challenging.
5. Not Merely Special Privilege. The alleged hardship does not include the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision. The alleged hardship shall not include the inability of the property owner to realize a greater profit than if the variance were not granted.
6. No Other Remedy. There are no means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot. The development design strives to incorporate the urban design criteria, while navigating the existing site topography and width.
7. Variance Less Than Requested. There is no known variance that is less than or different from that requested, which would provide the applicant with the right to some relief but not to the relief requested.
8. Essential Character of the Area. The variance would not result in a development on the lot that:
 1. Would be detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity.
 2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity.
 3. Would substantially increase congestion in the public streets due to traffic or parking.
 4. Would unduly tax public utilities and facilities in the area.
 5. Would unduly increase the danger of flood or fire.
 6. Would endanger the public health or safety.
 7. Would not be in harmony with the general and specific purposes of this chapter and the comprehensive planning policies and objectives of the City.

Recommendation

Staff recommends the approval of the certificate of design compliance subject to the following conditions:

1. Bicycle parking shall be provided in conformance with Mankato City Code.
2. The applicant shall provide a photometric plan showing lighting levels at the property line that conform to City of Mankato 10.89 standards.
3. The applicant shall provide lighting cut sheets for all proposed exterior light fixtures, and the fixtures shall conform to Mankato City Code standards.
4. The applicant shall provide a landscaping plan which achieves Mankato City Code sections 10.48 for screening and section 10.88. The plan shall be provided with the request for a building permit application.
5. Prior to the installation of any signage, a development sign plan shall be submitted for review and approval.
6. Prior to the fabrication or installation of any signage, a City of Mankato sign permit shall be in place.
7. Snow storage as proposed on the adjacent vacant lot shall not be located in the sight triangle.
8. The elevations shall conform to the submitted elevations approved by the Planning Commission.
9. All new exterior finishes shall conform to the Mankato City Code. Exterior architectural metal panels shall have concealed fasteners and shall not be exposed.

Staff recommends approval of the variance requests subject to the following conditions:

1. If encroachments occur for permanent building components, a license to encroach shall be obtained prior to the subject encroachment occurring.
2. If temporary access for construction, window cleaning or any other means is necessary in the public way, the appropriate right of way permit, obstruction permit or others shall be obtained in accordance with City of Mankato standards prior to work occurring.
3. All mechanical and electrical equipment, venting, metering, and other related elements shall occur on the western side of the property

and shall be screened in accordance with Mankato City Code.

Attachments

- General Location Map
 - Aerial Location Map
 - Grading and Site Plan
 - Elevations
 - Floor Plans
 - Variance Exhibit
 - Variance Questions
 - Snow Management Plan
 - Photometric
-

General Location Map



Date: December 2024

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.

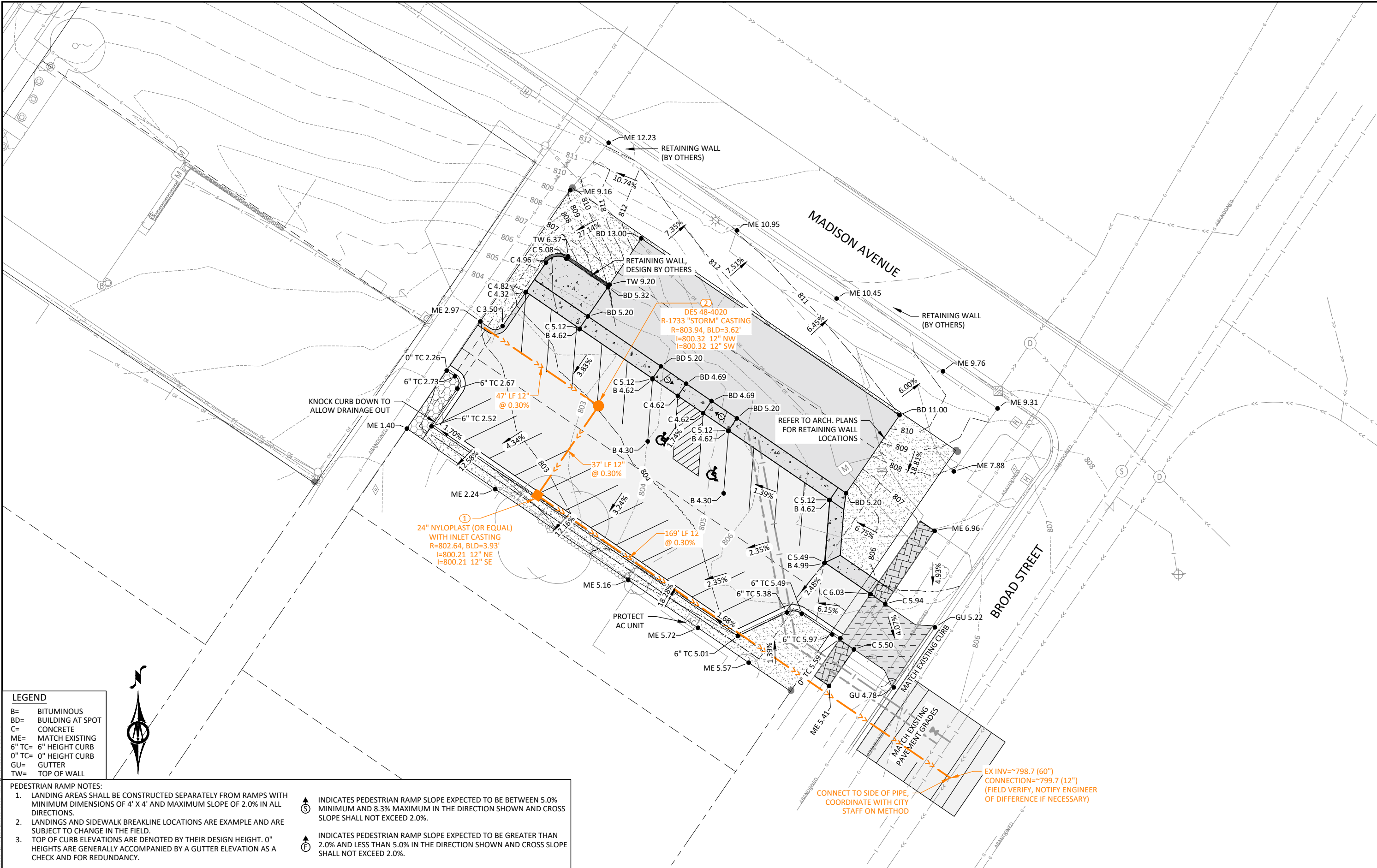
Aerial Map



Date: December 2024

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.



