



MANKATO PLANNING COMMISSION
Regular Meeting May 28, 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. **April 23, 2025 Draft Planning Commission Meeting Minutes**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1.

CY20-25

Request of Big Blue Hospitality, LLC, with permission of the property owner, for a Land Use Plan amendment to change the guided land use from Public-Semi Public to Central Business District. The subject properties are described as Lots 1, 2, 3, 8, 9, 10 and the northerly 19 feet of Lot 7, all in Block 30, including all vacated alleys, Map of Mankato, and the northerly 19 feet of Lot 7, Block 9, Warrens Addition to Mankato, Blue Earth County (Blue Earth County PID R010918107001, 401 S. 2nd Street).

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

2.

CY21-25

Request of Wrestling Brotherhood, 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 Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County (Blue Earth County PID R010907206004, R010907206005, R010907206006, 1416, 1420, 1430 2nd Avenue).

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

3. CY22-25

Request of Archer-Daniels Midland Company for the final 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).

The anticipated date of City Council action is June 9, 2025.

4. CY23-25

Request of Jay Sallstrom for a conditional use permit to allow gym/fitness center/health club use in the B-2, General Business District. The subject property is described as Unit 100 and 73% interest in the common element A, Common Interest Community Plat Number 118, Riverfront Commercial Properties (1215 N. Riverfront Drive).

The anticipated date of City Council action is June 9, 2025.

5. CY24-25

Request of Mankato Area Public Schools for a conditional use permit to allow for a parking lot providing off-street parking for a permitted use, a school, in the R-1, one-family dwelling district. The subject property is described as a 36.27 acre tract located between Riverfront Drive and West Pleasant Street, except a .475 acre tract and Stoltzman Road, Section 13, Township 108 Range 27, City of Mankato (West High School, 1351 S. Riverfront Drive).

The anticipated date of City Council action is June 9, 2025.

6. CY25-25

Request of the City of Mankato for review of certain sections of Chapter 10 of the City Code pertaining to signage in the O-R, Office Residential, zoning district.

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

7. CYL26-25

Request of Minnesota Paving and Materials for the review of Registered Land Survey No. 178. The subject property is described as the West 957 feet of the South 1365 1/2 feet of the SE 1/4 of Sec. 30-109-26 West and all that part of the N 1/2 of NW 1/4 Sec. 31 and the S 1/2 of SW 1/4 Sec. 30 which lies northeast of a straight line drawn from the southeast corner of the NE 1/4 of the NW 1/4 of Sec. 31 to the northwest corner of the SW 1/4 of the SW 1/4 of Sec. 30, being a triangular piece of land containing 80 acres; The West 16.92 acres of the North 24 acres of the NW 1/4 NE 1/4 of Sec. 31; The west 1 1/2 acres of the south 2 acres of the north 50 acres of the N 1/2 of NE 1/4 of said Sec. 31 and the following triangular piece or parcel of land: Beginning at the southeast corner of the N 1/2 of the NW 1/4 of said Sec. 31, thence running west 175 feet, thence running north 171.7 feet, thence running south 44° and 25 minutes East 244.8 feet to the place of beginning, all of the above parcels of land lying and being in Township 109 Range 26; EXCEPT a strip of land 1 rod in width adjacent to the South line of Pilgrim's Rest Cemetery and extending the length of said Cemetery, all located in the NE 1/4 Sec. 31-109-26 West, more particularly described as follows: Commencing at an iron pipe at the intersection of the West line of the Mendota and Big Sioux Road, also known as the Mankato St. Peter Highway, and the North line of Sec. 31-109-26 West, said iron being approximately 1087 feet West of the northeast corner of said Section 31; thence running West a distance of 585 feet, thence South 3°45' West a distance of 792 feet to the place of beginning; thence continuing along the same line a distance of 16.5 feet, thence East and parallel to the North line of said Section 31 a distance of 485.2 feet to the West line of the Mendota and Big Sioux Road, thence North 10°38' East along the West line of said Mendota and Big Sioux Road a distance of 16.8 feet, thence West and parallel to the North line of said Section 31, a distance of 488.3 feet to the place of beginning; AND EXCEPT Beginning at a point on the North line of Section 31-T109W R-26W, 1998.8 feet East of the N.W. corner of said section, thence west on said section line 312.8 feet, thence South 3°03' West 195.0 feet, thence South 44°55' East 142.5 feet, thence South 46°00' East 250.0 feet, thence North 56°56' East 213.0 feet, thence North 0°07' West 41.15 feet, thence North 15°43' East 60.0 feet, thence North 20°52' East 40.0 feet, thence North 32°19' East 38.0 feet, thence North 44° 26' West 258.7 feet to the point of beginning and containing 3.64 acres more or less; AND EXCEPT Plat of a tract of land in the NE 1/4 of the NW 1/4 of Section 31 Twp. 109 N. Range 26 W. Beginning at a point 2179.8 feet East of the NW corner and 184.6 feet South of North line of said Section 31, thence South 44°26 minutes East 520.5 feet, thence South 0 degrees 30 minutes West 414.75 feet, thence North 53 degrees 32 minutes West 61 feet thence North 49 degrees 26 minutes West 100 feet, thence North 47 degrees 14 minutes West 50 feet, thence North 42 degrees West 56 feet, thence North 36 degrees 10 minutes West 45.2 feet, thence South 56 degrees 59 minutes West 165.15 feet, thence North 45 degrees 35 minutes West 458.85 feet, thence North 56 degrees 56 minutes East 327 feet, thence North 0 degrees 7 minutes West 41.15 feet, thence North 15 degrees 43 minutes East 60 feet thence North 20 degrees 52 minutes East 40 feet, thence North 32 degrees 19 minutes East 38 feet to the point of beginning, said tract containing 6.149 acres more or less; AND EXCEPT Tract A of Registered and Survey No. 172. (Blue Earth County PID R400430300006, R400430400015, R400431100013, and R400431200034).

The anticipated date of Lime Township Board action is June 10, 2025.

8.

CYL27-25

Request of Lime Township Board for review of the addition of Section 16 to the Lime Township Zoning Ordinance related to the adoption of a Recreation and Campground Ordinance.

The anticipated date of Lime Township Board action is June 10, 2025.

6.

MISCELLANEOUS

7.

ADJOURNMENT

Planning Commission Regular Meeting

3. 1.

Meeting Date: 05/28/2025

Title

April 23, 2025 Draft Planning Commission Meeting Minutes

Attachments

April 23, 2025 Draft Planning Commission Minutes



MINUTES

Mankato Planning Commission
April 23, 2025 - 6:00 p.m.
IGC - Mankato Room

1. **CALL TO ORDER**

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

2. **APPROVAL OF AGENDA**

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

3. **APPROVAL OF MINUTES**

Mr. Dieken made a motion to approve the minutes from March 26th, 2025. Ms. Surdy seconded the motion. The motion carried unanimously.

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

4. **OLD BUSINESS**

No 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).

Ms. DePrenger reports that staff submit 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.

Ms. DePrenger reports that staff submitted 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.

Ms. DePrenger reports that 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 based on 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.

Mr. Wilke questioned whether the proposed use would be conditional or permitted.

Mr. Konz indicated that he believes that apartment complexes are permitted in the office/residential district. He also indicated there was a desire for there to be planning and development on the property that would need to be presented to the planning commission at a future meeting.

Justin Eilers, Trellis. Mr. Eilers was present to represent the project and answer any questions that the commission members may have.

Mr. Wilke asked for more information about the meaning of supportive housing.

Mr. Eilers indicated that supportive housing has a slightly different definition than affordable housing. Supportive housing operates as a permanent apartment building that is targeted towards people with very low incomes that are transitioning into a permanent living situation. He added that additional staff will always be present to assist residents with the transition into the building. Additionally, the building will provide space for organizations to provide support to the residents.

Chair Zehnder opened the public hearing for comment.

Sander Ludeman, 1400 S. Riverfront Dr. Mr. Ludeman was present at the meeting as an adjacent property owner. He is supportive of this project, but a potential emergency homeless shelter located on the second parcel could create challenges for local businesses such as his. He stated this could cause significant changes to companies' willingness to operate their business in this area.

Chair Zehnder questioned if there was a plan for an emergency shelter at this location.

Mr. Konz stated that funds for that type of project have not been allocated, and the beginning processes have not occurred. He added that if an emergency shelter is desired in that location, it would be a conditional use. This would be required to come back to the planning commission and additional notices would be sent out.

