



**MANKATO PLANNING COMMISSION
Regular Meeting April 23, 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. **March 26, 2025 Draft Planning Commission minutes**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1.

CY17-25

Request of Trellis, with permission of the property owner, for a Land Use Plan amendment to change the guided land use from Heavy Industrial to Office Residential. The subject properties are described as part of Block 17, Oakwood Addition, City of Mankato (Blue Earth County PIDs R010813253001, R010813253002, R010813253010, etal, 750 Linder).

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

2.

CY19-25

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

The anticipated date of City Council action is May 27, 2025.

6. **MISCELLANEOUS**

7.

ADJOURNMENT

Planning Commission Regular Meeting

3. 1.

Meeting Date: 04/23/2025

Title

March 26, 2025 Draft Planning Commission minutes

Attachments

March 26, 2025 Draft PC Minutes



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

Planning Commission Regular Meeting

5. 1.

Meeting Date: 04/23/2025

Title

CY17-25

Request of Trellis, with permission of the property owner, for a Land Use Plan amendment to change the guided land use from Heavy Industrial to Office Residential. The subject properties are described as part of Block 17, Oakwood Addition, City of Mankato (Blue Earth County PIDs R010813253001, R010813253002, R010813253010, etal, 750 Linder).

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

Applicant

The applicant is Trellis, with permission of the property owner.

Request

The applicant is requesting a Land Use Plan amendment to change the guided land use from Heavy Industrial to Office Residential.

Location

The subject properties are described as part of Block 17, Oakwood Addition, City of Mankato (Blue Earth County PIDs R010813253001, R010813253002, R010813253010, etal, 750 Linder).

Existing Land Use

The existing use is a vacant lot.

Zoning

The property is currently zoned M-1, Light Industrial.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas.

Public Utilities

The site will be provided by city utilities.

City Code

Mankato Charter section 9.03 - Implementation of the Comprehensive Plan - outlines the process for amendments to the City's Land Use Plan. The link can be found

here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH_CH9PL_S9.03IMCOPL

Site Plan Review Comments

The Site Plan and Traffic Committee met to review the request on April 8, 2025 and provided the comments below.

- a. Applicant shall be aware that when replatted, the City of Mankato will retain enough right of way for future intersection improvements.
- b. Applicant shall be aware that a bus stop is currently located on Dewey Lane.
- c. Applicant shall be aware that 751 Popular St. will be address for property.
- d. Applicant shall be aware that WAC (water access charges) and SAC (sewer access charges) fees will apply when development starts.
- e. The submitted land use proposed change exhibits “High Density” as the new land use for the subject property. However, this is not consistent with what was requested as “Office Residential” was the proposed land use change. The proposed

use would not be allowed in an area with a high density land use classification as the zoning would not allow for it. Please clarify which is the proposed land use for the request.

- f. In order to submit for a requested land use amendment, you will need to answer the statements that are attached to this email. These are the goals of the land use plan, please answer accordingly to your proposal. Also attached is an example report of a project to help in answering the statements. Land Use Goal's attachment includes the statements under part B, Goals.

Review

The City of Mankato has received an application for an amendment to the Land Use Plan. The applicant is Trellis, with the permission of the property owner, is requesting a Land Use Amendment to change the land use classification from Heavy Industrial to Office Residential to allow for a supportive housing project.

Per the Land Use Amendment process, Trellis held a neighborhood meeting on February 19, 2025. Additionally, the applicant has conducted a traffic study and submitted the study in the application packet.

Land use

The City of Mankato Land Use Plan is utilized for guiding and accomplishing a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, best promote health, safety, order, and general welfare. As a guideline, the Land Use Plan is not a zoning document. The policies, goals, and objectives are to be complementary to the City of Mankato Comprehensive Plan and the City of Mankato Strategic Plan. The Land Use Plan is intended to promote efficiency and economy in the process of development, including, among other things, adequate provision for traffic; the promotion and protection of environmentally sensitive areas, distribution of population, providing housing alternatives; the promotion of good civic design and arrangement; efficient expenditure of public funds; and the adequate provision of public utilities and other public requirements.

There are two components to the land use plan, which are the text and the map. The text provides the policies, goals, and objectives. In addition to the policies, goals, and objectives, the Land Use Plan includes location criteria for each of the land use classifications.

The proposed land use changes should address the items listed in the land use plan under the policies, goals, and objectives. For this request, the applicant is proposing to change the property which has the land use classification from Heavy Industrial to Office Residential. Below are excerpts from the Land Use Plan related to Office Residential.

Office Residential:

1. Goal: To provide for medium-and high-density development at strategic locations and encourage an optimum mix of office, industrial, and residential uses.

2. Objectives:

- Promote adequate low, medium, and high density housing for all income levels and age groups
- Encourage utilization of mixed-use development concepts in subdivision design
- Support the goals and objectives of Mankato Area Transportation and Planning Study and the Parks and Open Space Plan
- Retain and enhance the character and quality of established office residential areas and revitalize, rehabilitate or redevelop those office residential areas where such improvements are needed.
- Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments
- Provide multi-modal transportation connectivity between high-density developments and destination points
- Enhance site designs in office and residential subdivisions and developments
- Require adequate buffering and transitional areas between incompatible uses and less dense housing areas
- Promote quality building design standards

3. Locational Criteria:

- Areas adjacent to existing Low, Medium, or High Density Residential Development, Commercial, Office Residential, Light Industrial Districts
- Direct access to a collector street
- Areas serving as transitional land use between low and high density residential uses, commercial uses, and light industrial uses
- Areas adjacent to arterial or collector streets are accessible to such without passing through less intense land uses

- Areas served by public transportation

4. Policies:

- Urban Design Guidelines
- Sign Ordinance
- Landscaping Ordinance
- Transitional Buffer Block
- Planned Unit Development
- Allow Zoning Ordinance/Subdivision Regulation Flexibility
- High Density Rental Housing Regulations
- The Land Use Plan should be flexible enough to accommodate changes in future uses of public and semi-public structures.
- Allow limited home occupations to be monitored and regulated
- Monitor and regulate existing rental parking regulations
- City Sidewalk Ordinances

Proposal

The applicant is proposing to amend the Land Use Plan from Heavy Industrial to Office Residential. The area proposed is bordered by three public roads: Sibley Parkway is directly to the north, Linder Avenue is directly to the south, and Poplar Street is directly to the west. The parcel numbers for this proposed area are R010813253001, R010813251014, R010813253010 and R010813253002. There are 5 parcels which are currently owned by the City of Mankato.

The proposed amendment seeks to change the land use designation from Heavy Industrial to Office Residential, facilitating the development of a supportive housing project. This change aligns with the Sibley Redevelopment Plan, which was initially considered in 2007.

The applicant intends to develop a 40-unit supportive housing complex within a three-story apartment building, providing permanent housing for individuals and families experiencing or at risk of homelessness. There is a second phase to the project to construct a shelter.

To engage the community, the applicants hosted a neighborhood meeting on February 19, 2025, to discuss the project's status with neighboring property owners. Notices were mailed on February 10, 2025. One property owner attended the meeting, while another inquired via email, raising questions regarding the building's construction and operational aspects.

In accordance with Mankato's City Charter, on March 24, 2025, the Mankato City Council referred the Land Use Plan amendment request to the Planning Commission for review and consideration. The Commission is responsible for evaluating the proposal and submitting its recommendations to the Council.

A traffic study was submitted with the application. A traffic report was developed for the year 2028 build conditions which has a 1% growth rate, which is consistent with forecasted growth within the *MAPO 2045 Transportation Plan*. The 1% estimate is still considered a relatively conservative estimate for analysis purposes as the study area has been historically steady or decreasing over the last 10 years. The traffic study shows that, as the results of the year 2028, build capacity analysis indicates that all study intersections and approaches are expected to continue to operate at an acceptable LOS C or better during the typical weekday a.m and p.m peak hours; minimum changes to intersection delays and queues are expected. The traffic study will be further reviewed by the Public Works Staff to determine if a need for intersections is needed. A condition is included herein that the applicant may need to be a willing petitioner.

Staff did receive a letter of concern from an adjacent property with concerns about traffic using their private drive to access Linder Avenue. The property owner is able to close that access if desired as it is a privately owned road.

A public transit stop is located on the block to provide transportation services for the proposed use.

The primary access to the development will be off of Poplar Street.

The applicant submitted the following responses to the land use amendment request from Heavy Industrial to Office Residential is in alignment with the goals as demonstrated below:

B. Goals

The City of Mankato Land Use Plan seeks to:

1. Retain and enhance the character and quality of established areas and revitalize, rehabilitate or redevelop areas where

such improvement is required or requested.