LEGEND	
B=	BITUMINOUS
BD=	BUILDING AT SPOT
C=	CONCRETE
ME=	MATCH EXISTING
6" TC=	6" HEIGHT CURB
0" TC=	0" HEIGHT CURB
GU=	GUTTER
TW=	TOP OF WALL

- PEDESTRIAN RAMP NOTES:
- LANDING AREAS SHALL BE CONSTRUCTED SEPARATELY FROM RAMPS WITH MINIMUM DIMENSIONS OF 4' X 4' AND MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
 - LANDINGS AND SIDEWALK BREAKLINE LOCATIONS ARE EXAMPLE AND ARE SUBJECT TO CHANGE IN THE FIELD.
 - TOP OF CURB ELEVATIONS ARE DENOTED BY THEIR DESIGN HEIGHT. 0" HEIGHTS ARE GENERALLY ACCOMPANIED BY A GUTTER ELEVATION AS A CHECK AND FOR REDUNDANCY.

- Ⓢ INDICATES PEDESTRIAN RAMP SLOPE EXPECTED TO BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- Ⓡ INDICATES PEDESTRIAN RAMP SLOPE EXPECTED TO BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX

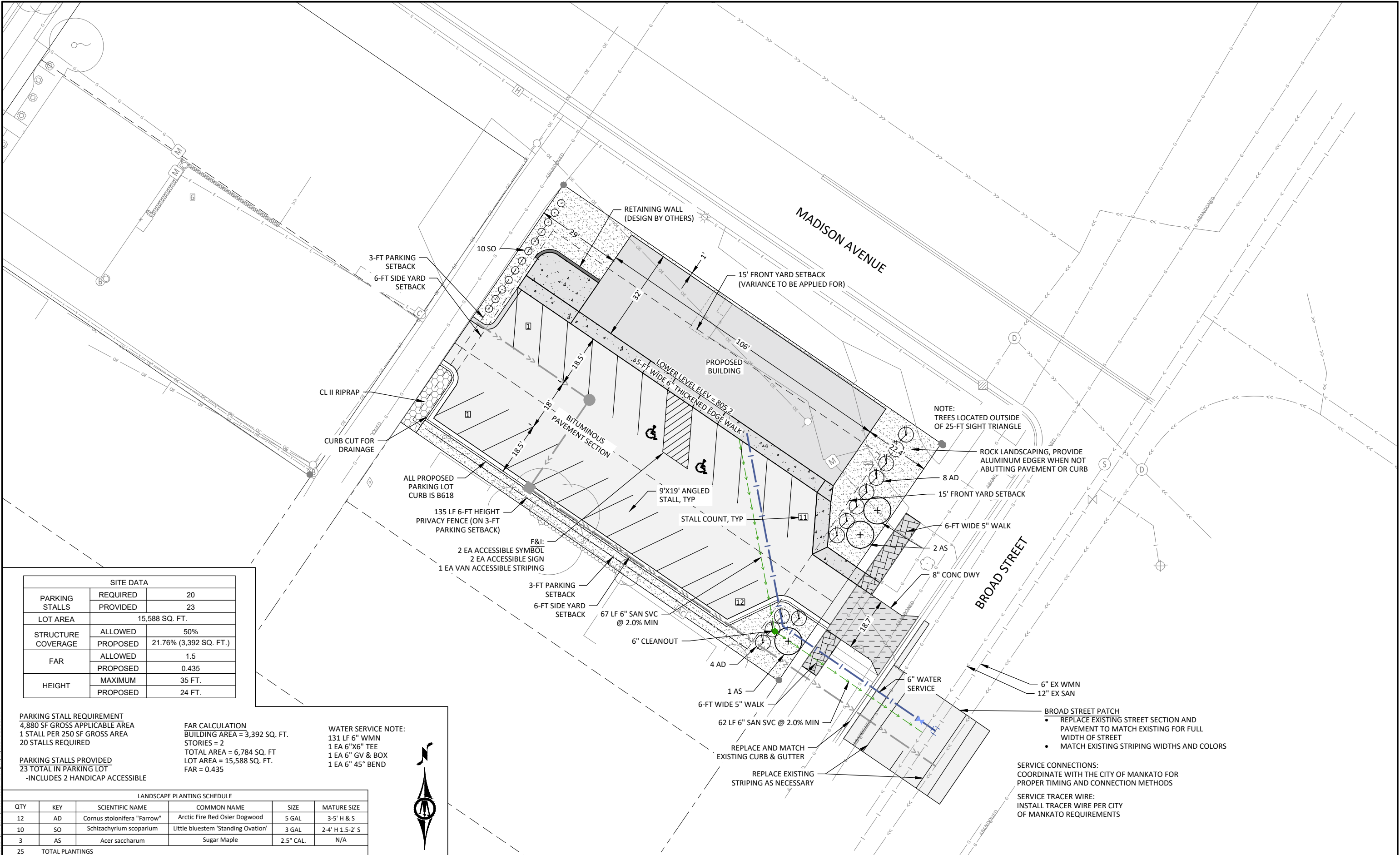


1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
AWP			
DRAWN			
AWP			
CHECKED			
NPM			
CLIENT PROJ. NO.			
OM3.128034			

MAH BKS 2, LLC
830 NORTH BROAD PROJECT
GRADING PLAN

SHEET
C3.01



SITE DATA		
PARKING STALLS	REQUIRED	20
	PROVIDED	23
LOT AREA	15,588 SQ. FT.	
STRUCTURE COVERAGE	ALLOWED	50%
	PROPOSED	21.76% (3,392 SQ. FT.)
FAR	ALLOWED	1.5
	PROPOSED	0.435
HEIGHT	MAXIMUM	35 FT.
	PROPOSED	24 FT.