Mr. Ludeman added that some of the concerns are that even though he is in favor of this supportive housing development, he might be inclined to see it not moved forward so that future development does not affect the area in a negative way.

Ms. Surdy added that she has strong support for this project, and she hopes that more can be done to support those that are unhoused in this community.

Mr. Meister made a motion for approval of the Land Use Plan amendment. Ms. Surdy seconded the motion. The motion passed unanimously.

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

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

Ms. Mitchell presented the report on an ordinance amendment to add lower-potency cannabis sales in the B-1 district.

Mr. Wilke questioned what low-potency edible is.

Mr. Konz indicated that this is the type of edible that is available for purchase currently. He indicated that the City Code did not include the B-1 district for this type of sale and wanted to ensure it was included.

Ms. Surdy indicated that low-potency must pass under a certain percentage of the THC content for it to be considered low-potency.

Mr. Iddings questioned if there would be regulations or inspections related to the potency of the cannabis that is being sold.

Mr. Konz indicated that there would be compliance checks that the City of Mankato would conduct and if further action was needed, the city would refer it to the State of Minnesota.

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

Ms. Surdy made a motion to approve the ordinance amendment to add lower-potency cannabis sales in the B-1 district. The motion was seconded by Mr. Meister. The motion passed unanimously.

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

6. **MISCELLANEOUS**

No Miscellaneous items

7. **ADJOURNMENT**

There being no further business, Ms. Surdy moved to adjourn the meeting. The motion was seconded by Mr. Meister and carried unanimously. The meeting adjourned at 6:30 pm.

MINUTES APPROVED.

Chair, Mankato Planning Commission

Meeting Date: 05/28/2025

Title

CY20-25

Request of Big Blue Hospitality, LLC, with permission of the property owner, for a Land Use Plan amendment to change the guided land use from Public-Semi Public to Central Business District. The subject properties are described as Lots 1, 2, 3, 8, 9, 10 and the northerly 19 feet of Lot 7, all in Block 30, including all vacated alleys, Map of Mankato, and the northerly 19 feet of Lot 7, Block 9, Warrens Addition to Mankato, Blue Earth County (Blue Earth County PID R010918107001, 401 S. 2nd Street).

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

Applicant

ISG on behalf of Big Blue Hospitality, LLC.

Request

Big Blue Hospitality, LLC is requesting a land use amendment to change the land use designation of the property from public-semi-public to central business district to allow for the redevelopment of the existing post office.

Location

The subject properties are described as Lots 1, 2, 3, 8, 9, 10 and the northerly 19 feet of Lot 7, all in Block 30, including all vacated alleys, Map of Mankato, and the northerly 19 feet of Lot 7, Block 9, Warrens Addition to Mankato, Blue Earth County (Blue Earth County PID R010918107001, 401 S. 2nd Street).

Existing Land Use

Current land use is public-semi-public.

Zoning

The property currently has split zoning. The building is zoned CBD-C and the rear parking lot is zoned OR.

Environmentally Sensitive Areas

No known environmentally sensitive areas are present.

Public Utilities

Public infrastructure currently serves the property.

City Code

The Mankato City Code section pertaining to this request can be viewed below.

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.43CCEBUDIRE

Site Plan Review Comments

The Site Plan Review Committee met on May 13th, 2025 and submitted the following comments.

1. The applicant shall be aware that any potential project would require the entire building to be protected by sprinklers.
2. The applicant's site plan shows alterations to Jackson Street; these shall be coordinated with Public Works and the Engineering Department at an appropriate time during project development in addition to storm water calculations.
3. The applicant shall be aware that there will be connection fees (WAC & SAC) that will be assessed and a recalculation on meter service depending on future use.
4. The applicant shall be aware that private parking on Jackson Street will not be allowed.

Review

The City of Mankato has received a request for a land use amendment for the redevelopment of the existing post office.

Per the Land Use Amendment process, ISG hosted a neighborhood meeting on March 31, 2025, to discuss task 1 and task 2. An additional meeting was held on April 3, 2025, to discuss task 3. 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 complimentary 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 provisions 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 text and the map. The text provides 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 plan 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 classifications from public-semi-public to Central Business District.

Proposal

The applicant is proposing to amend the Land Use Plan from Public-Semi-Public to Central Business District for the redevelopment of the existing Post Office. The area proposed is bordered by three public roads: Broad St. to the West, Jackson St. to the North, and Broad St. to the East. The parcel number for this proposal is R01.09.18.107.001.

The applicant is proposing a redevelopment scenario which would include a restaurant, event center, roof deck patio, and office space. A new hotel and parking ramp is proposed on the eastern portion of the property adjacent to Broad St.

To engage the community, the applicants hosted two neighborhood meetings on March 31st and April 3rd, to discuss the project with adjacent property owners. No residents were in attendance and no negative feedback was received.

A traffic study was submitted with the application.

A public transit stop is located within walking distance to provide transportation services for the proposed use.

The applicant submitted the following responses to the goals of the City of Mankato Land Use Plan.

1. Retain and enhance the character and quality of established areas and revitalize, rehabilitate or redevelop areas where such improvement is required or requested.
 - The proposed redevelopment will revitalize an underutilized property in the Central Business District. The adaptive reuse of the historic post office building preserves its architectural character while bringing new economic and social vitality to the area. The addition of a hotel and parking garage further enhances the vibrancy of the district, supporting tourism and local businesses.
2. Promote adequate housing alternatives for all income levels and age groups.
 - While this project does not include residential development, it indirectly supports the city's housing goals by strengthening the Central Business District. The addition of a hotel provides temporary lodging options that complement the city's residential neighborhoods and offers accommodation for visitors, business travelers, and event attendees.
3. Encourage the orderly growth of the community.
 - This redevelopment supports the city's vision for growth by aligning with Mankato's comprehensive plan and economic development strategies. The transition to a Central Business District designation allows for a more cohesive and sustainable expansion of downtown commercial activities.
4. Promote infill development for the purpose of obtaining the maximum utilization of existing infrastructure.
 - This project promotes infill development as it repurposes an existing structure and parking lot within a developed area. The use of existing water, sewer, road, and utility infrastructure reduces the need for costly new expansions and maximizes urban land efficiency.
5. Promote the preservation of ravine, bluff lines, wetlands, woodlands and other environmentally sensitive areas.
 - The Proposed redevelopment will take place in an already developed urban setting, ensuring no impact on environmentally sensitive areas. Sustainable building practices and landscaping will be incorporated where feasible to enhance environmental quality.
6. Encourage landscaping and the attractive design of public and private developments.
 - The redevelopment will incorporate high quality architectural design, site landscaping, and streetscape improvements consistent with the downtown design guidelines and to maintain an inviting pedestrian environment.
7. Promote complementary land uses and minimize incompatible land uses.
 - The transition to a Central Business District designation ensures compatibility with surrounding downtown uses. The proposed restaurant, event center, hotel, and parking are consistent with the downtown land use patterns and will help enhance the area's economic growth.
8. Promote efficient use of municipal services.
 - The proposed redevelopment will be adequately served by existing public infrastructure, including roadways, water, sewer, and emergency services. Any necessary upgrades will be coordinated with city staff.
9. Designate adequate vacant land to allow for the growth of residential, commercial and industrial areas.
 - By utilizing an underused parcel within the downtown area, this amendment helps ensure that vacant land in other areas can be preserved for future residential or industrial needs.
10. Promote the orderly extension of streets and the development of pedestrian/bike corridors.
 - The project is located within close proximity to existing sidewalks, access to bike routes, and transit which will enhance pedestrian activity in the downtown area. The redevelopment of Jackson Street will also provide better pedestrian and bike corridors, which will contribute to reaching this goal.
11. Stabilize property values by promoting the application of effective land use controls and development standards.
 - Redevelopment will increase the value of a key site, create economic activity, and promote continued investment in the surrounding area, helping stabilize and enhance adjacent property values.
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 adaptive reuse of the post office building demonstrates innovative development techniques that balance historic preservation with modern commercial functionality. The design of the new hotel and parking garage will incorporate contemporary planning principles that enhance urban livability.

13. Promote, maintain, and preserve parks and open space.

- While the project does not directly include new park space; it supports downtown activity and economic growth. Streetscape enhancements will contribute to a more inviting and pedestrian-friendly urban environment.

