



MINUTES

**Mankato Planning Commission
March 26, 2025 - 6:00 p.m.
IGC - Mankato Room**

1. **CALL TO ORDER**

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

Commissioner's Present: Chair Zehnder, Ms. Johnson, Mr. Wilke, Mr. Dieken, Mr. Iddings, Ms. Surdy, Mr. Meister

Staff Present: Molly Westman-Planning and Zoning Administrator, Sydney DePrenger-Planner, Travis Johnson-Permit Technician, Bennett Hanson-Economic Development Specialist, Brittany Mitchell-Planning Coordinator, Alec Pietz-Interim City Engineer

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 February 26th, 2025. Mr. Dieken seconded the motion. The motion carried unanimously.

1. **Draft February 26, 2025 Planning Commission minutes**

4. **OLD BUSINESS**

No Old Business

NEW BUSINESS

1.

CY10-25

Request of Mary Ssegirinya, with permission of the property owner, for a conditional use permit to allow the operation of a daycare center in the B-3, Highway Business District. The subject property is described as CIC 59, Bassett Square Condo, Unit 1720 and the adjacent common elements, Mankato. (1720 Bassett Drive).

Ms. DePrenger respectfully submits the following findings of fact for the proposed Amended Conditional Use Permit:

1. All elevations of the existing structure, display materials, and finishes conform to the B-3 Highway Overlay District.
2. The proposal does not interfere with or diminish the use of properties in the immediate vicinity, as the use of the property was previously approved for use as a daycare and an Autism Center.
3. The proposal does not cause undue traffic congestion as usage stays the same.
4. The proposal will continue to be served by public facilities and services.
5. There are no known natural or environmental features on the site.
6. The proposal will not jeopardize the public's health, safety, or general welfare.

Ms. DePrenger reports that, based on the findings, staff recommends approval of the Amended Conditional Use Permit with the following conditions:

1. The applicant shall identify which parking stalls will be allocated to their business and identify which stalls will be utilized for drop-off and pick-up.
2. The applicant shall conform with the State of Minnesota licensing regulations.
3. All new exterior light fixtures shall be of a full-cut, fully shielded style and meet the Mankato City Code. Submitted photometric plans shall demonstrate lighting levels at or below the maximum of ½ foot candle at all property lines.
4. The applicant shall provide bicycle parking per the standards set forth in Section 10.85 of the Mankato City Code.
5. The dumpster enclosure should be fully enclosed and be constructed of materials that are complimentary to the structure.
6. The applicant shall submit a signage plan prior to installation.
7. If parking becomes an issue, the resolution shall occur privately among tenants and owners.

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

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

The anticipated date of City Council action is April 14, 2025.

2.

CY11-25

Request of the Planning Agency to review Mankato Development District No. 48 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 a 2-story commercial building comprising of 6,784 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 824-830 N. Broad Street.

Mr. Hanson reports staff respectfully submits 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. Hanson reports that, based on the findings, staff recommends approval of Development District No. 48 and recommends adoption of said resolution.

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

Mr. Dieken made a motion for approval of Development District No.48 and the adoption of said resolution. Mr Meister seconded the motion. The motion passed with a vote of 6-1, with Ms. Surdy voting no.

The anticipated date of City Council action is April 14, 2025.

3.

CY12-25

Request of Web Construction for a Certificate of Design Compliance for the construction of a new structure in the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Alexia Subdivision. (1600 N. Victory Drive; Blue Earth County PID R010909126033).

Ms. Westman respectfully submits the following findings of fact for the proposed Certificate of Design Compliance:

1. The proposed development, including the implementation of the recommended conditions, conforms to the standards of the Highway Gateway Overlay District, as noted under Mankato City Code.
2. The proposed development conforms to the standards of Chapter 10 for the issuance of a certificate of design compliance.
3. The proposal does not interfere with or diminish the use of properties in the immediate vicinity.
4. The applicant is proposing to utilize efficiencies in development by connecting to public utilities, storm water, and access. There is a proposed temporary driveway that will accommodate access for clients and staff off the existing St. Andrews.
5. There are no known natural or environmental features on the site.
6. 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 Certificate of Design Compliance:

1. The applicant shall construct the building per the plans approved by the Mankato City Council. Minor modifications maybe made to the design based on the availability of product.
2. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, and drives. The document shall address financing of maintenance and replacement activities.
3. The dumpster enclosure shall be fully enclosed and be constructed of materials that are complimentary to the structure. The applicant shall prohibit outside storage of refuse or other debris.
4. The applicant shall provide bicycle parking per the standards set forth in Section 10.85

of the Mankato City Code.