- Site is currently vacant lot, and underutilized as a surface gravel lot with no landscaping. The plan change allows for improvement to the city fabric with multifamily housing.
2. Promote adequate housing alternatives for all income levels and age groups.
 - The proposed housing development will provide 40 units of affordable housing, providing permanent rental housing for those most in need in the local community. The housing will not be age restricted, allowing lower income households of all ages to live at the property.
 3. Encourage the orderly growth of the community.
 - The site is a natural extension of the more recent development located to the east, and contributes to the livability of the city.
 4. Promote infill development for the purpose of obtaining the maximum utilization of existing infrastructure,
 - Infrastructure is currently located adjacent to the parcels ready for development.
 5. Promote the preservation of ravines, bluff lines, wetlands, woodlands and other environmentally sensitive areas.
 - The site does not contain environmentally sensitive areas.
 6. Encourage landscaping and the attractive design of public and private developments.
 - The proposed development will provide an improvement over the current vacant gravel / dirt lot, and the landscaping as part of the new redevelopment will be consistent with the city zoning code and goals.
 7. Promote complementary land uses and minimize incompatible land uses.
 - The proposed housing is a continuation of the housing provided to the east, and is nearby many compatible and complementary uses, including schools, restaurants, grocery, and the vibrant downtown.
 8. Promote efficient use of municipal services.
 - The housing project is an infill redevelopment project in the core of the Sibley Park neighborhood. The property is noted as a targeted redevelopment site in the Sibley Park redevelopment plan and utilizes existing utility lines, roads, and public transportation.
 9. Designate adequate vacant land to allow for the growth of residential, commercial, and industrial areas.
 - The project as proposed allows for future development on the parcel, and does not impact future development of adjacent parcels.
 10. Promote the orderly extension of streets and the development of pedestrian/bike corridors.
 - The modification does not require extension of streets, and provides an enhancement and connection to the street fabric. As planned, it allows for connection to the bike path at the intersection of Poplar and Linder.
 11. Stabilize property values by promoting the application of effective land use controls and development standards.
 - Providing permanent housing in lieu of a vacant unimproved lot enhances the character of the area. By utilizing the land use designation similar to the recent Lewis Lofts and Sinclair Flats projects, it makes for consistency in the planning and development.
 12. Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments.
 - The proposed development is proposing utilizing sustainable programs like the Green Communities and SB2030 energy standard: development techniques that allow for reduced energy use and improved occupant comfort for residents. Combined with quality exterior spaces, this will make for enhanced livability for the residents.
 13. Promote, maintain, and preserve parks and open space.
 - The site is currently vacant and unimproved gravel, and, by providing improvements, allows for connections to the bike path and future Sibley Parkway Improvements.

Moving forward

In accordance with Mankato's City Charter, on March 24, 2025, the Mankato City Council referred the Land Use Plan request to the Planning Commission for review and consideration. The Commission is required to review the proposal and submit its recommendations to the Council. Following the Planning Commission's review and with their recommendation, the City Council will conduct a public hearing before adopting the proposed plan or modifications by resolution, with or without amendments.

Prior to any future development, the applicant will be required to submit zoning requests for rezoning of the subject parcels, vacation of utilities, dedication of public right of way, platting, planned unit development requests, and any other applicable zoning requests.

Findings

Staff submits the following findings of fact that the Land Use Plan Amendment conforms to the following goals of the Land Use Plan and future review of development proposals will be conditions to the following:

1. Promotes adequate low, medium, and high-density housing for all income levels and age groups. The proposed future of the property offers a multifamily supportive housing project.
2. Encourage the utilization of mixed-use development concepts in subdivision design. The proposed use of the property will have both office and residential components.
3. Supports the goals and objectives of Mankato Area Transportation and Planning Study and the parks and open space plan. The property is located in proximity to a public transit stop. The applicant is proposing to provide an open courtyard area that includes grills, patios, seating areas, and green space for the residents to enjoy. The development will also include sidewalks to connect to public infrastructure and open green space at the southern end of the parcel.
4. Retains and enhances the character and quality of established office residential areas, and revitalizes, rehabilitates, or redevelops those office areas where such improvements are needed. The applicant is proposing to redevelop a currently vacant lot which in the past was a part of the City of Mankato Public Works Department campus. This change aligns with the Sibley Redevelopment Plan, which was initially considered in 2007.
5. Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all developments. The applicant is proposing a mixed use of residential and office development, providing development techniques suitable for the area, including the utilization of programs like the Green Communities and SB2030 energy standard.
6. Provides multi-modal transportation connectivity between high-density developments and destination points. The property is located adjacent to Poplar Street, a connection street to South Riverfront Drive. With improvements to the site, the sidewalk to the north of the development may provide a connection to the existing sidewalks.
7. Enhance site design in office and residential subdivisions and developments. The applicant is proposing to develop the currently vacant site.
8. Require adequate buffering and transitional areas between incompatible uses and less dense housing areas. The proposed housing is a continuation of the housing project provided to the east of the property, and is nearby compatible uses such as schools, restaurants, grocery stores and downtown Mankato.
9. Promote quality building design standards. The applicant is proposing to construct a 40-unit supportive housing apartment building with quality exterior building materials and spaces.

Additionally, 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 is adjacent to commercial, industrial and other office-residential uses.
2. The property is adjacent to collector streets via Poplar Street, Sibley Parkway, and Linder Avenue.
3. The proposed property is surrounded by commercial, office residential, and industrial. The request to change the land use plan to Office-Residential is compatible with the uses adjacent the site.
4. The property is adjacent to arterial or collector streets, accessible without passing through less intense land uses. Traffic would connect on to Poplar Street and furthermore, South Riverfront Drive without needing to pass through less intense land uses.
5. The property is adjacent to a public transportation route. A transit stop is in close proximity to the proposed site.

Recommendation

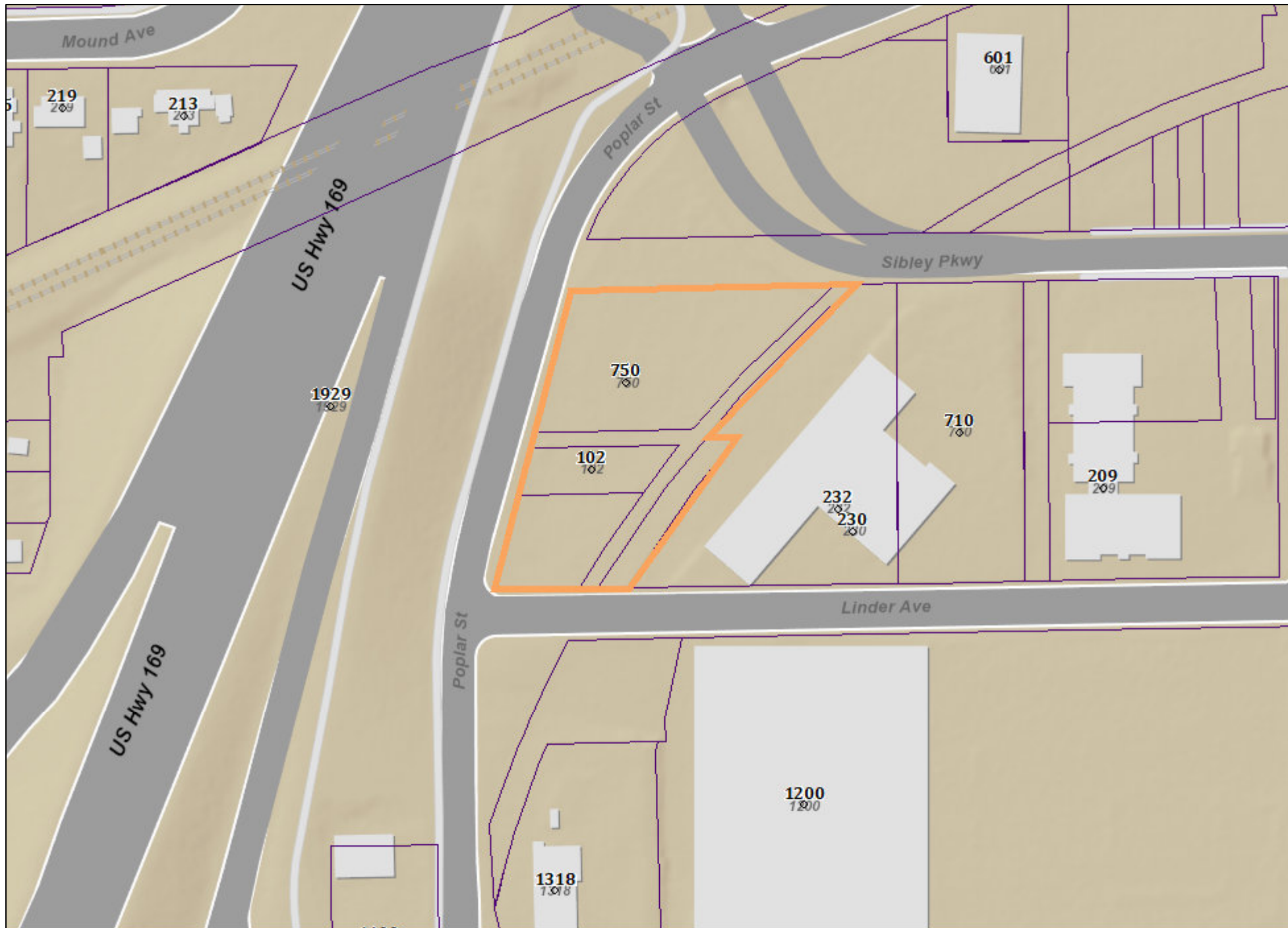
In order for the development to better conform to the goals of the Land Use Plan and the Strategic Plan for the City of Mankato the land use plan is recommended the following:

1. Any future approvals shall be completed in conformance with the permitting requirements such as replatting, rezoning, dedication or right of way, vacation of any easements, and planned unit development review.
2. The submitted traffic study will be reviewed by staff to see if any traffic improvements are required. The applicant may be required to be a willing petitioner in those improvements.

Attachments

General Location Map
Aerial Location Map
Site
Current and Proposed Land Use Map
Future Concept Plan
Narrative and Neighborhood Meeting
Traffic Study

General Location Map



Date: March 2025

Author:

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



Aerial

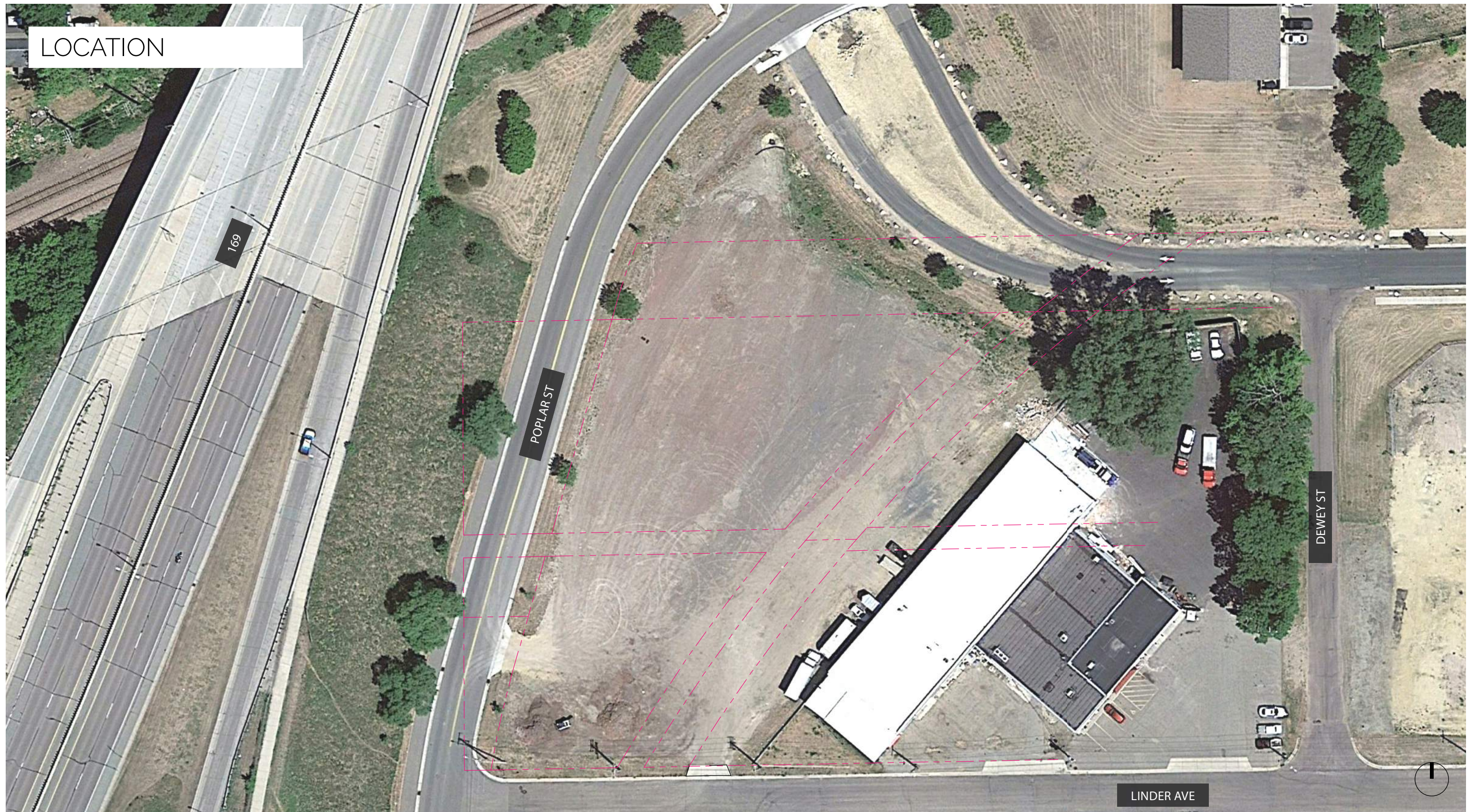


Date: March 2025

Author:

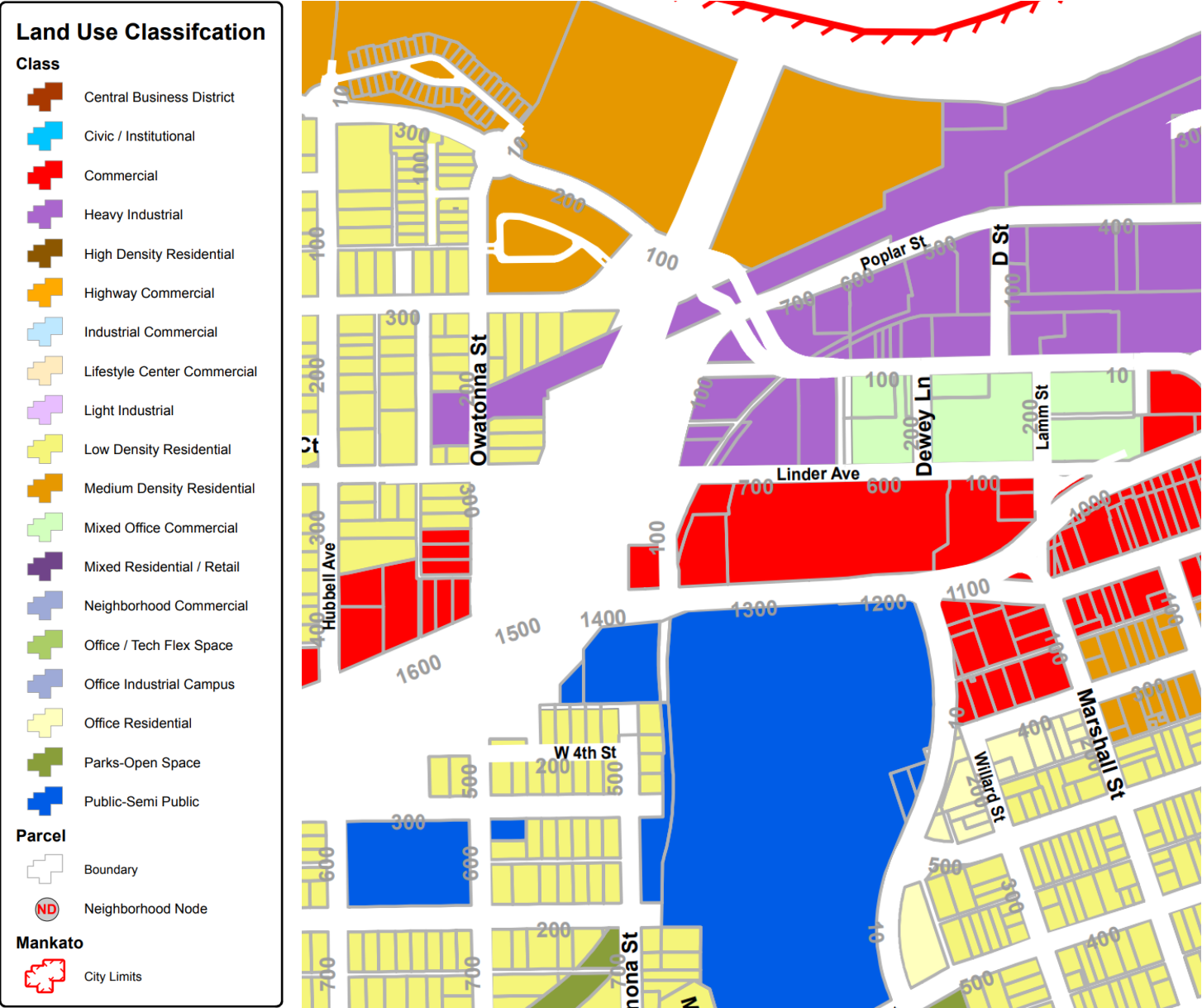
This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