Findings

Staff submit 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. Promote quality building design standards. The reuse of the historic post office building preserves the architectural character of the area and will incorporate new architectural designs that will harmonize with the surrounding built environment.
2. Support the goals and objectives of the Mankato Area Transportation and Planning Study and Parks and Open Space Plan. The property is in proximity to a public transit stop. The development will incorporate high-quality landscaping and streetscape improvements. As well as contributing to a more pedestrian-friendly urban environment.
3. Retain and enhance the character and quality of established residential neighborhoods and revitalize, rehabilitate, or redevelop those neighborhoods where such improvements are needed. The future development will revitalize an underused property in the center of Mankato's business district. Preserving the historic integrity of the post office building and introducing new economic and social vitality with a hotel and parking garage addition. The development aims to support and promote tourism and local businesses.
4. Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments. The reuse of the post office demonstrates urban preservation while also introducing modern commercial functionality. The proposed hotel and parking garage designs will integrate contemporary principles that encourage urban livability.
5. Provide multi-modal transportation connectivity between destination points and high-density developments. The property is in proximity to existing sidewalks, access to bike routes, and public transportation stops which will encourage pedestrian and vehicle transportation in the downtown area.
6. Promote infill development. Infill development is the main objective of the land use amendment in order to repurpose an existing property within a currently developed area. The redevelopment of the east parking lot into a future hotel and parking garage will make use of a currently vacated lot.

Additionally, staff submit the findings that the proposed Land Use Plan amendment conforms to the following location criteria for designating commercial property in the Land Use Plan.

1. The property is adjacent to an existing low and medium-density residential neighborhood, commercial, and office residential.
2. The property is adjacent to a principal arterial or connections to a principal arterial via minor arterial or collector streets via 2nd Street, Broad Street, and Jackson St.
3. The property is served by public transportation. There is a public transit stop within walking distance.

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, staff recommend 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.
3. The building should conform to the historic facade easement that has been placed on the property.

Attachments

General Location Map

Aerial Plan

Future Site Plan

Narrative

Neighbor Correspondance

Traffic Study

GLM



Date: May 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 misuser misinterpretation.

Aerial Map



Date: May 2025

Author:

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POSSIBLE RENOVATION PLAN
1ST FLOOR:
8,000 SF RESTAURANT
10,300 SF EVENT SPACE
3,680 SF LOBBY
2ND FLOOR:
530 SF KITCHEN
3,600 ROOF DECK PATIO
12,090 SF OF EXISTING OFFICE
SPACE
3RD FLOOR:
6,080 SF EXISTING OFFICE SPACE

April 8, 2025

Mark Konz
Director of Planning & Development Services
City of Mankato
10 Civic Center Plaza
Mankato, MN 56001
Mkonz@mankatomn.gov

Molly Westman
Planning Coordinator
City of Mankato
10 Civic Center Plaza
Mankato, MN 56001
Mwestman@mankatomn.gov



**RE: Land Use Amendment Request
Mankato Post Office Project – R010918107001**

Mark & Molly,

Thank you for reviewing the attached materials in support of a Land Use Amendment request being submitted on behalf of Big Blue Hospitality, LLC. Below is a narrative describing the subject property and Land Use Amendment request.

PROJECT NARRATIVE

Big Blue Hospitality, LLC. is pursuing a Land Use Amendment to change the guided land use designation of the property from Public-Semi Public to Central Business District to allow for redevelopment of the existing Post Office. One potential development scenario that has been discussed includes renovating the first floor of the existing post office into a restaurant, event center, and lobby. The second floor would house a kitchen, roof deck patio, and office space. The existing office space on the 3rd floor would remain. Additionally, a new hotel and parking garage would be developed in the adjacent existing parking lot to support the revitalization of the property and downtown City Center as a whole. The property is located directly east of 2nd Street, north of Cherry Street, and south of Jackson Street. The parcel is 1.5 acres.

LAND USE AMENDMENT

Big Blue Hospitality, LLC. held community engagement meetings on March 31st, 2025, to discuss Task 1 and Task 2 of the City of Mankato's Land Use Amendment Process and on April 3rd, 2025, to discuss Task 3. Meeting notices were sent out to property owners within 500 feet of the site with a 10-day notice given. Enclosed are the community engagement sign-in sheets depicting the subject property owners who were present. No additional residents were in attendance and no negative feedback was received.

The project will meet the criteria listed in Chapter 10 – Land Use (Zoning) Sec. 10.98. – Amendments. Subd. 5. Standards for Amendments.

- a) Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Comprehensive Use Plan, as adopted and amended from time to time by the City Council.**

The proposed amendment aligns with the goals and intentions of the City's Comprehensive Land Use Plan by promoting economic development, adaptive reuse of existing structures, and enhancing downtown Mankato as a vibrant, mixed-use district. The proposed redevelopment will rehabilitate and revitalize an underused area and will promote infill development. The project will also encourage attractive landscaping and design of the private project by meeting city design standards.

- b) Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property.**

The proposed amendment is compatible with the character of existing development in the area, which includes commercial, retail, hospitality, and public uses within downtown Mankato. The adaptive reuse of the post office building preserves a historically significant structure while introducing new amenities that will enhance the downtown

environment. Providing necessary accommodation and infrastructure to support local businesses and events, the addition of a hotel and parking garage is in line with existing developments in the Mankato area. The architectural design and site improvements will be thoughtfully planned to harmonize with the surrounding built environment.

c) Whether the proposed amendment will have an adverse effect on the value of adjacent properties.

The proposed redevelopment of the post office site is anticipated to have a positive effect on surrounding property values. The proposed restaurant, event center, hotel, and structured parking will contribute to increased economic activity, improved pedestrian engagement, and overall neighborhood enhancement. By activating a currently underutilized site, the project will attract visitors, create job opportunities, and support surrounding businesses, thereby increasing property values in the area. No adverse effects on properties are expected.

d) The adequacy of public facilities and services.

The proposed redevelopment will be adequately served by existing public infrastructure, including roadways, water, sewer, and emergency services. Any necessary upgrades will be coordinated with City staff. The inclusion of a parking garage will help address demand for parking in the area, supporting both the proposed uses and surrounding businesses. Traffic and pedestrian circulation will be carefully considered to ensure accessibility and safety. Additionally, the hotel and event center will contribute to the local economy without overburdening public resources.

The Amendment request is in alignment with the Goals listed in Chapter 1 of the City of Mankato's Land Use Plan.

1. Retain and enhance the character and quality of established areas and revitalize, rehabilitate or redevelop areas where such improvement is required or requested.

The proposed redevelopment will revitalize an underutilized property in the heart of Mankato's commercial district. The adaptive reuse of the historic post office building preserves its architectural character while bringing new economic and social vitality to the area. The addition of a hotel and parking garage further enhances the vibrancy of the district, supporting tourism and local businesses.

2. Promote adequate housing alternatives for all income levels and age groups.

While this project does not include residential development, it indirectly supports the city's housing goals by strengthening the Central Business District. The addition of a hotel provides temporary lodging options that complement the city's residential neighborhoods and offers accommodation for visitors, business travelers, and event attendees.

3. Encourage the orderly growth of the community.

This redevelopment supports the city's vision for growth by aligning with Mankato's comprehensive plan and economic development strategies. The transition to a Central Business District designation allows for a more cohesive and sustainable expansion of downtown commercial activities.

4. Promote infill development for the purpose of obtaining the maximum utilization of existing infrastructure.

This project promotes infill development as it repurposes an existing structure and parking lot within a developed area. The use of existing water, sewer, road, and utility infrastructure reduces the need for costly new expansions and maximizes urban land efficiency.

5. Promote the preservation of ravines, bluff lines, wetlands, woodlands and other environmentally sensitive areas.

The proposed redevelopment will take place in an already developed urban setting, ensuring no impact on environmentally sensitive areas. Sustainable building practices and landscaping will be incorporated where feasible to enhance environmental quality.

6. Encourage landscaping and the attractive design of public and private developments.

The redevelopment will incorporate high-quality architectural design, site landscaping, and streetscape improvements consistent with the downtown design guidelines and to maintain an inviting pedestrian environment.

7. Promote complementary land uses and minimize incompatible land uses.

The transition to a Central Business District designation ensures compatibility with surrounding downtown uses. The proposed restaurant, event center, hotel, and parking are consistent with downtown land use patterns and will help enhance the area's economic growth.

8. Promote efficient use of municipal services

The proposed redevelopment will be adequately served by existing public infrastructure, including roadways, water, sewer, and emergency services. Any necessary upgrades will be coordinated with City staff.

9. Designate adequate vacant land to allow for the growth of residential, commercial, and industrial areas.

By utilizing an underused parcel within the downtown area, this amendment helps ensure that vacant land in other areas can be preserved for future residential or industrial needs.