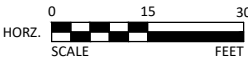
PARKING STALL REQUIREMENT
4,880 SF GROSS APPLICABLE AREA
1 STALL PER 250 SF GROSS AREA
20 STALLS REQUIRED

PARKING STALLS PROVIDED
23 TOTAL IN PARKING LOT
-INCLUDES 2 HANDICAP ACCESSIBLE

FAR CALCULATION
BUILDING AREA = 3,392 SQ. FT.
STORIES = 2
TOTAL AREA = 6,784 SQ. FT
LOT AREA = 15,588 SQ. FT.
FAR = 0.435

WATER SERVICE NOTE:
131 LF 6" WMN
1 EA 6"x6" TEE
1 EA 6" GV & BOX
1 EA 6" 45° BEND

LANDSCAPE PLANTING SCHEDULE					
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE
12	AD	Cornus stolonifera "Farrow"	Arctic Fire Red Osier Dogwood	5 GAL	3-5' H & S
10	SO	Schizachyrium scoparium	Little bluestem 'Standing Ovation'	3 GAL	2-4' H 1.5-2' S
3	AS	Acer saccharum	Sugar Maple	2.5" CAL.	N/A
25	TOTAL PLANTINGS				



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.

LIC. NO. 59617

DATE XX/XX/XXXX

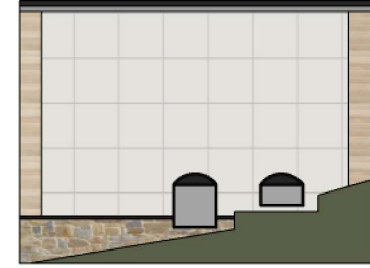
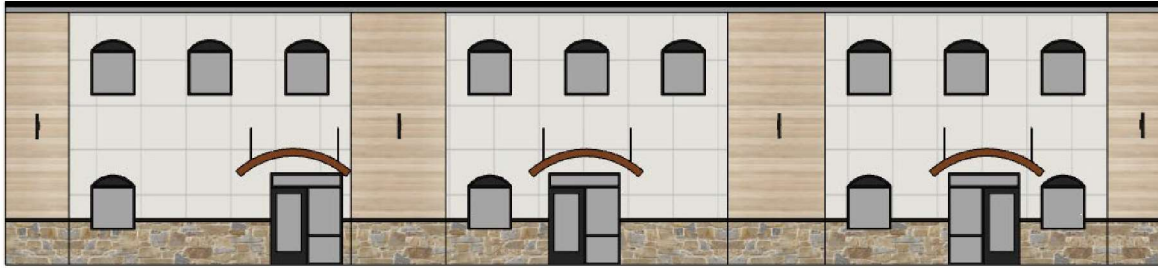


BOLTON & MENK

1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
AWP			
DRAWN			
AWP			
CHECKED			
NPM			
CLIENT PROJ. NO.	0M3.128034		

MAH BKS 2, LLC		SHEET C4.01
830 NORTH BROAD PROJECT		
SITE & LANDSCAPING PLAN		

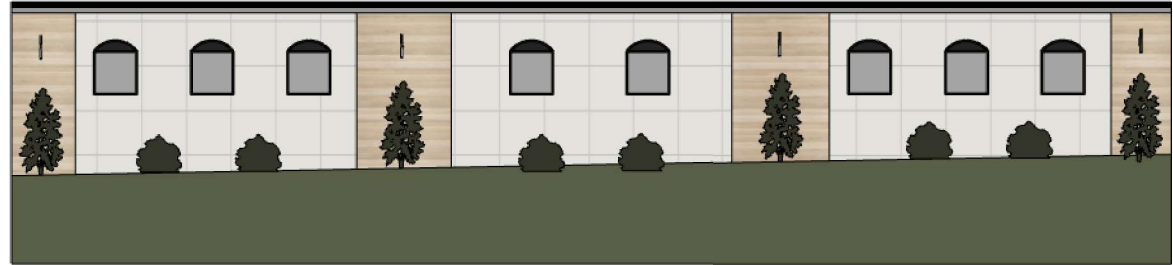
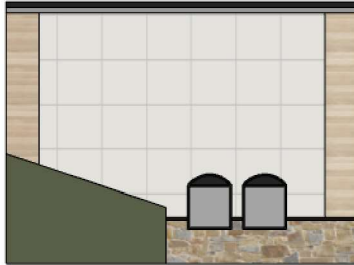


1 PRELIMINARY ELEVATION - SOUTH SIDE

FINISH KEY SEE MATERIALS LIST FOR MORE DETAIL			
A	WOOD-LOOK	561 sf	21.95%
B	METAL TRIM	125 sf	4.89%
C	LIMESTONE	337 sf	13.18%
D	HARDIE PANELS	1124 sf	43.97%
E	STORE FRONT	163 sf	6.38%
F	WINDOWS	246 sf	9.62%

2 PRELIMINARY ELEVATION - EAST SIDE

FINISH KEY SEE MATERIALS LIST FOR MORE DETAIL			
A	WOOD-LOOK	85 sf	12.39%
B	METAL TRIM	37 sf	5.39%
C	LIMESTONE	48 sf	7.00%
D	HARDIE PANELS	486 sf	70.85%
E	STORE FRONT	0 sf	0.00%
F	WINDOWS	30 sf	4.37%