LOCATION



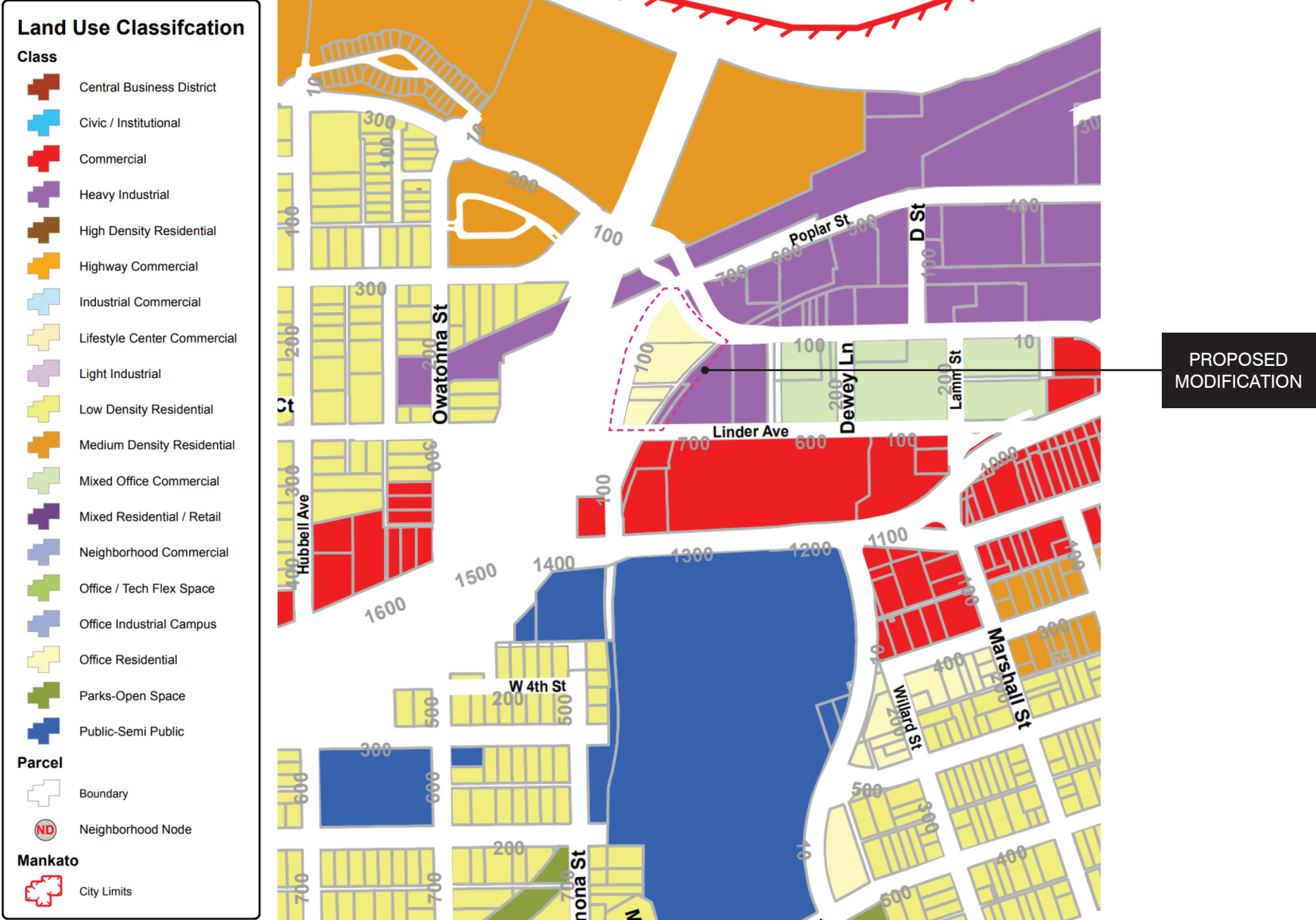
EXISTING LAND USE CLASSIFICATION

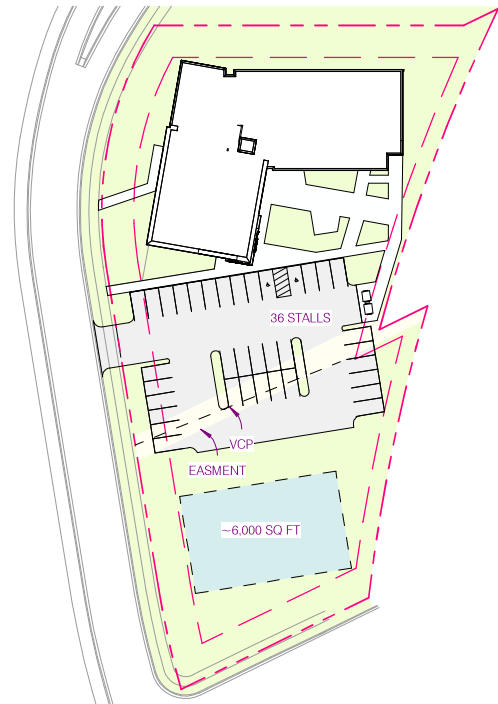
Mankato Shelter and Housing



PROPOSED LAND USE CLASSIFICATION

Mankato Shelter and Housing





2 PARKING ALTERNATE B
 X200 1" = 60'-0"

Mankato Supportive Housing



The Mankato Supportive Housing project intends to create permanent housing for singles and families who are homeless or at risk of homelessness. The project will consist of 40 supportive housing units in one three-story, wood-frame apartment building. The units are made up of 14 studios, 22 1-bedrooms, and 4 2-bedrooms.

Site improvements will include outdoor common areas, green space, landscaping, and sidewalks. Building amenities will include a community room, office and meeting space for service providers and site managers, and a fitness room.

In 2023, Trellis replied to an RFP that the City of Mankato published for a developer of quality housing for people that have experienced homelessness. Trellis was the selected developer and started working with partners and potential funders for the project since. The project is now fully funded, and the site is under purchase agreement with the City, land which is currently used for snow storage.

The project will seek to improve local homeless response for housing and will provide a housing-first, client-centered approach; space for supportive services that include but are not limited to health, mental health, housing, employment, transportation, navigation; and case management provided by Partners for Housing, along with other community mainstream resources. The project will utilize project-based housing vouchers to subsidize rents.

The proposed land use for the Mankato Supportive Housing site has already been adopted by the Sibley Redevelopment Plan. The current site is zoned as M-1 Light Industrial. The Mankato Supportive Housing project will be a step forward in the reinvestment and redevelopment of the area, with housing on an underutilized, near-downtown, and near-river location. The building will be architecturally beautiful, harmonious with its surroundings, and the site improvements will increase the area's walkability by including site lighting, sidewalks, and landscaping.

Neighborhood Meeting for Housing Proposal

Trellis held a neighborhood meeting on February 19th for nearby property owners to describe the project and where it stands in the entitlement process. Mailings were sent on February 10th to everyone that was included on the City-generated list for those that live within the proper radius. One property owner was in attendance, and one additional property owner e-mailed to learn more about the project. Representatives from Trellis, Trellis Management, the City, Urbanworks Architecture, Partners for Housing, and Urban Design Perspectives were in attendance.

Trellis began the meeting by describing Trellis as an organization, its mission, history, and commitment to Mankato and affordable housing. Trellis recently lead the renovation of the Alma (fka Walnut Towers) and provided that as an example to our investment in the Mankato community. Trellis then summarized the project and referenced the visuals (attached to this narrative) to provide some context for the proposal. Also referenced was the land use amendment process and future meetings when re-zoning and other requests of the City move forward.