10. Promote the orderly extension of streets and the development of pedestrian/bike corridors.

The project is located within close proximity to existing sidewalks, access to bike routes, and transit which will enhance pedestrian activity in the downtown area. The redevelopment of Jackson Street will also provide better pedestrian and bike corridors which will contribute to reaching this goal.

11. Stabilize property values by promoting the application of effective land use controls and development standards.

Redevelopment will increase the value of a key site, create economic activity, and promote continued investment in the surrounding area, helping stabilize and enhance adjacent property values.

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 adaptive reuse of the post office building demonstrates innovative development techniques that balance historic preservation with modern commercial functionality. The design of the new hotel and parking garage will incorporate contemporary planning principles that enhance urban livability.

13. Promote, maintain, and preserve parks and open space.

While the project does not directly include new park space, it supports downtown activity and economic growth. Streetscape enhancements will contribute to a more inviting and pedestrian-friendly urban environment.

This land use amendment request supports Mankato's long-term development vision by encouraging economic growth, enhancing downtown vibrancy, and repurposing an underutilized property. The proposed changes align with the City's Comprehensive Plan, complement surrounding land uses, and will positively contribute to the local economy and community infrastructure. We respectfully request approval of this amendment to allow for the redevelopment of the Post Office site.

Thank you again for reviewing the information provided in support of this project. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Emily Nepp
Development Services Coordinator
Emily.Nepp@ISGInc.com

Sincerely,



Nathan Hermer, PE
Civil Engineer
Nathan.Hermer@ISGInc.com

Memorandum

ISG

To: City of Mankato

From: ISG

Date: March 28, 2025

Subject: South 2nd Street Turn Lane Warrants

Using the ITE Trip Generation Manual, 11th Edition, for a Hotel in a Dense Multi-Use Urban area (moderate size urban area downtowns), the site is anticipated to generate up to 168 trips during the PM peak hour of the adjacent street traffic. Most of the existing traffic is for alternate destinations, so the site generated trips were added to the existing traffic volume. The site initially served as a post office which based on the ITE Trip Generation Manual, 11th Edition was anticipated to generate 327 vehicles during the PM peak hour, this proposed development will not have a detrimental effect on the existing infrastructure.

	Home2 Hotel vehicle trips	Cave Restaurant vehicle trips	Office Space vehicle trips	Total 2 nd Street Vehicle trips
AM Peak hour	56	6	38	100
PM Peak hour	65	63	40	168

Traffic due to on-site restaurants and other hotel services are included in the trip generation estimates.

Per NCHRP 457 Figure 2-6 (determining the need for a major-road right-turn lane at a two-way stop-controlled intersection), a right turn lane is not warranted, using the anticipated generated trips and assuming the following:

- speed limit of 30 MPH
- daily existing traffic volume of 5,200 vehicles per day (draft 2023 AADT is 5,191 per MnDOT Traffic Mapping Application),
- 55% of traffic is traveling SE during AM or PM peak hour of traffic
- 10% of daily traffic occurs during the peak hours

For reference, MnDOT's turn lane policy at urban intersections is that turn lanes should be considered whenever construction is economically feasible, taking into account amount of right of way needed, type of terrain, and environmentally or culturally sensitive areas. Constrained right-of-way limits space for turn lanes and right-of-way acquisition would be required to construct a right-turn lane, assuming the existing sidewalk widths and neutral offset left-turn lanes are maintained. MnDOT also provides turn lane warrants for undivided roadways, several of which are not applicable to low speed roadways (less than 45 MPH). Of those that are applicable to South 2nd Street, adverse road grades, limited sight distance, and nearby railroad crossings are not present to warrant a right-turn lane.

Therefore, turn lanes are not warranted for the development due to the low (30 MPH) travel speeds and low proposed volumes (168 vehicles, one-way, during peak hour) on South 2nd Street.

OWNER'S STATEMENT

I/We Blue Blue Hospitality, LLC. am/are the Titleholder(s)/Owner(s), or authorized representative of the Titleholder(s)/Owner(s), of the property located at:

401 S. 2nd Street
(Street Address)

R010918107001
(Parcel ID or Legal Description)

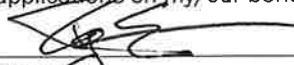
Mankato, MN, 56001
(City, State Zip)

Owner Authorization

I/We hereby petition for and give consent to the submittal and consideration of the following application(s) regarding my/our property:

Land Use Amendment Request

I/We hereby authorize I&S Group, Inc. (DBA ISG) to submit and act as my/our representative in garnering approvals and permits regarding the aforementioned applications on my/our behalf.


(Signature)
RYAN EVENSON - MANAGER
(Printed Name and Title)

4-4-25
(Date)

1531 Madison Ave. Suite 200
(Street Address)
Mankato, MN 56001
(City, State Zip)

Authorized Agent

I am authorized to submit this application on behalf of the above Titleholder/Owner. I certify under penalty of perjury and according to the laws of the State of Minnesota that the foregoing is true and correct.

Emily Nepp
(Signature)

04/07/2025
(Date)

Emily Nepp - Development Services Coordinator
(Printed Name and Title)

115 E. Hickory Street + Suite 300
(Street Address)
Mankato, MN 56001
(City, State Zip)

ISG

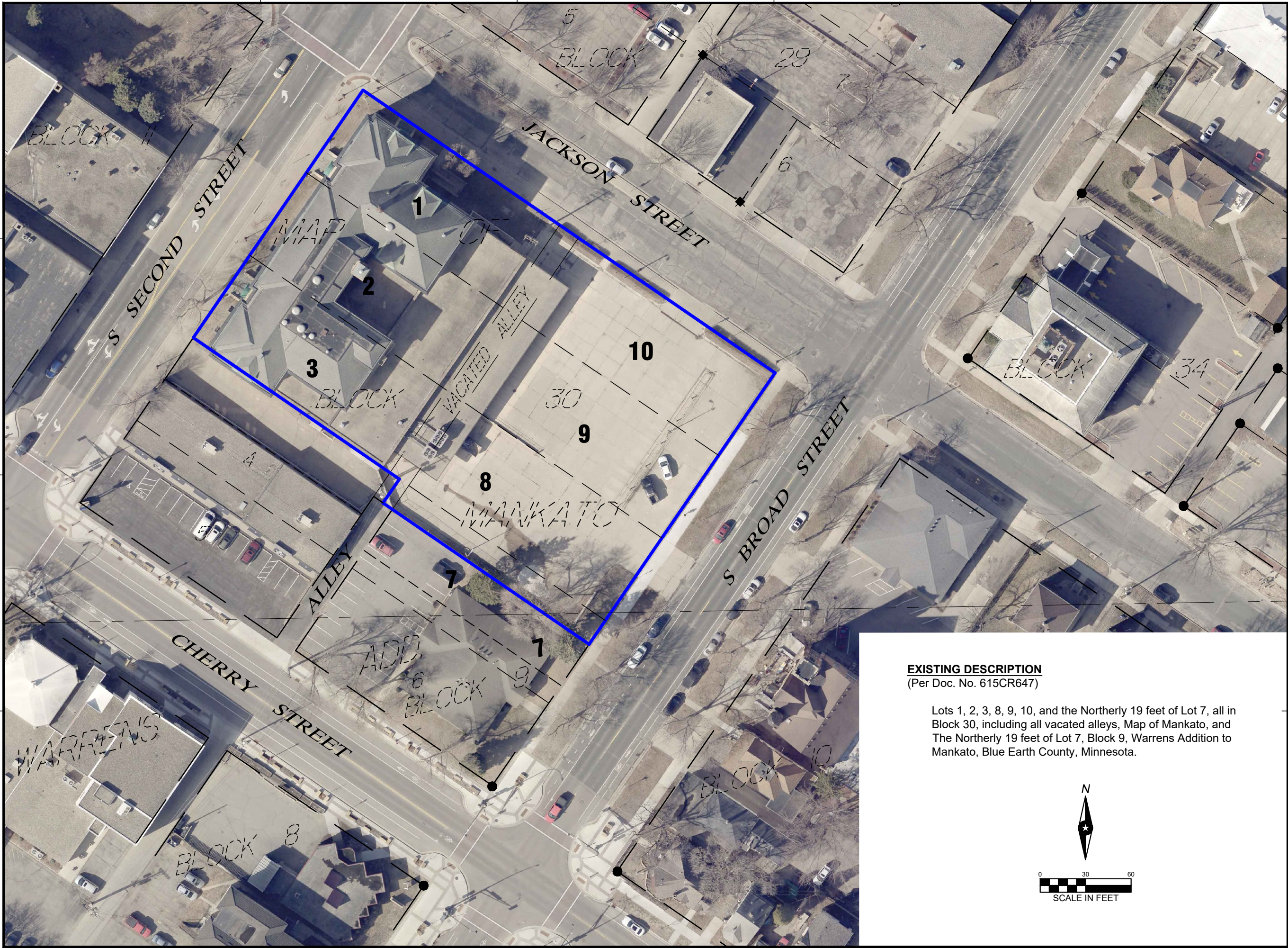
Location: ISG – 115 East Hickory Street, Mankato, MN 56001