3 ELEVATION - WEST SIDE (ALLEY)

FINISH KEY SEE MATERIALS LIST FOR MORE DETAIL			
A	WOOD-LOOK	95 sf	14.50%
B	METAL TRIM	35 sf	5.34%
C	LIMESTONE	64 sf	9.77%
D	HARDIE PANELS	423 sf	64.58%
E	STORE FRONT	0 sf	0.00%
F	WINDOWS	38 sf	5.80%

4 ELEVATION - NORTH SIDE (MADISON AVE)

FINISH KEY SEE MATERIALS LIST FOR MORE DETAIL			
A	WOOD-LOOK	417 sf	26.23%
B	METAL TRIM	107 sf	6.73%
C	LIMESTONE	0 sf	0.00%
D	HARDIE PANELS	915 sf	57.55%
E	STORE FRONT	0 sf	0.00%
F	WINDOWS	151 sf	9.50%

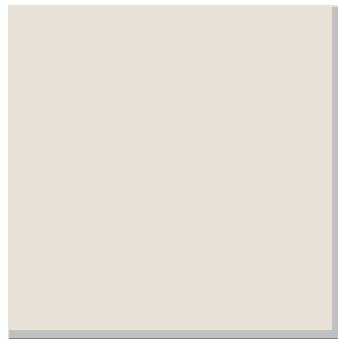




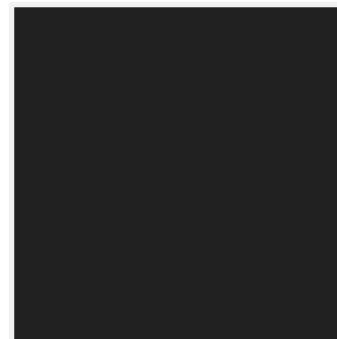
STONE B
VETTERSTONE | NATURAL STRATA
*more color variation
(Numerous Patterns are available)



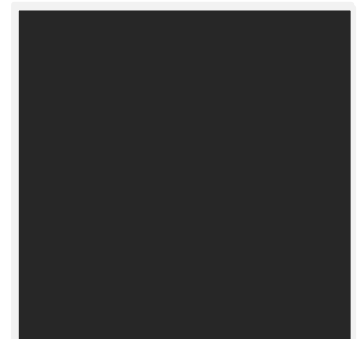
METAL PLANK
HARRYWOOD / CORK
*has some color variation to look
natural



HARDIE SQUARE PANEL SIDING
48" X 48" - Metal Channel: Silver
Color shown: NAVAJO BEIGE
(Other colors available)



STOREFRONT / WINDOWS
FINISH: MATTE BLACK
ALUMINUM



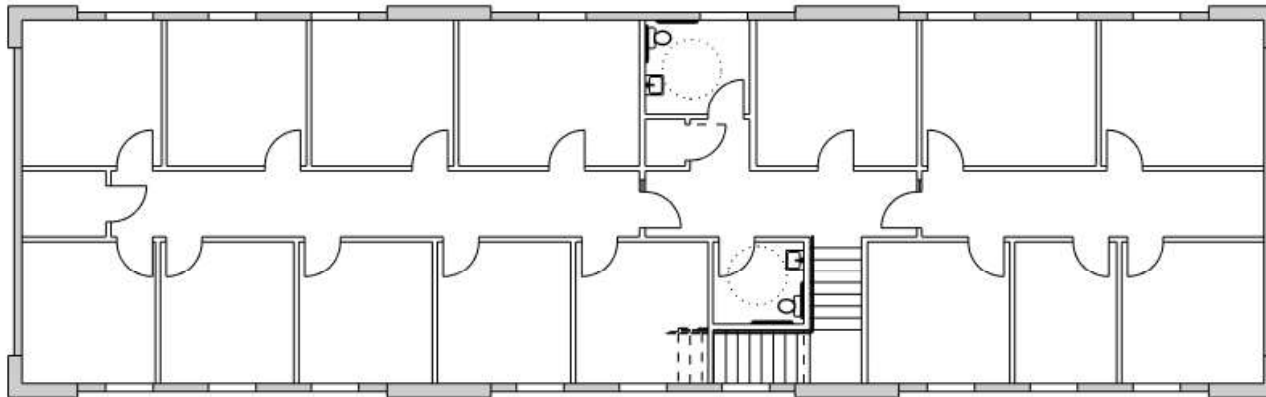
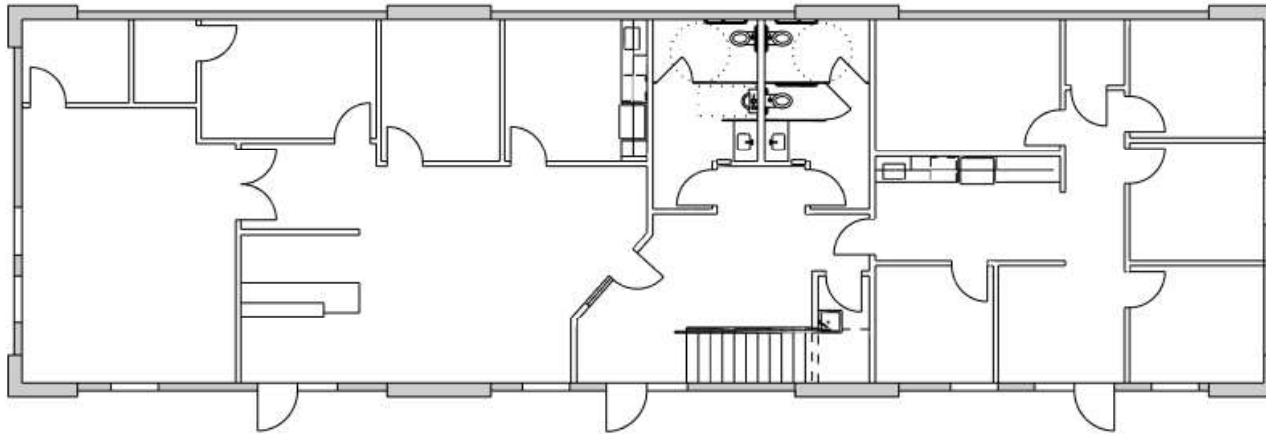
METAL TRIM
FINISH: MATTE BLACK
ALUMINUM