5. The applicant shall provide a signage plan prior to installation and apply for a signage permit.
6. All new exterior light fixtures shall be of a full-cut, fully shielded style and meet Mankato City Code. Submitted photometric plans shall demonstrate lighting levels at or below the maximum of ½ foot candle at all property lines.
7. Landscaping shall be installed in accordance with Mankato City Code. A conforming landscaping plan shall be submitted for review and approval prior to installation. At a minimum, the plan shall include a vegetative screening, having an opacity of 80% or greater, along the parking areas on St. Andrews Dr. . that is in conformance with Section 10.48, Subsection 2, Subpart 5. In addition, landscaping shall be provided in conformance with Section 10.88. This shall include, but not be limited to, evergreen trees at a rate of 1 evergreen tree per 25 lineal feet of lot perimeter length and 1 shade tree per 50 lineal feet of lot perimeter length.
8. The applicant shall submit the final civil plans for Department of Public Works review.
9. The private driveway, storm water facilities, and utilities will be maintained privately and may require replacement upon extension of St. Andrews Dr.

Josh Williams, 280 Summerfield Trl. Mr. Williams was present at the meeting representing Web Construction. Mr. Williams' question pertained to item 7 in the staff findings. He referenced the mention of lot perimeter length and wondered if this would be based more on parking and curb lines.

Ms. Westman indicated that item 7 referenced Mankato City Code and this section of the code talks about the perimeter parking lot. In this case, along Victory and St. Andrews extension.

Mr. Williams clarified that this means a perimeter parking lot and not perimeter lot lines.

Ms. Westman indicated that the code section was referenced in the findings and, whatever the code indicates, would be the expectation of the plan that comes forward for this project.

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

Mr. Meister made a motion for approval of the Certificate of Design Compliance. Ms. Surdy seconded the motion. The motion passed unanimously.

The anticipated date of City Council action is April 14, 2025.

4.

CY13-25

Request of Caravel Autism Center for a conditional use permit to allow operations outside of a completely enclosed structure to accommodate a playground system in the B-1, Community Business District. The subject property is described as Lot 2, Block 5, North Star subdivision (1701 Adams Street).

Mr. Hanson reports that staff respectfully submits the following findings of fact:

1. The operation of a Medical Clinic within the B-1, Community Business District is considered a permitted use in the City of Mankato.
2. The operation of a business not entirely within a completely enclosed structure, in the B-1, Community Business District, can be permitted by a Conditional Use Permit in the Mankato City Code.
3. The operation of the outdoor playground, as proposed, is complementary to the operation of the site as a medical clinic that provides care for children with Autism.

4. 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.
5. The proposal will not cause undue traffic congestion, as no changes are proposed to the public street system, nor is an increase proposed to the number of off-street parking stalls provided on site.
6. The proposal does not interfere with or diminish the use of the property in the immediate vicinity.
7. The proposal will not jeopardize the public's health, safety, or general welfare.
8. It is in keeping with the comprehensive planning policies of the City as amended from time to time.
9. The proposal will improve the existing landscaping and screening conditions on the property by screening the parking area.

Mr. Hanson reports that, based on the findings, staff recommends approval of the Conditional Use Permit with the following conditions:

1. Applicant shall provide plans detailing the construction, including materials, of the refuse enclosure at the time of building permit submission. Refuse containers shall be fully gated and screened in accordance with Mankato City Code section 10.88, or stored entirely within an enclosed structure.
2. Bicycle parking shall be provided in compliance with the City Code. A minimum of 2 bicycle stalls shall be provided on site.
3. All signage, both temporary and permanent, shall adhere to Mankato City Code Section 10.87 standards, and sign permits shall be obtained prior to fabrication or installation of any signage.
4. The applicant shall apply for and be issued a fence permit prior to installation of any fence exceeding 30" in height on the subject property.
5. The applicant shall provide a snow removal plan designating an onsite snow storage area or demonstrating relocation of snow to a conforming off-site location prior to building permit submission.
6. The applicant shall provide turning movements showing the path of vehicles through the site, with particular focus on the usage of the parking stalls and drive lane adjacent to the proposed outdoor playground area. This shall be provided prior to building permit submission. All drive aisle and parking stalls shall conform to the [City of Mankato Engineering Plates](#) (see plate 2700A, pdf page 45).
7. The applicant shall provide a parking plan showing the number of off-street parking stalls provided on site and showing the designation of parking stalls for client pick-up and drop-off. This shall be provided prior to building permit submission.
8. If new exterior lighting is updated or installed, it shall conform to Mankato City Code section 10.89 standards, including, but not limited to, full-cut, fully shielded style. A photometric plan shall be provided at this time demonstrating conforming lighting levels at the property line.
9. The applicant shall provide a narrative that states: the maximum number of employees that would operate on location at one time, the gross floor area of the proposed use, winter operation plans for the outdoor playground area, and how exterior access to the playground area will be managed to ensure the safety of clients in proximity to an active drive lane. This shall be provided prior to building permit submission.
10. If parking or loading/unloading operations on site impede traffic on Adams or Star Streets, mitigation of undue traffic congestion shall be sought through modification to onsite parking conditions.
11. Parking of staff and client vehicles shall occur entirely on site within designated parking stalls. If conforming parking conditions cannot be maintained, additional off-street parking stalls shall be provided by improvement or through lease of off-street parking stalls within 500' of the use.
12. The applicant shall provide a landscaping plan that conforms to Mankato City Code Sec.

10.88 prior to, or in conjunction with, the submission of a building permit.

The anticipated date of City Council action is April 14, 2025.

5.

CY14-25

Request of Brett Skilbred, with permission of the property owner, for a Land Use Plan amendment to change the guided land use from Light Industrial to Medium Density Residential. The subject properties are described as approximately 188,000 sqft and located in Blocks 7-10, Columbia Park Addition, City of Mankato, and Blocks 23-24, Germania Park Add, City of Mankato (8th Avenue in Germania Park neighborhood between Harper and Cleveland Avenue).

Ms. Westman reports that staff respectfully submits the findings that the Land Use Plan Amendment conforms to the following Goals, Objectives, and Policies of the Land Use Plan for Medium Density Residential and future review of development proposals will be continued on the following:

1. Promotes adequate housing for all income levels and age groups. The proposal offers a variety of housing types with affordability components proposed.
2. Supports the goals and objectives of the Mankato Area Transportation and Planning Study and Parks and Open Space Plan. The applicant will be improving the currently platted, unimproved, 8th Avenue local street. Future development associated with the Jefferson Quarry Redevelopment will contemplate new open spaces. The area is currently served by Columbia Park.
3. Retains and enhances the character and quality of established residential neighborhoods. The applicant is providing a medium-density development between the potential future Jefferson Quarry redevelopment and the existing residential neighborhood.
4. Encourages and promotes innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments. The applicant is proposing a medium-density development providing development techniques suitable for the area.
5. Provides the requirement to study and provide pedestrian connectivity between neighborhoods and destination points where subsequent studies recommend connections, and in keeping with recent Germania Park infrastructure design enhancements. Given that this property is the buffer between the adjacent redevelopment property, the Quarry, and the existing neighborhood, a recommended condition is included that at site development multi-modal plans be provided that contemplate a connection through the neighborhood, this development and into the future quarry.
6. Achieves the Land Use Plan's residential land use category housing density (number of dwelling units/acre). The Land Use Plan outlines that medium-density residential development should be seven to 10 dwellings per acre, which would equate to 30 to 44 units per acre. As proposed, neither possible housing option will exceed these guided medium-density residential land use housing density standards.

Ms. Westman additionally reports that staff submits the findings that the proposed Land Use Plan amendment conforms to the following location criteria for designating residential property in the Land Use Plan:

1. The property provides a transition between the existing low-and medium-density residential uses and the future Jefferson Quarry redevelopment by providing a medium-density area adjacent to the low-and-medium-density residential areas to the east. The medium-density development will be on both sides of the 8th Avenue corridor

on parcels included with this request, and future requests that seek rezoning along the 8th Avenue corridor are anticipated to obtain the same.