1

ISG

Location: ISG – 115 East Hickory Street, Mankato, MN 56001

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PROJECT

**MANKATO
POST OFFICE**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32514
CAD FILE NAME	32514 EX
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	---

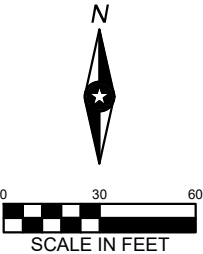
TITLE

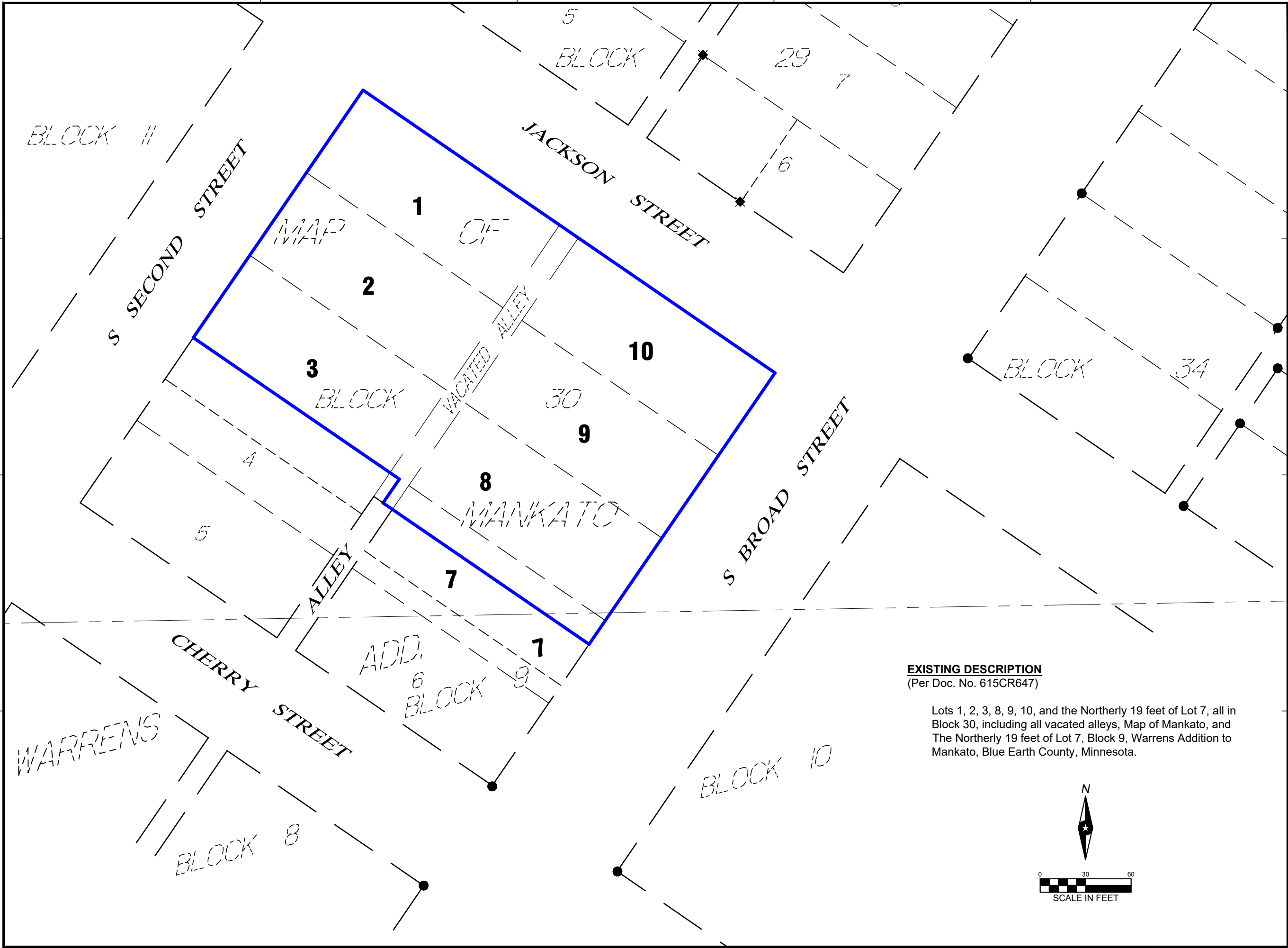
**PROPERTY
EXHIBIT**

SHEET

EXISTING DESCRIPTION
(Per Doc. No. 615CR647)

Lots 1, 2, 3, 8, 9, 10, and the Northerly 19 feet of Lot 7, all in Block 30, including all vacated alleys, Map of Mankato, and The Northerly 19 feet of Lot 7, Block 9, Warrens Addition to Mankato, Blue Earth County, Minnesota.





EXISTING DESCRIPTION
(Per Doc. No. 615CR647)

Lots 1, 2, 3, 8, 9, 10, and the Northerly 19 feet of Lot 7, all in Block 30, including all vacated alleys, Map of Mankato, and The Northerly 19 feet of Lot 7, Block 9, Warrens Addition to Mankato, Blue Earth County, Minnesota.



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PROJECT

**MANKATO
POST OFFICE**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32514
CAD FILE NAME	32514 EX
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

**PROPERTY
EXHIBIT**

SHEET

EXISTING DESCRIPTION

(Per Doc. No. 615CR647)

Lots 1, 2, 3, 8, 9, 10, and the Northerly 19 feet of Lot 7, all in Block 30, including all vacated alleys, Map of Mankato, and The Northerly 19 feet of Lot 7, Block 9, Warrens Addition to Mankato, Blue Earth County, Minnesota.



Project Site

500' Public Notification Radius

Parcel - Land Use

Commercial

Light Industrial

Low Density Residential

Medium Density Residential

Mixed Residential / Retail

Parks-Open Space

Public-Semi Public

Office Residential

High Density Residential

Central Business District

Site Information

*Former Post Office, currently vacant

*Opportunity to redevelop for continued economic growth of Downtown

*Preservation and reuse of historic structure

*No environmental concerns present

*Proposed change in existing land use from Public-Semi Public to Central Business District

*NE portion of the site currently zoned CBD-C, SW portion currently zoned O-R

*Proposed rezone to CBD-C to provide consistent zoning throughout project area

Existing Land Use Map
Mankato Post Office
Mankato, Blue Earth County, Minnesota

Source(s):
Orthophoto (NAIP, 2023)
Parcels (Blue Earth County, 2023)
Roads (MnDOT, 2023)
Zoning (Mankato, 2022)

ISG



POSSIBLE RENOVATION PLAN
1ST FLOOR:
8,000 SF RESTAURANT
10,300 SF EVENT SPACE
3,680 SF LOBBY
2ND FLOOR:
530 SF KITCHEN
3,600 ROOF DECK PATIO
12,090 SF OF EXISTING OFFICE
SPACE
3RD FLOOR:
6,080 SF EXISTING OFFICE SPACE

S 2nd St

Jackson St

JACKSON STREET

S Broad

Cherry St

Mitchell, Brittany

From: Westman, Molly
Sent: Monday, May 19, 2025 12:31 PM
To: Konz, Mark; Mitchell, Brittany
Subject: FW: Comments for Public Hearing May 28, 2025

These comments were received re: the Post Office LUPA that is currently going through the process.

I did explain to her that this is the first step, and that there will be other steps to getting the actual redevelopment considered, but she wanted these comments shared.

From: Tim and Joan Brosam <brosam188@msn.com>
Sent: Monday, May 19, 2025 12:24 PM
To: Westman, Molly <mwestman@mankatomn.gov>
Cc: Sharon Hardel <sharon1412@mchsi.com>
Subject: Comments for Public Hearing May 28, 2025

Caution: Think Security – This email originated from an external source. Be cautious with any links or attachments.