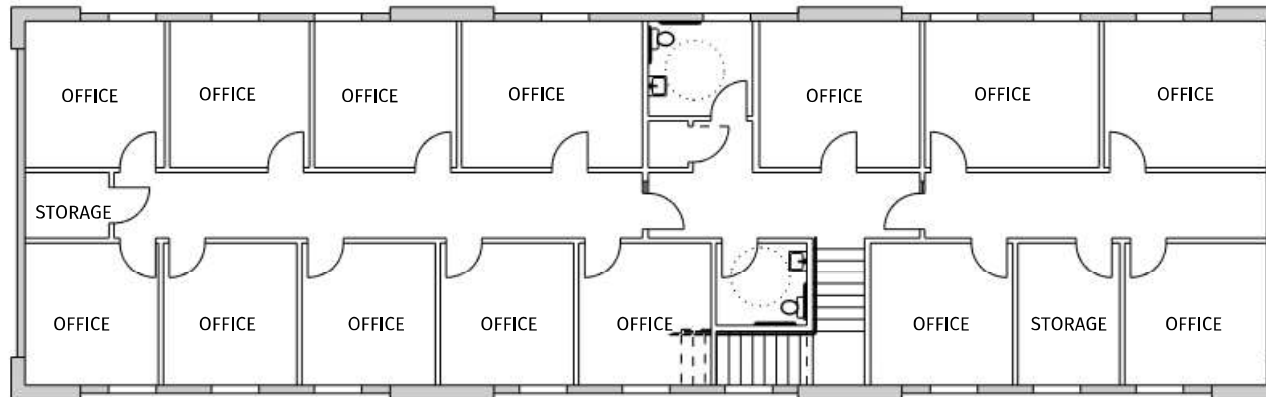
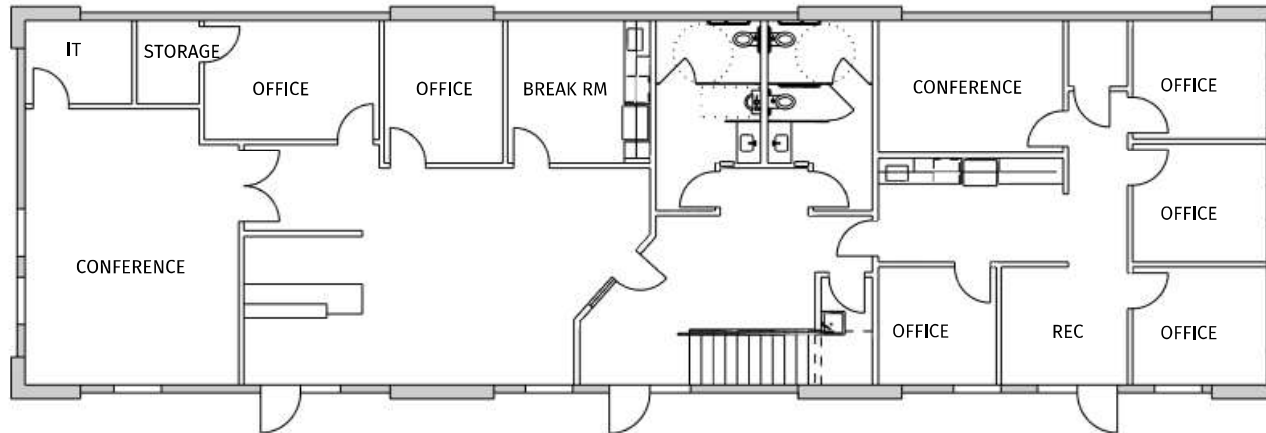