2. The property is adjacent to existing medium-density residential (east) land use designations on the eastern side. The Jefferson Quarry Redevelopment plan outlines that future plans for the quarry area to the west could include Higher Density Residential uses.
3. The property is served by local streets, which provide access to high-volume systems such as arterial or collector streets, accessible without passing through less intense land uses, and provide connections to and through the existing neighborhood. The existing access corridors, Cleveland, Lind and Harper, shall remain in order to provide transportation corridors in keeping with the submitted Trip Generation Memorandum.
4. The property is located in an area where medium-density residential is compatible with the adjacent land uses, which are low-density residential uses and medium-density land use classification to the east, and currently industrial use and land use designations to the west, north and south. This is based on the location criteria provided in the land use plan.
5. The property is not currently located on a fixed public transportation route. Paratransit is available and serves the neighborhood.
6. The property is subject to the city sidewalk ordinances and will be required to comply with sidewalk installations and plans in keeping with the recently completed Germania Park CIP projects, the Complete Streets Plan and other applicable plans and policies. Design of the sidewalk and pedestrian connectivity networks will be analyzed during future platting and planned unit development considerations.

Brett Skilbred, 200 Essex Rd, Mankato MN. Mr. Skilbred was present at the meeting representing the landowner and the developer for this project to answer any questions the commission may have.

Chair Zehnder opened the public hearing for comment.

Louis Chatleain, 7th Ave. Mr. Chatleain was present at the meeting to question who is going to pay for the infrastructure that would be required for this type of project. He also indicated that when Harper St. was rebuilt no gutters were put in and flooding has been a major concern for the residents of this area.

Ms. Westman indicated that she would defer to Alec Pietz (City Engineer) to address Mr. Chatleain's questions.

Mr. Pietz indicated that 8th Ave. is a part of the Germania Park 5 capital improvement project. He indicated properties are assessed based on the City of Mankato's assessment policy. In this case, it would refer to properties abutting and directly benefiting from the improvements. Mr. Pietz indicated that in relation to the flooding, there are drainage improvements that are planned as part of the 8th Ave. project.

Jennifer Wunsch, 1963 8th Ave. Mankato, MN. Ms. Wunsch indicated that during heavy rainfall it would flood the entire street, including her property. She questioned if more housing was built, where the water was going to drain.

Deborah Olson, 2004 7th Ave. Mankato, MN. Ms. Olson added that the flooding will move up Harper St.

Mr. Pietz stated that assuming the capital improvement project moves forward, there are different options available to address these flooding issues. He noted that the City of Mankato would only be able to address these issues in the city's public right of way.

Ms. Wunsch also stated that she has concerns about the amount of construction that would take place with a development such as this. She noted that when Harper St. was improved, the amount of dust, noise, and other obstacles pertaining to construction made it difficult on a day-to-day basis.

Ms. Olson added that the commission members should be aware of the amount of rock that is present in this area. She indicated that when the Harper St. improvement was taking place, the amount of rock that was present set that project behind.

Chair Zehnder thanked Ms. Wunsch and Ms. Olson for their comments. He clarified that what is being voted on this evening is just an amendment to the land use plan and there would still be many more steps ahead for this project.

Ms. Westman added that as the project moves forward, additional notices would be sent out and residents would be able to provide comments at future meetings.

Kiana Wunsch, 8th Ave. Mankato, MN. Ms. Wunsch was present at the meeting to state her concerns about this area moving from industrial to residential. She indicated that there is a large 30-foot drop down to the quarry. Also, a reservoir that often floods, new electrical and plumbing infrastructure is also in place with no fencing. She questioned if these items are considered when it comes to this project.

Chair Zehnder thanked Ms. Wunsch for her statement and concerns. He stated that these items would be looked at as the development moves forward. He also stated that there are long-term plans for the quarry that will change the topography.

With no one wishing to speak further, the public hearing was closed.

Ms. Surdy questioned why medium density residential was the proposed amendment compared to low density. She also stated that she believes traffic studies can underestimate additional traffic from new developments.