This Message has originated outside your organization.

Molly,

Thank you for visiting with me today, regarding our comments regarding the 401 S. 2nd Street project hearing. Please be our spokesperson and relay our comments below, as we are unable to attend public hearing on May 28th.

As a single-family homeowner, we have the following concerns regarding upcoming project:

- Our home is located at 315 E. Jackson Street, one-half block from the corner of Jackson & S. Broad St.
- The parking option for our residence is only on the street, in front of our home.
- Currently, when there is a Mavericks hockey game or concert event, we have experienced people parking on both sides of E. Jackson St., in front of our home.
- In addition, Divine Towers has students already parking on S. Broad Street, so this may "push" some of them to Jackson as well.
- We are requesting some signage or "residential parking only" be considered for this area of E. Jackson Street, which would insure us parking spots.
- In addition, consider placement of loud HVAC systems, due to us already experiencing "noise" from the one located across the street at Huntington Bank.

Thank you,

Sharon Hardel
Joan Brosam
315 East Jackson Street

Memorandum

South 2nd Street Tune Lane Warrants

ISG

To: City of Mankato

From: Corona Woychik, PE, PTOE

Date: May 19, 2025

Subject: South 2nd Street Trip Generation and Turn Lane Warrants

The following is a Trip Generation Memorandum for the proposed Mankato Post Office Hotel to be located along 2nd Street in Mankato, Minnesota. This memorandum has been prepared to assess the trip generation potential for the hotel, restaurant, and office spaces located at 401 S 2nd Street, Suite 130, in Mankato. Additionally, turn lane warrants are reviewed.

TRIP GENERATION

The proposed development is assumed to consist of a 126 room Hotel, 8,000 sf of Restaurant and 26,000 sf of office space for the hotel. Vehicular access to the proposed development along S 2nd Street will be provided via S. Broad Street. Refer to the attachments for a copy of the preliminary site plan. Average daily, AM peak hour, and PM peak hour trips for the proposed development land use options were estimated using the ITE Trip Generation Manual, 11th Edition. **Table 1** provides a summary of the trip generation potential for the proposed wrestling facility.

TABLE 1 TRIP GENERATION

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Hotel (310)	126 Rooms	942	17	39	45	20
Fine Dining Restaurant (931)	8,000 sf	671	5	1	35	28
General Office Building (710)	26,000 sf	426	27	11	12	28

Using the ITE Trip Generation Manual, 11th Edition, for a Hotel in a Dense Multi-Use Urban area (moderate size urban area downtowns), the site is anticipated to generate up to 168 trips during the PM peak hour of the adjacent street traffic. All proposed trips are anticipated to be new trips. The site initially served as a post office which, based on the ITE Trip Generation Manual, 11th Edition, was anticipated to generate 327 vehicles during the PM peak hour.

TRIP DISTRIBUTION

The trip distribution used in assigning the site traffic for the proposed development was estimated based on a combination of existing traffic patterns, population centers in the vicinity of the study area, and engineering judgement.

Memorandum

South 2nd Street Trip Generation and Turn Lane Warrants

ISG

It was assumed that the site trips will be regionally distributed along S 2nd Street as follows:

- 50% to/from the north via S 2nd Street
- 50% to/from the south via S 2nd Street

The site traffic along S 2nd Street is expected to utilize E Cherry Street, E Jackson Street, and S Broad Street to access the proposed development. The trip distribution was applied to the anticipated trip generation to assign trips to the network. Refer to the attachments for an illustration of the site's trip assignment.

TURN LANE WARRANT ANALYSIS

Per NCHRP 457 Figure 2-6 (determining the need for a major-road right-turn lane at a two-way stop-controlled intersection), a right-turn lane is not warranted, using the anticipated generated trips and assuming the following:

- speed limit of 30 MPH
- daily existing traffic volume of 5,200 vehicles per day (draft 2023 AADT is 5,191 per MnDOT Traffic Mapping Application),
- 55% of traffic is traveling NE during AM or PM peak hour of traffic
- 10% of daily traffic occurs during the peak hours

Refer to the attachments for a visual of anticipated traffic numbers plotted on Figure 2-6.

Additionally, MnDOT's turn lane policy at urban intersections is that turn lanes should be considered whenever construction is economically feasible, taking into account amount of right-of-way needed, type of terrain, and environmentally or culturally sensitive areas. Constrained right-of-way limits space for turn lanes and right-of-way acquisition would be required to construct a right-turn lane, assuming the existing sidewalk widths and neutral offset left-turn lanes are maintained. MnDOT also provides turn lane warrants for undivided roadways, several of which are not applicable to low-speed roadways (less than 45 MPH). Of those that are applicable to S 2nd Street, adverse road grades, limited sight distance, and nearby railroad crossings are not present to warrant a right-turn lane.

Therefore, turn lanes are not warranted for the development due to the low (30 MPH) travel speeds and low proposed volumes (46 vehicles, one-way, during peak hour) on S 2nd Street.

CONCLUSION

The proposed Mankato Post Office Hotel development was reviewed to determine the trip generation potential and the potential traffic impacts from the proposed development. Based on the low trip generation potential and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network. Although minimal impacts from the proposed development are anticipated, a more in-depth traffic study would be necessary to determine if the proposed development would introduce any need for intersection geometry or traffic control improvements.

Attachments: Preliminary Site Plan
Site Trip Assignment Figure
Right-Turn Lane Warrant Figure

Memorandum

South 2nd Street Trip Generation and Turn Lane Warrants



I HEREBY CERTIFY THAT THESE CALCULATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

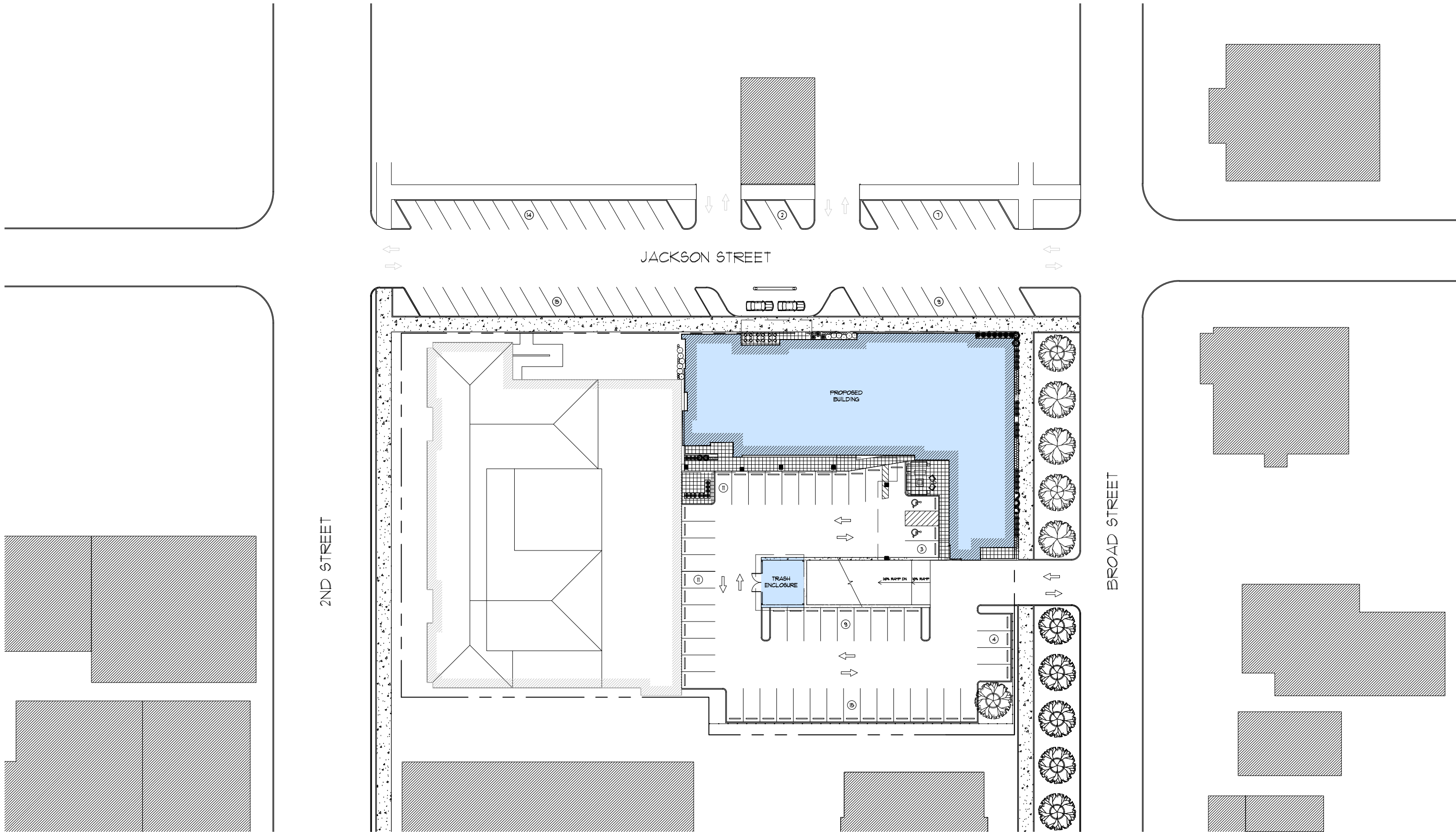
A handwritten signature in black ink, appearing to read 'Corona Woychik', written over a horizontal line.