Urbanworks Architecture provided more information about design, land use, planning, neighborhood context, nearby utility capacity, and energy efficiency standards that will be followed for the building. Trellis Management presented on its history and dedication to quality property management, and how it is committed to partnering with the local neighborhood and treating all residents with dignity. Trellis Management welcomes neighborhood feedback and reaches out proactively to build relationships. Partners for Housing discussed the benefits of supportive services for residents coming out of homelessness and how this particular development will benefit many of those most in need in the Mankato area.

After the presentations, the property owner asked more questions about the project and the approach to supportive housing. The owner also talked about potential local bidding opportunities for the construction & operations aspect of the building. The meeting then adjourned and the property owner's contact information was collected in order to keep him in the loop with future meetings.

One property owner reached out to Trellis to ask about how access will work to the property, Trellis sent along site plans and renderings to the owner and invited further conversation if desired.

To: Justin Eilers, Vice President - Housing Development
Trellis Co.

From: Matt Pacyna, PE, Principal
Transportation Collaborative & Consultants, LLC

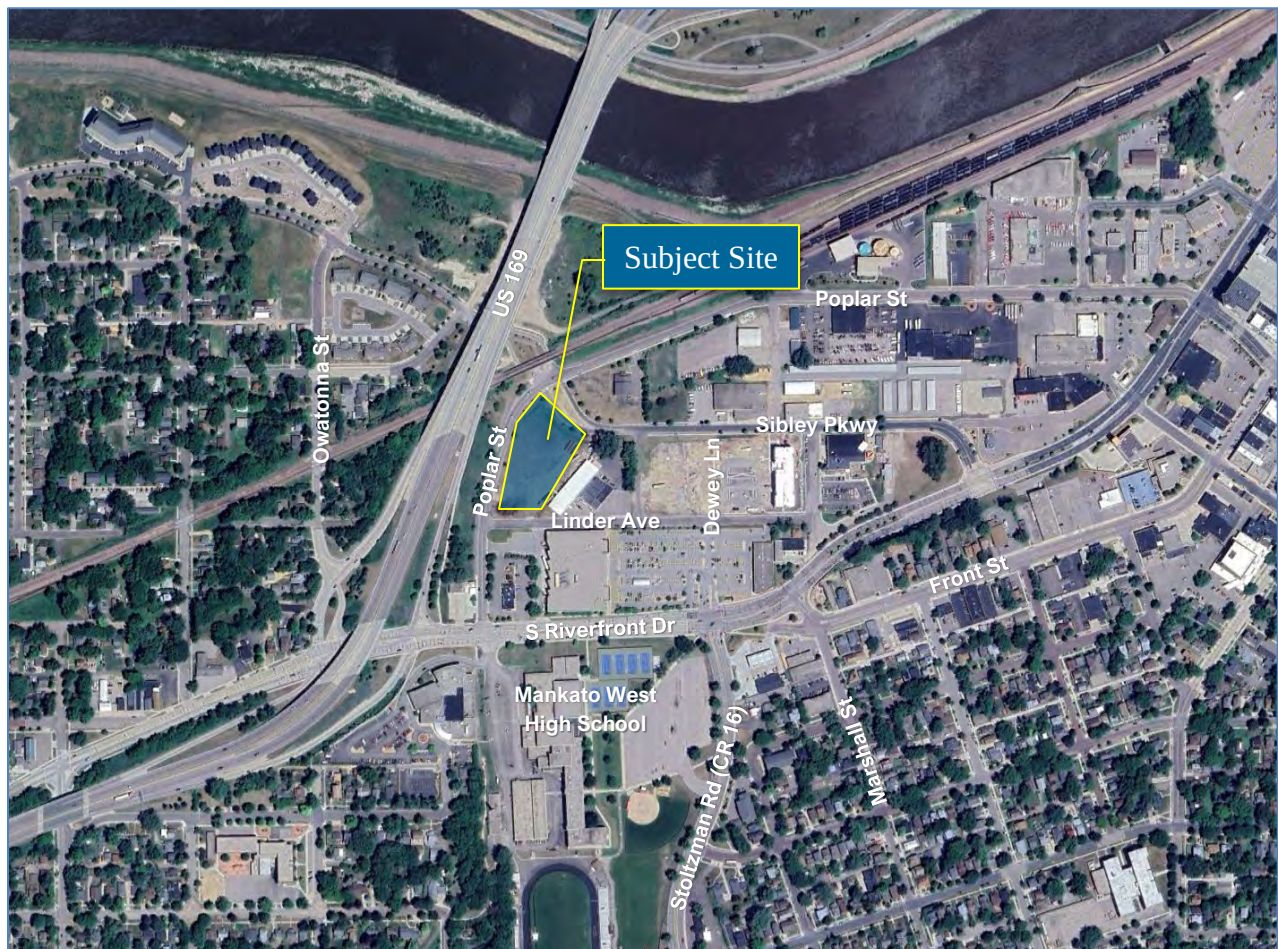
Date: March 6, 2025

Subject: Mankato Supportive Housing Development Traffic Study

INTRODUCTION

TC2 completed a traffic study for the proposed Supportive Housing Development in the City of Mankato. The subject site, shown in [Figure 1](#), is generally bound by Poplar Street to the west, Sibley Parkway to the north, Dewey Lane to the east, and Linder Avenue to the south. The main objectives of the study are to quantify existing traffic operations within the study area, evaluate potential impacts of the proposed development, and recommend improvements, if necessary, to ensure safe and efficient operations for all users. The following study assumptions, methodology, and findings are offered for consideration.

Figure 1 Subject Site



EXISTING CONDITIONS

Existing conditions were reviewed within the study area to establish current traffic conditions to help determine impacts associated with the proposed development. The evaluation of existing conditions included collecting traffic volumes, observing transportation characteristics, reviewing crash history, and analyzing intersection capacity, which are described in the following sections.

Traffic Volumes

Vehicular intersection turning movement and pedestrian / bicyclist counts were collected on Thursday February 13, 2025 from 7 to 9 a.m. and 3 to 6 p.m. at the following locations.

- Poplar Street and Sibley Parkway
- Poplar Street and Linder Avenue
- Riverfront Drive and Poplar Street
- Riverfront Drive and Stoltzman Road / CR 16
- Riverfront Drive and Marshall Street*
- Riverfront Drive and Sibley Parkway

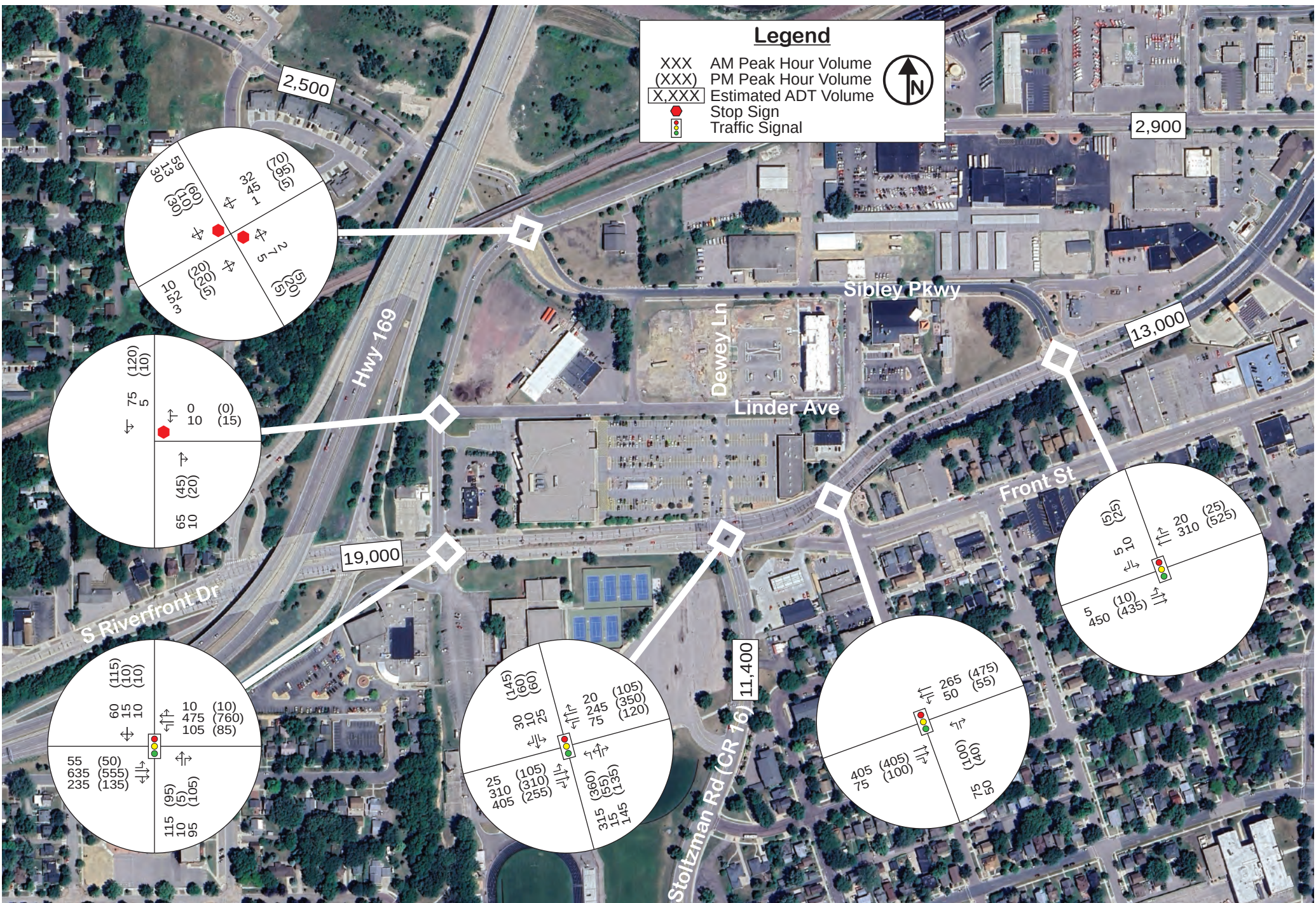
Note that the Marshall Street intersection was estimated based on the adjacent intersection counts and historical traffic data. The a.m. and p.m. peak hours within the study area represent 7:45 to 8:45 a.m. and 3:15 to 4:15 p.m. These time periods coincide with the start / end times associated with the adjacent Mankato West High School which has hours of operation from 8:40 a.m. to 3:35 p.m. Average daily traffic (ADT) volumes were provided by MnDOT or estimated based on the data collected.