CANOPY
FINISH: MATTE BLACK OR
EARTHTONE

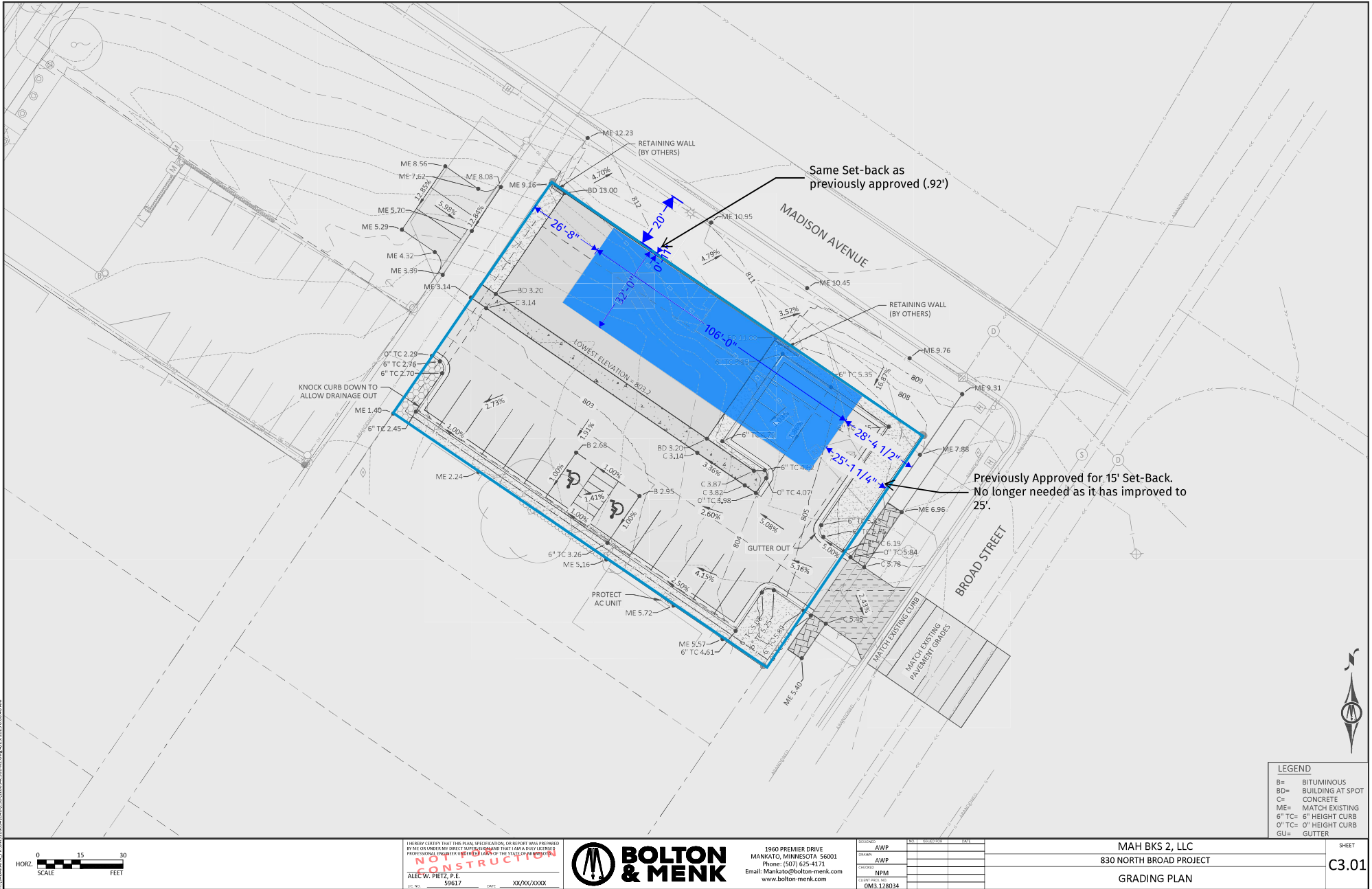
LIGHTING TO BE DOWNLIGHT ONLY.







© Bolton & Menk, Inc. 2018. All rights reserved.
11:15:00 AM, WED 11/13/2014 4:02:50 PM 4/25/2018 6:04:44 AM



I HEREBY CERTIFY THAT THE PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
NO CONSTRUCTION
ALEC W. PIETZ, P.E.
59617
DATE: XX/XX/XXXX



1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	BY	DATE	CHK
AWP			
DRAWN	BY	DATE	CHK
AWP			
CHECKED	BY	DATE	CHK
NPM			
CURB FILE NO.			
0M3-128034			

MAH BKS 2, LLC
830 NORTH BROAD PROJECT
GRADING PLAN

LEGEND	
B=	BITUMINOUS
BD=	BUILDING AT SPOT
C=	CONCRETE
ME=	MATCH EXISTING
6" TC=	6" HEIGHT CURB
0" TC=	0" HEIGHT CURB
GU=	GUTTER

SHEET

C3.01

Variance questions

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 (x) No () Why or why not?
We believe the variance is in harmony with the ordinance. The property is located in the B-1 zone with the Gateway Overlay District which promotes high quality design in the commercial district.
2. In your opinion, is the variance consistent with the comprehensive plan?
Yes (x) No () Why or why not?
We believe the variance is in harmony with the comprehensive plan. The plan is to re-development this property with a mixed use building along Madison Avenue was previously considered and approved by the City Council back in 2008.
3. In your opinion, does the proposal put property to use in a reasonable manner?
Yes (x) No () Why or why not?
We believe this is a reasonable request as this type of variance was asked for back in 2008 and it was accepted by the City Council. (That project was not constructed.)
4. In your opinion, are there circumstances unique to the property?
Yes (x) No () Why or why not?
We believe that the positioning of the building will not increase the degree of non-conformance on the site. The current building that will be removed was already allowed to be in the front yard setback.
5. In your opinion, will the variance maintain the essential character of the locality?
Yes (x) No () Why or why not?
We believe the variance will enhance the characteristics of the site with it's quality design.

The Planning Commission/City Council 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.

**Mankato City Council
Regular Meeting
Monday, August 11, 2008 7:00 PM
Minnesota River Room**

A Meeting of the Mankato City Council was held on August 11, 2008, at 7 p.m. with Mayor John D. Brady presiding. Council Members Charlie Hurd, Mark Frost, Mike Laven, Tamra Rovney, and Vance Stuehrenberg were present. Council Member Jack Considine was excused. Also present were City Manager Patrick Hentges, City Engineer Ken Saffert, Community Development Director Paul Vogel, Planning Coordinator Mark Konz, City Attorney Eileen Wells, and City Clerk Cheryl Lindquist. Following roll call, the Pledge of Allegiance to Our Flag was given.

Approval of Agenda

(2.1) Mayor Brady requested any changes or additions to the agenda. Mr. Hurd moved and Mr. Frost seconded a motion to approve the agenda. The motion carried unanimously.

Approval of Minutes

(3.1) Mayor Brady requested any changes or additions to the Minutes from Regular Meeting of July 28, 2008. Mr. Frost moved and Mr. Stuehrenberg seconded a motion to approve the minutes. The motion carried unanimously.

Public Open Forum

(4.1) No one spoke at the first public open forum.

Consent Calendar

Mayor Brady requested any changes to the Consent Calendar. Mr. Hurd moved and Mr. Frost seconded a motion to approve the Consent Calendar. The motion carried unanimously and the following items were approved:

(5.1) Motion approving application for temporary inclusion of non-enclosed premise for Busties, Inc., DBA Busters, 1325 Madison Avenue, Mankato, on August 30, 2008.

(5.2) Resolution Appointing Election Judges for 2008 Primary and General Election.

(5.3) Resolution Authorizing the City Manager to enter into Intergovernmental Agreement for Joint Construction of Fiber Optical Network with Blue Earth County and Scott County.