Ms. Westman indicated that this neighborhood is currently medium density residential. This rezoning request is consistent with what the underlying land use plan is for the area.

Mr. Iddings emphasized that there will be additional meetings moving forward in relation to this project. He believes that if this development goes through, the City of Mankato will look at and address some of the concerns that were brought forward, and it would be an overall benefit to the area.

Ms. Johnson made a motion of approval for the Land Use Plan amendment. The motion was seconded by Mr. Iddings. The motion passed unanimously.

The anticipated date of City Council action is May 12, 2025.

6.

CY15-25

Request of Archer-Daniels Midland Company for the preliminary plat review of ADM Mankato First Addition. The subject property is described as part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County; part of Block 7, Mankato Industrial Acres; Lots 5, 6, 7 of Block 4 and a part of Block 7, Mankato Industrial Acres Subdivision; Lots 2, 3, 4, Block 4, Mankato Industrial Acres, Tracts A, B, and C, RLS No. 105; Lot 1, Block 4, Industrial Acres subdivision, all

in the city of Mankato (2019 3rd Avenue, etal, Blue Earth County PID R010906427006, R010906277004, R010906426007, R010906426006, R010906426001, etal).

Ms. Westman reports staff respectfully submits the following findings of fact:

1. General Requirements

1. The site is an existing manufacturing complex and changes to the existing development are not proposed at this time. In the future, as redevelopment or future improvements to the site occur, the site will be required to be brought into conformance.
2. Because site improvements are not currently proposed, a drainage study has not been submitted to verify compliance with the City drainage requirements. At such time as future site modifications occur, drainage, as would be applicable with a future improvement, will be required.
3. The site provides existing storm connections. In the future, if redevelopment or additional site infrastructure is proposed, stormwater will need to be provided in conformance with City Codes and as allowed by any required MS4 permit.
4. On-site wetlands have been delineated and are shown on the plat.

2. Streets

1. The street right-of-way widths are in line with the existing street right-of-way widths along the 3rd Avenue Corridor. No changes are proposed to the Mills Street, AKA Lind Street, and Second Avenue right of ways.

3. Easements

1. The plat provides the standard easements required in Chapter 11 of the Mankato City Code where currently feasible. As future development on the site occurs where not currently feasible to dedicate easement because of current conditions, dedication of standard easements will be necessary.

4. Block Standards

1. The blocks within the subdivision were designed for the intended end use as an industrial lot. Changes to the current use of the site are not proposed.

5. Lot Standards

1. The lots within the subdivision are intended for industrial uses and are designed to accommodate the existing use of the site.
2. Concept plans have not been submitted for the industrial development as redevelopment is not proposed.

6. Public Sites and Open Spaces

1. The applicant will be required to make a payment in lieu of parkland dedication based on the 2025 values.

Ms. Westman reports staff recommends approval of the preliminary plat with the following conditions:

1. The applicant shall work with the City of Mankato Engineering Department to determine what, if anything, will be necessary for the current encroachments located within the Mill Street/Lind Street right of way area.
2. The applicant shall dedicate easements on the property in conformance with Chapter 11 of the Mankato City Code. Where current conditions restrict the ability to provide standard easements, upon redevelopment or future improvements in the subject areas, the applicant and any future successors shall provide said easements.
3. Payment in lieu of parkland dedication in the amount of \$78,180 will be required prior to affixing signatures on the final plat.

Ms. Surdy questioned if the applicant has any intention of acquiring the small piece of property that they do not currently own.

Ms. Westman stated that it was her understanding that the owner had reached out and did not

receive a response. She also indicated the applicant's designee was present at the meeting and would be better suited to answer that question.

Mr. Wilke questioned if the entire property was unplatted or just a portion of it. He questioned how buildings were able to be constructed on an unplatted parcel.

Ms. Westman indicated there was a smaller section that had a registered land survey, but a large section was unplatted.

Mr. Wilke questioned if, at the time of construction, it was not required for the property to be platted.

Ms. Westman indicated that because of the complexities of this plat, the applicant has been working on it in conjunction with building permits.

Mr. Wilke stated that the biggest thing that he finds objectionable would be the parkland dedication fee. He stated that this was an older issue and wondered how appropriate that fee would be.