Transportation Characteristics

Observations were conducted within the study area to identify various transportation characteristics such as roadway geometry, traffic controls, speed limits, and multimodal facilities. A general overview of key roadways within the study area is as follows:

- **S Riverfront Drive** – a 4-lane divided minor arterial roadway with left- and right-turn lanes at key intersections. There is sidewalk along both sides of the roadway and the speed limit is 30-mph.
- **Stoltzman Road (CR 16)** – a 4-lane undivided minor arterial roadway with left-turn lanes at key intersections. There is sidewalk along the east side of the roadway and the speed limit is 30-mph.
- **Poplar Street** – a 2-lane undivided local roadway with limited turn lanes. There is a multimodal facility (trail or sidewalk) on the west side of the roadway between S Riverfront Drive and Sibley Parkway. East of Sibley Parkway there are on-street bike lanes along both sides of the roadway and a sidewalk on the south side of the roadway. The speed limit is 30-mph.
- **Sibley Parkway** – a 2-lane undivided local roadway with limited turn lanes. There is sidewalk along both sides of the roadway, except a short gap near the proposed development; there is also a multiuse trail to the west of Poplar Street. The speed limit is 30-mph.
- **Linder Avenue** – a 2-lane undivided local roadway with no turn lanes. There is sidewalk along the north side of the roadway between Dewey Lane and Lamm Street. The speed limit is 30-mph.

All other study area roadways are local 2-lane facilities with sidewalk along at least one side of the roadway. The intersections along S Riverfront Drive at Poplar Street, Stoltzman Road (CR 16), Marshall Street, and Sibley Parkway are signalized, while all other study intersections have side-street stop control. Existing geometrics, traffic controls, and volumes within the study area are shown in [Figure 2](#).



Crash History

Five (5) years of crash history were reviewed from 2020 through 2024 using *MnDOT's Crash Mapping Analysis Tool (MnCMAT)*, which identified a total of 50 intersection related crashes within the study area. Most crashes occurred along S Riverfront Drive at Poplar Street (21 crashes), Stolzman Road / CR 16 (23 crashes), Marshall Street (4 crashes), or Sibley Parkway (1 crash); there was one (1) crash that occurred at the Poplar Street / Sibley Parkway intersection. The crash frequency at these intersections is similar to or less than intersections with similar characteristics. In addition, there were no fatal or serious injury crashes reported within the study area. Therefore, there does not appear to be any existing intersection crash issues in the study area. Note that there have been nine (9) crashes at the railroad bridge to the northwest of the Poplar Street / Sibley Parkway intersection.

Intersection Capacity

Intersection capacity was evaluated using Synchro / SimTraffic Software (version 11), which uses methods outlined in the *Highway Capacity Manual, 6th Edition*. The software is used to develop calibrated models that simulate observed traffic operations, account for peaking characteristics, and identify key metrics such as intersection Level of Service (LOS) and queues. These models incorporate collected traffic, pedestrian, and bicyclist volumes, traffic controls, heavy commercial vehicle activity (i.e., buses and trucks), and driver behavior factors. Level of Service (LOS) quantifies how an intersection is operating. Intersections are graded from LOS A to LOS F, which corresponds to the average delay per vehicle values shown. An overall intersection LOS A through LOS D is generally considered acceptable in the study area. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity. Existing signal timing was provided by the City and used for the capacity analysis.

Level of Service	Average Delay / Vehicles	
	Stop, Yield, and Roundabout	Signalized Intersections
A	< 10 seconds	< 10 seconds
B	10 to 15 seconds	10 to 20 seconds
C	15 to 25 seconds	20 to 35 seconds
D	25 to 35 seconds	35 to 55 seconds
E	35 to 50 seconds	55 to 80 seconds
F	> 50 seconds	> 80 seconds

For side-street stop-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service, which accounts for the total number of vehicles entering the intersection and the capability of the intersection to support the volumes. Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, most delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high-levels of delay (i.e., poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.

The existing intersection capacity analysis results, summarized in [Table 1](#), indicate that all study intersections and approaches operate at an acceptable LOS C or better during the typical weekday a.m. and p.m. peak hours. Existing queues are generally maintained within the turn lanes provided; queues along Stoltzman Road (CR 16) at S Riverfront Drive can extend approximately 200 to 250 feet during the peak period and occasionally impact the Kwik Trip driveways. However, these queues do not significantly impact operations and quickly dissipate. Thus, there are no significant existing operational issues from an intersection capacity perspective.

Table 1 Existing Intersection Capacity

Study Intersection	Traffic Control	Level of Service (Delay)	
		AM Peak Hour	PM Peak Hour
Poplar Street and Sibley Parkway	SSS	A / A (6)	A / A (7)
Poplar Street and Linder Avenue	SSS	A / A (5)	A / A (5)
Riverfront Drive and Poplar Street	Signal	B (14)	B (12)
Riverfront Drive and Stoltzman Road / CR 16	Signal	B (17)	C (24)
Riverfront Drive and Marshall Street	Signal	A (5)	A (6)
Riverfront Drive and Sibley Parkway	Signal	A (2)	A (3)

SSS – Side-Street-Stop

PROPOSED DEVELOPMENT

The proposed development is generally bound by Poplar Street to the west, Sibley Parkway to the north, Dewey Lane to the east, and Linder Avenue to the south. As proposed, the 1.56 acre project includes a total of 40 multi-family supportive housing units, which includes a combination of studio, one-, and two-bedroom units. The site is currently vacant. For study purposes, the project was assumed to be open for residents in the year 2027.

The existing access along Linder Avenue, which is about 150 feet east of Poplar Street, will provide the only access to the proposed development. The existing access along Poplar Street will be closed as part of the project. A total of 34 parking spaces are proposed, as well as sidewalk along the south, west, and north sides of the property. There are no plans to provide a roundabout at the Poplar Street and Sibley Parkway intersection.



TRAFFIC FORECASTS

Traffic forecasts were developed for year 2028 build conditions, which represents one-year after opening. The traffic forecasts account for general background growth, known adjacent development(s), and trip generation from the proposed development. The following information summarizes the traffic forecast development process.

Background Growth

To account for general background growth in the study area, an annual growth rate of one (1) percent was applied to the existing traffic volumes to develop year 2028 background traffic forecasts. This growth rate is consistent with forecasted growth within the *MAPO 2045 Transportation Plan*. However, it should be noted that historical ADT volumes within the study area have been steady or decreasing over the last 10 years. Therefore, the assumed growth rate provides a relatively conservative estimate for analysis purposes.