Corona Woychik, **PE, PTOE**
Project Engineer
License No. 59049

South 2nd Street Trip Generation and Turn Lane Warrants Memo
Mankato, Minnesota

Engineer's Project Number: 25-32514

Dated this 19th day of May, 2025



PROPOSED SITE PLAN

1" = 50'-0"

MANKATO POST OFFICE HOTEL

MANKATO, Minnesota



TRIP ASSIGNMENT

ISG

Architecture + Engineering + Environmental + Planning
ISGInc.com

Mankato Post Office Hotel
MANKATO, MINNESOTA - 05/19/2025
ISG PROJECT NO. 25-32514

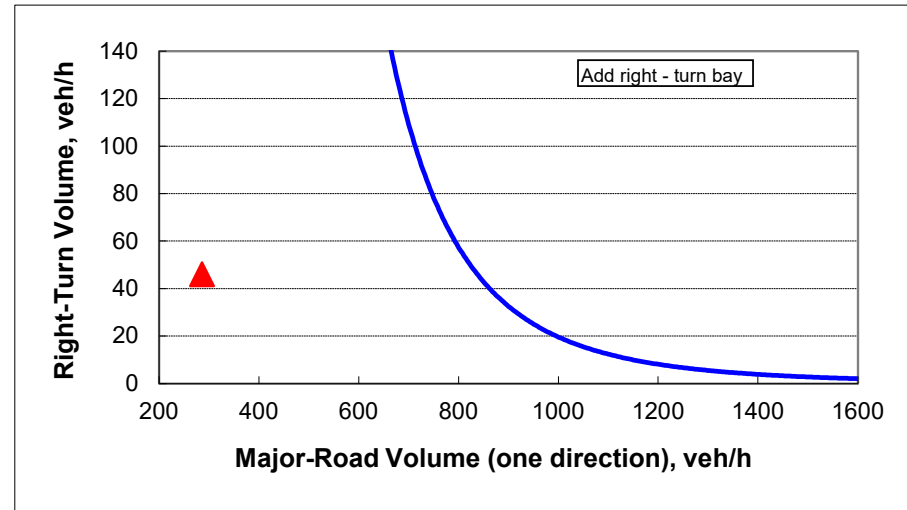
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	30
Major-road volume (one direction), veh/h:	286
Right-turn volume, veh/h:	46

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	8141
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Planning Commission Regular Meeting

5. 2.

Meeting Date: 05/28/2025

Title

CY21-25

Request of Wrestling Brotherhood, 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 Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County (Blue Earth County PID R010907206004, R010907206005, R010907206006, 1416, 1420, 1430 2nd Avenue).

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

Applicant

The applicant is Wrestling Brotherhood, with permission of the property owner.

Request

Request of Wrestling Brotherhood, 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.

Location

The subject properties are described as Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County (Blue Earth County PID R010907206004, R010907206005, R010907206006, 1416, 1420, 1430 2nd Avenue).

Existing Land Use

The current land use is light industrial.

Zoning

The current zoning is M-1 Light Industrial.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

The site is serviced by public 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 review committee reviewed the request on May 13, 2025 and submitted the following comments:

- a. Applicant shall be aware that if they are going to increase impervious surface storm water calculations shall be provided. In addition, utility service is to be disconnected at the main if no longer used.
- b. Applicant shall be aware that potential utility service fees may be assessed depending on what address is put with property.
- c. Applicant shall provide an updated traffic study that conforms to the standards. Applicant has already been notified of said requirement.
- d. The request will require additional review and approval by way of future zoning submission. Future requests shall include, but are not limited to, rezone, possible replat, possible conditional use permit or other requests that are applicable to the proposed project.

Review

Wrestling Brotherhood, with the consent of the property owners, are requesting a land use plan amendment to reclassify the designated land use from Light Industrial to Medium Density Residential.

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 Light Industrial to Medium Density Residential.

Proposal

The proposed amendment seeks to change the land use to facilitate the development of a wrestling facility. According to the applicants' narrative, the proposed wrestling facility will house a gymnasium for classes and training for participants. There are three subject parcels are west of 2nd Avenue, north of Maxfield Street, and south of Spruce Street. Together, the three parcels are 0.72 acres. The intended development will have access to and from the site along Spruce Street and 2nd Avenue.

To engage the community, the applicants hosted a neighborhood meeting on March 31st, 2025 and on April 3rd, 2025. Meeting notices were sent out to property owners within 500 feet of the site with a 10-day notice given. In total, 3 attendees signed in at the meeting. According to the narrative, there was no negative feedback received.

In accordance with Mankato's City Charter on April 28, 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 showing that the proposed use of the property will have minimal impact on the surrounding roadwork network as there is low trip generation potential and alternative routes to access the site.

The applicant submitted the following responses to the land use amendment request from Light Industrial to Medium Density Residential, which is in alignment with the goals as demonstrated below:

1. Retain and enhance the character and quality of established areas and revitalize, rehabilitate or redevelop areas where such improvement is required or requested.
 - The proposed wrestling facility will enhance the surrounding area by introducing a high-quality, community-oriented use that aligns with residential development patterns. The project supports reinvestment and revitalization of an underutilized site, promoting long-term neighborhood stability.
2. Promote adequate housing alternatives for all income levels and age groups.
 - While the proposed use is not housing, it complements nearby residential areas by providing recreational opportunities, helping to make the surrounding neighborhoods more attractive to a diverse range of families.
3. Encourage the orderly growth of the community.
 - The proposed use supports orderly growth by aligning land use with current and anticipated community needs, especially the growing demand for community and recreational facilities.
4. Promote infill development for the purpose of obtaining the maximum utilization of existing infrastructure.
 - The site is currently served by existing municipal infrastructure, including roads, water, and sewer. By reusing this property for a community facility, the amendment promotes infill development and the efficient use of public services.
5. Promote preservation of ravines, bluff lines, wetlands, woodlands and other environmentally sensitive areas.
 - The site is not located within or adjacent to any environmentally sensitive areas. Any site planning will comply with

- local environmental regulations, and stormwater management practices will be implemented to preserve the site.
6. Encourage landscaping and the attractive design of public and private developments.
 - The proposed facility will incorporate site landscaping and building design that enhances the area's aesthetic appeal, ensuring compatibility with adjacent uses and contributing positively to neighborhood character.
 7. Promote complementary land uses and minimize incompatible land uses.
 - An athletic facility is a low-intensity use that complements nearby residential neighborhoods. The amendment would minimize land use conflicts and buffer residential areas from industrial uses.
 8. Promote efficient use of municipal services
 - By utilizing existing municipal services such as water, sewer, and road infrastructure, the proposal contributes to cost-effective urban development without the need for significant new public investments.
 9. Designate adequate vacant land to allow for the growth of residential, commercial, and industrial areas.
 - This amendment reflects a balanced approach to land use planning by transitioning a portion of underutilized industrial land to residential-compatible use, responding to current community needs while maintaining capacity for future industrial growth elsewhere in the city.
 10. Promote the orderly extension of streets and the development of pedestrian/bike corridors.
 - The project will encourage safe access and mobility through pedestrian-friendly site design, potentially linking with existing or planned pedestrian and bike corridors.
 11. Stabilize property value by promoting the application of effective land use controls and development standards.
 - Reclassifying this site to Residential and introducing a community-use facility will stabilize and likely increase nearby property values by reducing industrial adjacency and promoting a well-maintained, purpose-driven site that serves local families.
 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 facility represents an innovative reuse of industrial land for a community amenity, fostering livability, wellness, and positive development outcomes.
 13. Promote, maintain, and preserve parks and open space.
 - While not a traditional park, the proposed use will provide recreational opportunities.