(5.4) Resolution Authorizing City Manager to Negotiate and Execute Ground Lease with Hickory Tech Corporation – 1315 Stadium Road.

(5.5) Resolution Approving Final Plat of Eastwood Industrial Centre No. 6. By Request of R.W. Carlstrom.

(5.6) Resolution Approving Final Plat of Cedar Meadows Apartments No. 2 Subdivision. By Request of Mark Kiecker.

(5.7) Rejection of bids on Project No. 08007, reconstruction of Second Street from Plum Street to Main Street.

(5.8) Motion to approve design change, realignment of centerline to maintain south curb line, on Project No. 07070, West Ninth Street reconstruction.

(6.4) Mr. Hentges introduced the Resolution Granting Variance request to reduce the required corner-side yard setback from 15 feet to 0.75 feet. (225 Madison Avenue, 824 North Broad Street, 826 North Broad Street). By request of Kent Bauer.

Planning Coordinator Mark Konz stated the applicant is proposing a two-phased development of the properties. Phase One involves demolishing the two existing residential structures, located at 824 and 826 North Broad Street, to provide parking for a proposed 40' x 60' mixed use building that will occupy a portion of 225 Madison Avenue and 826 North Broad Street. The new building will be a combination of office and residential uses. Phase Two would include the demolition of the existing building occupying 225 Madison Avenue and the construction of a new 1,400 square foot structure, which is intended to be used for commercial and/or office uses.

Mr. Konz stated that staff finds that the proposal would allow for the development of the site in accordance with the stated purpose of the GT, Gateway Overlay District, to promote high quality design in the city's commercial district; granting the variance will not be detrimental to other uses already permitted, the positioning of the building will not increase the degree of non-conformance on the site; the proposed use is in harmony with the general and specific purposes of the city code, comprehensive planning policies, and objectives of the City; the proposal includes the removal of two marginal residential structures improving the public health and safety of the neighborhood.

Mr. Konz stated that staff is recommending approval of the variance subject to the condition that the applicant shall examine the feasibility of moving or eliminating the existing power pole located nearby to the alley; applicant shall coordinate with City staff in ensuring that the alley approach is reconstructed to conforming grades, and the applicant shall abandon utilization of the parking areas within the Madison Avenue right of way and submit a landscaping plan to the Director of Community Development.

Mayor Brady opened the public hearing. There being no one wishing to speak, Mayor Brady closed the public hearing.

Mr. Stuehrenberg asked if the project would bring any structures closer to Madison Avenue. Mr. Konz stated that it the buildings would not be any closer to Madison Avenue than what is there now.

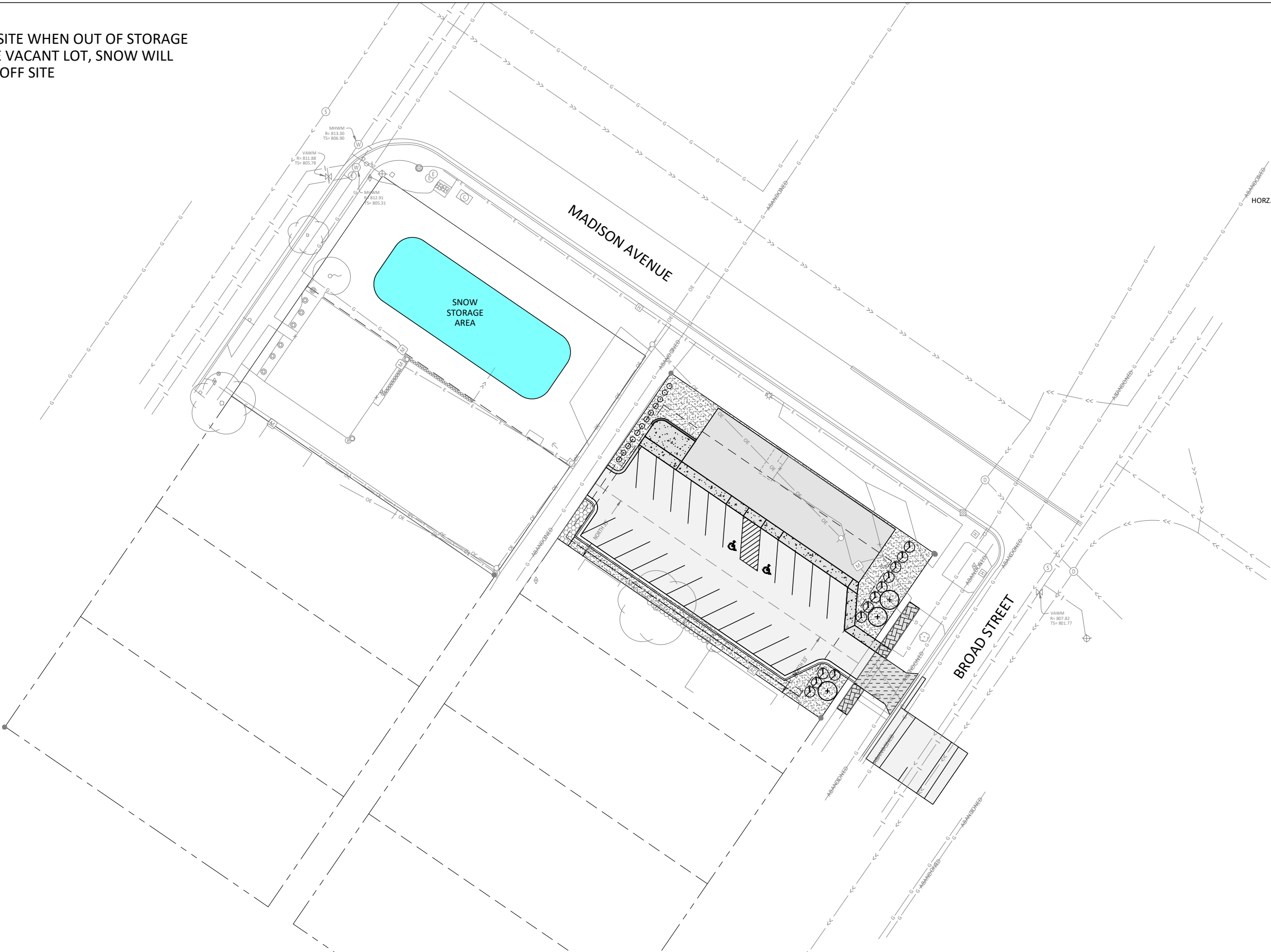
Mr. Stuehrenberg moved and Mr. Frost seconded a motion to approve the Resolution of the City Council Granting a Variance under the Mankato Zoning Ordinance. The motion carried unanimously.