Adjacent Developments

Discussion with City staff indicates there are multiple area projects in various planning / development stages. These adjacent projects include the 64-unit Lewis Lofts affordable senior housing development planned to open this spring, as well as approximately 105 townhome / multifamily units planned / under construction to the northwest of the Poplar Street and Sibley Parkway intersection. To account for these adjacent developments, trip generation estimates were developed, and their respective trips were distributed to the adjacent roadway network in a similar pattern as the proposed development. A summary of the adjacent development trip generation is included in [Table 2](#).

Development Trip Generation

Trip generation estimates for the proposed and adjacent developments were created using the *ITE Trip Generation Manual, 11th Edition* and includes trips for typical weekday a.m. and p.m. peak hours, as well as daily. The proposed development, shown in [Table 2](#), is estimated to generate 25 a.m. peak hour (7 in / 18 out), 27 p.m. peak hour (16 in / 11 out), and 290 daily (145 in / 145 out) trips. The adjacent developments are estimated to generate a total of 63 a.m. peak hour (17 in / 46 out), 76 p.m. peak hour (44 in / 32 out), and 960 daily (480 in / 480 out) trips. No modal reductions were applied to provide a more conservative estimate.

Table 2 Trip Generation Summary

Land Use Type (ITE Code)	Size	AM Peak Hour		PM Peak Hour		Daily
		In	Out	In	Out	
<u>Adjacent Developments</u>						
Lewis Lofts (252)	64 units	4	9	9	7	210
NW Area Developments (215)	105 units	13	37	35	25	750
Total Adjacent Development Trips		17	46	44	32	960
<u>Proposed Development</u>						
Affordable Housing (223)	40 units	7	18	16	11	290

Site generated trips for the proposed and adjacent developments were distributed throughout the study area using the directional distribution shown in [Figure 3](#), which is based on a combination of existing area travel patterns and engineering judgment. [Figure 3](#) also shows the proposed and adjacent development site trips at the study intersections. The resultant year 2028 build condition traffic forecasts are illustrated in [Figure 4](#).

YEAR 2028 CONDITIONS

To understand impacts associated with the proposed and adjacent developments, a future intersection capacity analysis was completed for year 2028 build conditions. Results of the year 2028 build capacity analysis shown in [Table 3](#) indicate that all study intersections and approaches are expected to continue to operate at an acceptable LOS C or better during the typical weekday a.m. and p.m. peak hours. Minimal change to intersection delays and queues are expected, which is a result of the relatively low trip generation of the developments, as well as the robust transportation network that provides multiple options for motorists to access the sites. Thus, no operational issues are expected as a result of the area developments from an intersection capacity perspective.

Table 3 Year 2028 Build Intersection Capacity

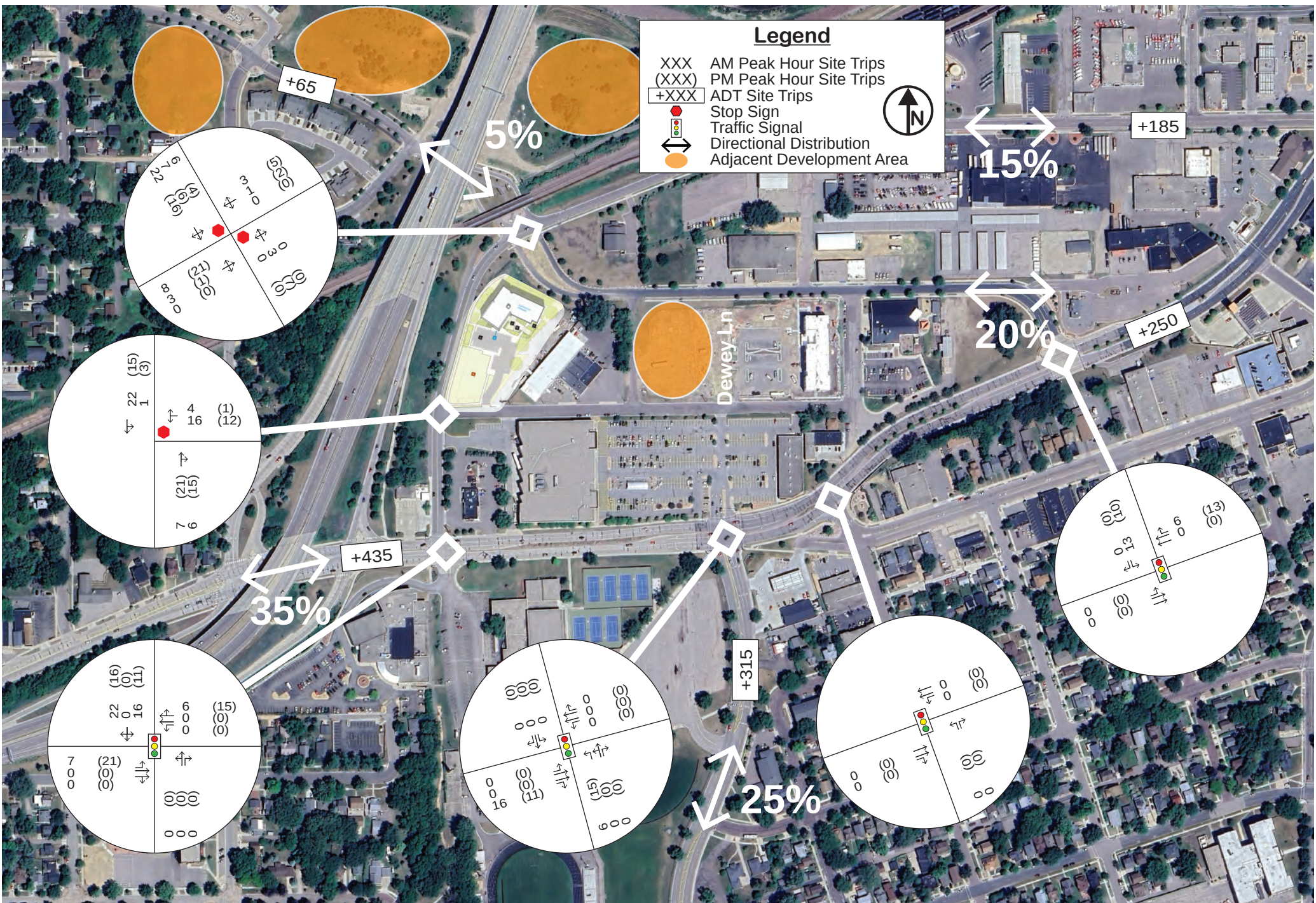
Study Intersection	Traffic Control	Level of Service (Delay)	
		AM Peak Hour	PM Peak Hour
Poplar Street and Sibley Parkway	SSS	A / A (6)	A / A (8)
Poplar Street and Linder Avenue	SSS	A / A (5)	A / A (6)
Riverfront Drive and Poplar Street	Signal	B (15)	B (12)
Riverfront Drive and Stoltzman Road / CR 16	Signal	B (18)	C (24)
Riverfront Drive and Marshall Street	Signal	A (6)	A (6)
Riverfront Drive and Sibley Parkway	Signal	A (3)	A (4)