Chair Zehnder questioned if the Mankato City Code had an exemption in relation to parkland dedication fees.

Ms. Westman indicated that there are no exemptions in the Mankato City Code and, in turn, would be why the fees are present.

Janele Fowlds, Bolton & Menk. Ms. Fowlds was present at the meeting representing the applicant. She indicated the small parcel that was referenced by Ms. Surdy, is owned by Hubbard Feeds and has been for several years. ADM did reach out to Hubbard Feeds, but they were not receptive to selling. She also indicated that there were title problems where they had to go through a court action which took several months. Because of the circumstances, the City of Mankato allowed them to proceed with their project if they continued to work towards platting the property.

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

Ms. Johnson made a motion to approve the preliminary plat. The motion was seconded by Mr. Meister. The motion passed unanimously.

The anticipated date of City Council action is April 14, 2025.

7.

CY16-25

Request of Growth Holdings, LLC for a conditional use permit to allow a medical clinic in the R-4, High Density Residential District. The subject property is described as a portion of Lot 1, Block 1, Southeast Village Subdivision (103 Homestead Road).

Ms. DePrenger reports staff submits the following findings of fact:

1. The proposed use, a medical clinic, is a conditional use permit in the R-4, Multiple Family Dwelling District.
2. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
3. The primary structure will continue to be served by public facilities and services, and no

- utility service provider changes are proposed with this proposal.
4. The proposal does not cause undue traffic congestion as the proposed project does not make any changes to the public street system.
 5. There are no known historical or architectural resources on the site.
 6. There are no known natural or environmental features on the site.
 7. It will not cause a negative cumulative effect and effect on the City as a whole.
 8. 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.
 9. The proposal will not jeopardize the public's health, safety, or general welfare.

Ms. DePrenger reports staff recommends approval of the Conditional Use Permit with the following conditions:

1. Prior to installing signage, a separate sign permit shall be obtained for each proposed sign.
2. Landscaping and screening shall be installed in accordance with City Code Section 10.88.
3. If parking becomes an issue, the resolution shall occur privately between tenant and owner.
4. If new exterior light fixtures are proposed, the applicant shall provide lighting fixture cut-sheets if changes to the existing lighting on the property are proposed at building permit submittal. Fixtures shall meet City Code including, but not limited to, full-cut, fully shielded style.
5. If new exterior light fixtures are proposed, the applicant shall provide a photometric plan to include lighting levels at the property line if new lighting fixtures are installed at time of building permit. Lighting levels at the property line may not exceed 1/2 foot candle.
6. The applicant shall submit a refuse plan. The dumpster enclosure shall be screened in accordance with Mankato City Code Section 10.88.
7. The parking lot shall be striped to delineate the parking stalls and drop-off/ pick-up area. Parking stalls shall conform to Mankato City Code.
8. If the operation results in traffic hazards or congestion on public streets, the City Council may order the modification or termination of the subject conditional use permit.
9. Applicant shall install bicycle parking in compliance with Mankato City Code.
10. Future use of the 2nd floor in the building will be limited to the available parking stalls on site, or stalls able to be provided in compliance with the parking standards in Mankato City Code.

Ms. Surdy questioned if they were going to be using the 2nd floor of this building.

Ms. DePrenger indicated that she would allow the applicant to answer that question.

Charlie Gravelle, Facility Director for Fraser. Mr. Gravelle was at the meeting to answer any questions the commission members may have. He indicated that they currently do not have a use planned for the 2nd floor, and they would block it off if needed.

Mr. Wilke welcomed him to Mankato and thanked him for their investment in the community.

Ms. Surdy indicated that it was a service well needed. She indicated that having Fraser in Mankato will offer much-needed options to residents.

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

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

The anticipated date of City Council action is April 14, 2025.

5. **MISCELLANEOUS**

Brittany Mitchell was introduced as a planning coordinator with the City of Mankato.

Mr. Wilke questioned what updates were available in relation to the vacation request that was tabled at the February 26th, 2025, meeting.

Ms. Westman indicated that she was not sure that it would be an item for April's Planning Commission meeting. The applicant is still contemplating how they want to move forward with the request.

6. **ADJOURNMENT**

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

MINUTES APPROVED.

Chair, Mankato Planning Commission