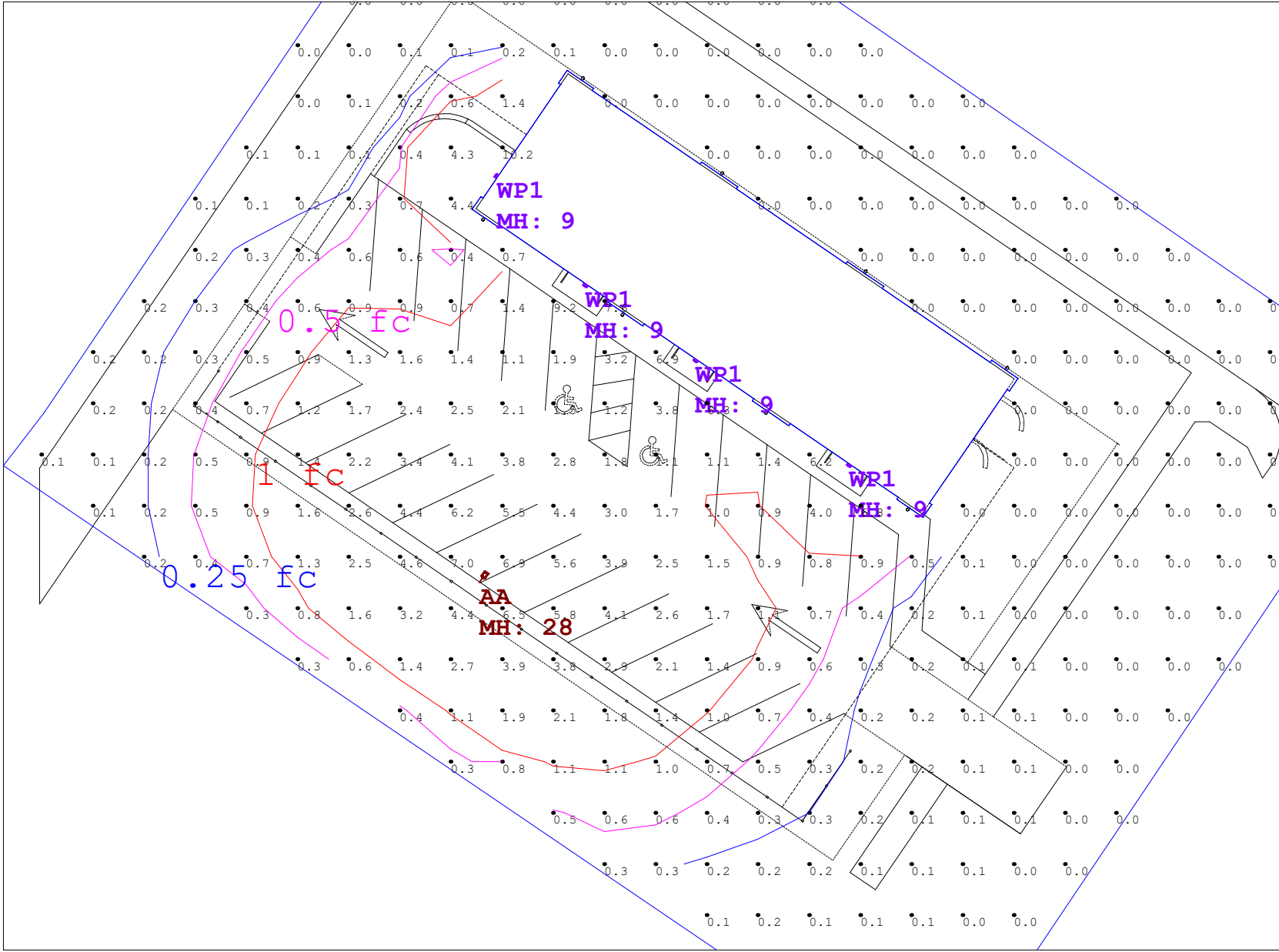
(6.5) Planning Coordinator Mark Konz presented the Ordinance rezoning property from T, Transition, to B-2 General Business District, Government Lot 8, Section 36, Township 109 North, Range 26 west (51612 U.S. Highway 169 – located behind Happy Chef North). By request of Nathan Nelson.

Mr. Konz stated that the property was annexed in 2007 due to the need to connect to city service and that all properties annexed into the City are originally designated as T-Transition until a



- NOTES:
- SNOW WILL BE HAULED OFF SITE WHEN OUT OF STORAGE
 - UPON DEVELOPMENT OF THE VACANT LOT, SNOW WILL BE REQUIRED TO BE HAULED OFF SITE





Calculation Summary										
Label	Units	Avg	Max	Min	Avg/Min	Max/Min				
Ground Planar	Fc	0.87	10.2	0.0	N/A.	N/A.				
Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts		
 	1	AA	Single	ALF LS230 T2 G1 FSK-23000lm-40K	0.910	23037	140	140		
	4	WP1	Single	SLIM17FA15ADJ_4K at 0 CCT	0.910	3540	28.44	113.76		
				Setting						
830 North Street Mankato Drawn By: Checked By: Date: 10/28/2024 # Date Comments Revisions Scale:										
VIKING electric A Sorepar Company										
Page M of 1										