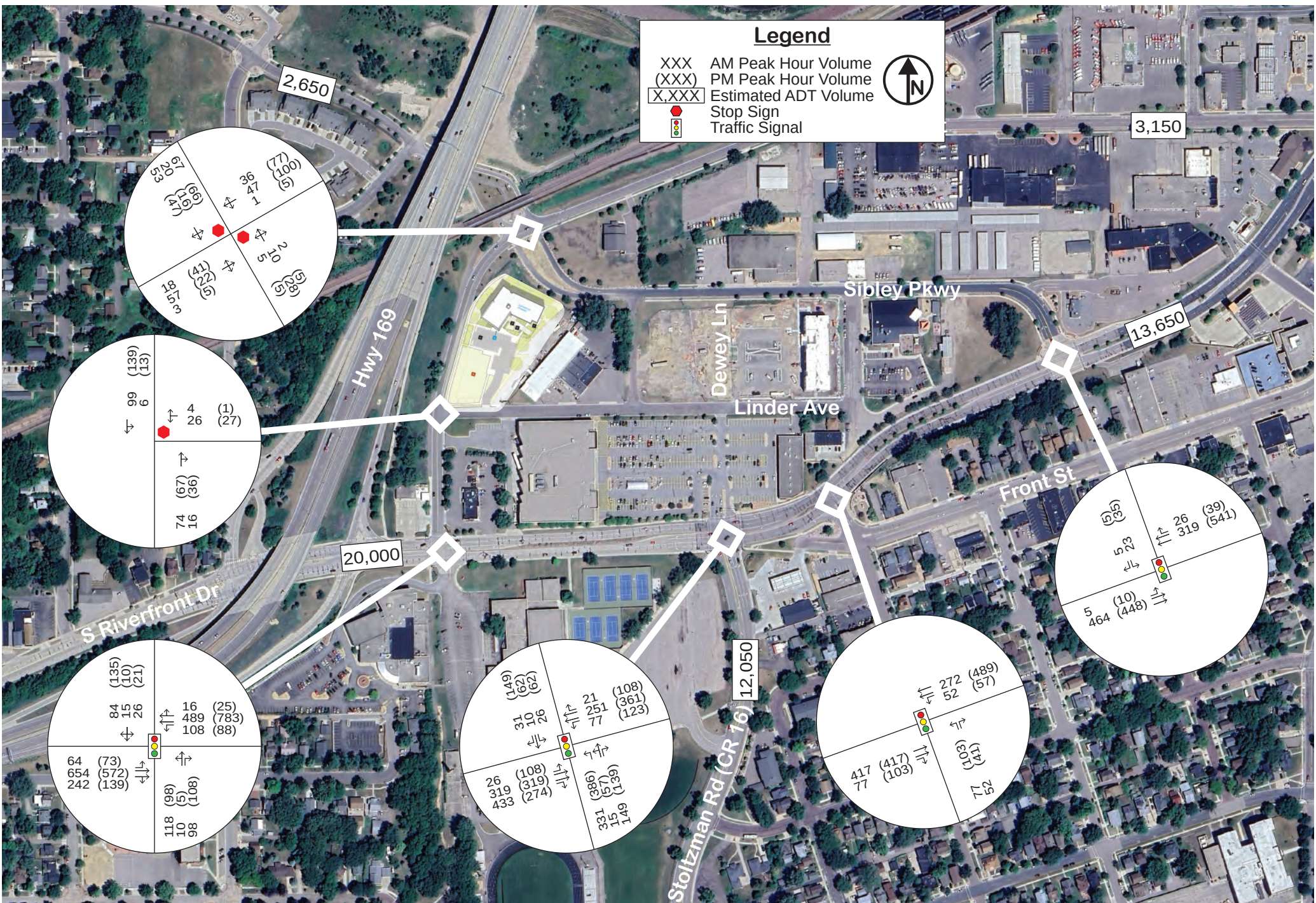
SSS – Side-Street-Stop

SITE PLAN CONSIDERATIONS

A review of the proposed site plan does not indicate any major issues. However, the following items are offered for further consideration between the City and / or project team.

- Locate signage and landscaping to avoid creating any sight distance issues.
- Review truck maneuverability to limit potential internal circulation conflicts; a second access may be needed to support internal truck maneuverability, such as an access to Poplar Street.
- Install appropriate internal traffic controls (i.e., stop signs, etc.) per coordination with City staff.





CONCLUSIONS

Based on the findings of the study, the following conclusions are offered for consideration.

- 1) There are no existing intersection crash frequency or severity issues within the study area.
- 2) All study intersections and approaches operate at an acceptable LOS C or better during the typical weekday a.m. and p.m. peak hours; there are no significant existing operational issues from an intersection capacity perspective.
- 3) The project includes a total of 40 multi-family supportive housing units, which includes a combination of studio, one-, and two-bedroom units.
 - a. Adjacent projects accounted for in this study include the 64-unit Lewis Lofts affordable senior housing development planned to open this spring, as well as approximately 105 townhome / multifamily units planned / under construction to the northwest of the Poplar Street and Sibley Parkway intersection.
- 4) Traffic forecasts were developed for year 2028 build conditions, which includes a one (1) percent annual background growth rate and trip generation from the proposed and adjacent developments.
 - a. The proposed development is estimated to generate 25 a.m. peak hour (7 in / 18 out), 27 p.m. peak hour (16 in / 11 out), and 290 daily (145 in / 145 out) trips.
 - b. The adjacent developments are estimated to generate a total of 63 a.m. peak hour (17 in / 46 out), 76 p.m. peak hour (44 in / 32 out), and 960 daily (480 in / 480 out) trips
- 5) Results of the year 2028 build capacity analysis indicate that all study intersections and approaches are expected to continue to operate at an acceptable LOS C or better during the typical weekday a.m. and p.m. peak hours; minimal change to intersection delays and queues are expected.
 - a. No operational issues are expected because of the area developments from an intersection capacity perspective.
- 6) The following site plan related items are offered for further consideration.
 - a. Locate signage and landscaping to avoid creating any sight distance issues.
 - b. Review truck maneuverability to limit potential internal circulation conflicts; a second access may be needed to support internal truck maneuverability, such as an access to Poplar Street.
 - c. Install appropriate internal traffic controls (i.e., stop signs, etc.) per coordination with City staff.

Meeting Date: 04/23/2025

Title

CY19-25

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

The anticipated date of City Council action is May 27, 2025.

Applicant

City of Mankato

Review

An ordinance was previously passed establishing regulation requirements for the sale of low-potency hemp products, adult use cannabis products, an ordinance establishing special event requirements for temporary cannabis events, and an ordinance amending Chapter 10 Land Use (Zoning).

In the legislation legalizing cannabis, the City of Mankato determined the applicable zoning districts in which cannabis-related businesses are allowed to operate. At that time, it was determined that zoning districts CBD-C, CBD-F, B-1, B-2, and B-3 were allowable zones.

To align the ordinance with the information provided to the council, an ordinance amendment is proposed to add lower-potency cannabis sales in the B-1 district.

Attachments

Proposed Ordinance Amendment

PART I. SCOPE, DEFINITIONS, AND ESTABLISHMENT OF DISTRICTS.

Sec. 10.45. B-1 Community Business Districts.

Subd. 1. Purpose. The B-1, Community Business District, is designed to provide for a broad range of retail developments which are adjacent to residential areas. The district will also accommodate office and institutional uses as well as limited light industry.

Subd. 2. Permitted Uses. Except as specifically limited herein, the following uses are permitted in the B-1, Community Business District. Every use, unless expressly exempted below or allowed by a conditional use permit, shall be operated in its entirety within a completely enclosed structure, including the storage of all materials, products, and equipment:

- A. Antique shops.
- B. Apparel stores.
- C. Appliance stores and home electronics stores.
- D. Art galleries, including commercial display and sales.
- E. Art schools and studios.
- F. Art supply stores.
- G. Auction rooms.
- H. Automobile parts stores, not including accessory repair or servicing of motor vehicles or trailers.
- I. Bakeries.
- J. Banks and savings and loans.
- K. Barber and beauty shops.
- L. Book stores.
- M. Bicycle stores.
- N. Blue printing and Photostatting.
- O. Business machine stores.
- P. Camera and photographic supplies.
- Q. Candy, ice cream, and confectionery stores.
- R. Caterers.
- S. Churches and other religious institutions.
- T. Dental, medical, and scientific clinics and laboratories.
- U. Department, discount, and variety stores.

-
- V. Dressmakers, seamstresses, and tailors.
 - W. Drive-in facilities, accessory to a principal use.
 - X. Drug stores.
 - Y. Dry-cleaning, Laundromats, and diaper services.
 - Z. Essential service utility structures and facilities, per Section 10.82.
 - AA. Floral sales.
 - BB. Funeral homes.
 - CC. Furniture stores.
 - DD. Garden supply stores and landscape nurseries. Outside display and storage of merchandise is permitted per the restrictions of Section 10.82.
 - EE. Gift and souvenir stores.
 - FF. Grocery stores.
 - GG. Gunsmiths.
 - HH. Hardware stores.
 - II. Health clubs.
 - JJ. Health equipment and sporting goods stores.
 - KK. Hobby stores.
 - LL. Interior decorators.
 - MM. Jewelry stores.
 - NN. Laundry, self-service.
 - OO. Liquor stores (off-sale).
 - PP. Locksmiths.
 - QQ. Medical appliance sales and fittings.
 - RR. Music stores, including the sale of instruments and recorded music.
 - SS. Optical goods.
 - TT. Paint and wallpaper stores.
 - UU. Parks and playgrounds.
 - VV. Photo studios and picture processing and equipment sales.
 - WW. Professional service offices.
 - XX. Repair, rental, and service shops, provided the sale of the articles repaired, rented, or serviced shall be permitted in the District.
 - YY. Sales of Low Potency Edibles and accessory sales of Low Potency Edibles.
 - ZZ. Schools, public and private elementary, middle, secondary, and post-secondary.
 - AAA. Shoe stores.
 - BBB. Stationery and greeting card stores.

CCC. Ticket agencies and travel bureaus.

DDD. Toy stores.

EEE. Veterinarians, including observation kennels for domestic pets, provided that all such kennels are within completely enclosed structures.

FFF. Video rentals and sales.