Moving forward

In accordance with Mankato's City Charter, on April 28, 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, conditional use permit requests, and any other applicable zoning requests.

Findings

City staff submitted the following findings of fact:

1. Promote adequate low and medium-density housing for all income levels and age groups. The proposed use is not a housing project, however it is a recreational use.
2. Support the goals and objectives of Mankato Area Transportation and Planning Study and the parks and open space plan. The site is served by city transportation via flex routes and mobility rides. The area is currently served by Bienapfl Park.
3. Retain and enhance the character and quality of established residential neighborhoods and revitalize, rehabilitate, or redevelop those neighborhoods where such improvements are needed. The applicant is proposing to redevelop a currently vacant lot which in the past was used as a restaurant and bar.
4. Encourage and promote 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 recreational facility that is innovative to the area as it is redeveloping a currently vacant lot.
5. Provide pedestrian connectivity between neighborhoods and destination points. There is no proposed sidewalk that is planned in the area according to the City of Mankato trail and sidewalk plan.
6. Facilitate neighborhood commercial node development. The proposed use of the property is private recreational use.

Recommendation

In order for the development to better conform to the goals of the Land Use Plan and 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 rezoning, and conditional use permit reviews, and other applicable zoning reviews

Attachments

General Location Map

Aerial Location Map

Narrative and Land Use Amendment Questions

Neighborhood Engagement Attendees

Location and Parcels

Current Land Use

Proposed Land Use

Future Concept Plan

Traffic Study

General Location Map



Date: May 2025

Author:

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



Aerial Map



Date: May 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.

April 8, 2025

Mark Konz
Director of Planning & Development Services
City of Mankato
10 Civic Center Plaza
Mankato, MN 56001
Mkonz@mankatomn.gov

Molly Westman
Planning Coordinator
City of Mankato
10 Civic Center Plaza
Mankato, MN 56001
Mwestman@mankatomn.gov



**RE: Land Use Amendment Request
Mankato Wrestling Facility Project – R010907206004, R010907206005,
R010907206006**

Mark & Molly,

Thank you for reviewing the attached materials in support of a Land Use Amendment request being submitted on behalf of Wrestling Brotherhood. Below is a narrative describing the subject properties and Land Use Amendment request.

PROJECT NARRATIVE

Wrestling Brotherhood is pursuing a Land Use Amendment to change the guided land use designation of the properties from Light Industrial to Medium Density Residential to allow for development of a wrestling facility. The proposed wrestling facility will house a gymnasium for classes and training for participants.

The three subject parcels are west of 2nd Avenue, north of Maxfield Street, and south of Spruce Street. Together, the three parcels are 0.72 acres. The intended development will have access to and from the site along Spruce Street and 2nd Avenue.

LAND USE AMENDMENT

Wrestling Brotherhood held community engagement meetings on March 31st, 2025, to discuss Task 1 and Task 2 of the City of Mankato's Land Use Amendment Process and on April 3rd, 2025, to discuss Task 3. Meeting notices were sent out to property owners within 500 feet of the site with a 10-day notice given. Enclosed are the community engagement sign-in sheets depicting the subject property owners who were present. No additional residents were in attendance and no negative feedback was received.

The project will meet the criteria listed in Chapter 10 – Land Use (Zoning) Sec. 10.98. – Amendments. Subd. 5. Standards for Amendments.

- a) Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Comprehensive Use Plan, as adopted and amended from time to time by the City Council.**

The proposed amendment aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan by revitalizing and redeveloping an area where improvements are warranted. While the current land use designation is Light Industrial, the shift to Residential allows for adaptive reuse of underutilized properties to serve community needs. The project will also encourage attractive landscaping and design of the private project by meeting city design standards.

- b) Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property.**

The proposed land use amendment is compatible with the overall character of the surrounding area. While the site is currently guided for Light Industrial use, the introduction of a wrestling facility aligns well with adjacent land uses and creates a more cohesive development pattern. The facility would serve as a valuable community asset, complementing

nearby developments and ensuring an appropriate transition between land uses. Given the nature of the proposed use, traffic patterns and noise levels would be well within acceptable limits for the area.

c) Whether the proposed amendment will have an adverse effect on the value of adjacent properties.

The proposed amendment is not expected to have any adverse effects on adjacent properties. The development of a wrestling facility will enhance the area's desirability by providing a structured recreational amenity, which can increase community engagement, safety, and contribute to a vibrant community. The project will be designed to meet development standards, ensuring it remains an asset to the neighborhood. Additionally, the proposed use is less intensive than many traditional industrial uses, mitigating concerns related to environmental impact, noise, and heavy traffic that can sometimes accompany industrial development.

d) The adequacy of public facilities and services.

The proposed redevelopment will be adequately served by existing public infrastructure, including roadways, water, sewer, and emergency services. Any necessary upgrades will be coordinated with City staff. The anticipated traffic impact is expected to be minimal. Parking and access will be designed to meet city requirements, ensuring safe and efficient use of the facility. The change from Light Industrial to Residential use will not create an excessive burden on public services, and the facility's operation will be well within the capacity of available resources.

The Amendment request is in alignment with the Goals listed in Chapter 1 of the City of Mankato's Land Use Plan.

1. Retain and enhance the character and quality of established areas and revitalize, rehabilitate or redevelop areas where such improvement is required or requested.

The proposed wrestling facility will enhance the surrounding area by introducing a high-quality, community-oriented use that aligns with residential development patterns. The project supports reinvestment and revitalization of an underutilized site, promoting long-term neighborhood stability.

2. Promote adequate housing alternatives for all income levels and age groups.

While the proposed use is not housing, it complements nearby residential areas by providing recreational opportunities, helping to make the surrounding neighborhoods more attractive to a diverse range of families.

3. Encourage the orderly growth of the community.

The proposed use supports orderly growth by aligning land use with current and anticipated community needs, especially the growing demand for community and recreational facilities.

4. Promote infill development for the purpose of obtaining the maximum utilization of existing infrastructure.

The site is currently served by existing municipal infrastructure, including roads, water, and sewer. By reusing this property for a community facility, the amendment promotes infill development and the efficient use of public services.

5. Promote the preservation of ravines, bluff lines, wetlands, woodlands and other environmentally sensitive areas.

The site is not located within or adjacent to any environmentally sensitive areas. Any site planning will comply with local environmental regulations, and stormwater management practices will be implemented to preserve the site.

6. Encourage landscaping and the attractive design of public and private developments.

The proposed facility will incorporate site landscaping and building design that enhances the area's aesthetic appeal, ensuring compatibility with adjacent uses and contributing positively to neighborhood character.

7. Promote complementary land uses and minimize incompatible land uses.

An athletic facility is a low intensity use that complements nearby residential neighborhoods. The amendment would minimize land use conflicts and buffer residential areas from industrial uses.

8. Promote efficient use of municipal services

By utilizing existing municipal services such as water, sewer, and road infrastructure, the proposal contributes to cost-effective urban development without the need for significant new public investments.

9. Designate adequate vacant land to allow for the growth of residential, commercial, and industrial areas.

This amendment reflects a balanced approach to land use planning by transitioning a portion of underutilized industrial land to residential-compatible use, responding to current community needs while maintaining capacity for future industrial growth elsewhere in the city.

10. Promote the orderly extension of streets and the development of pedestrian/bike corridors.

The project will encourage safe access and mobility through pedestrian-friendly site design, potentially linking with existing or planned pedestrian and bike corridors.

11. Stabilize property values by promoting the application of effective land use controls and development standards.

Reclassifying this site to Residential and introducing a community-use facility will stabilize and likely increase nearby property values by reducing industrial adjacency and promoting a well-maintained, purpose-driven site that serves local families.

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 facility represents an innovative reuse of industrial land for a community amenity, fostering livability, wellness, and positive development outcomes.

13. Promote, maintain, and preserve parks and open space.

While not a traditional park, the proposed use will provide recreational opportunities.

ISG

Location: ISG – 115 East Hickory Street, Mankato, MN 56001

[illegible]

Location: ISG – 115 East Hickory Street, Mankato, MN 56001

[illegible]





EXISTING DESCRIPTIONS

(Per Doc. No. 605CR929)

Lot 4, Block 16, Mankato City, Blue Earth County, Minnesota.

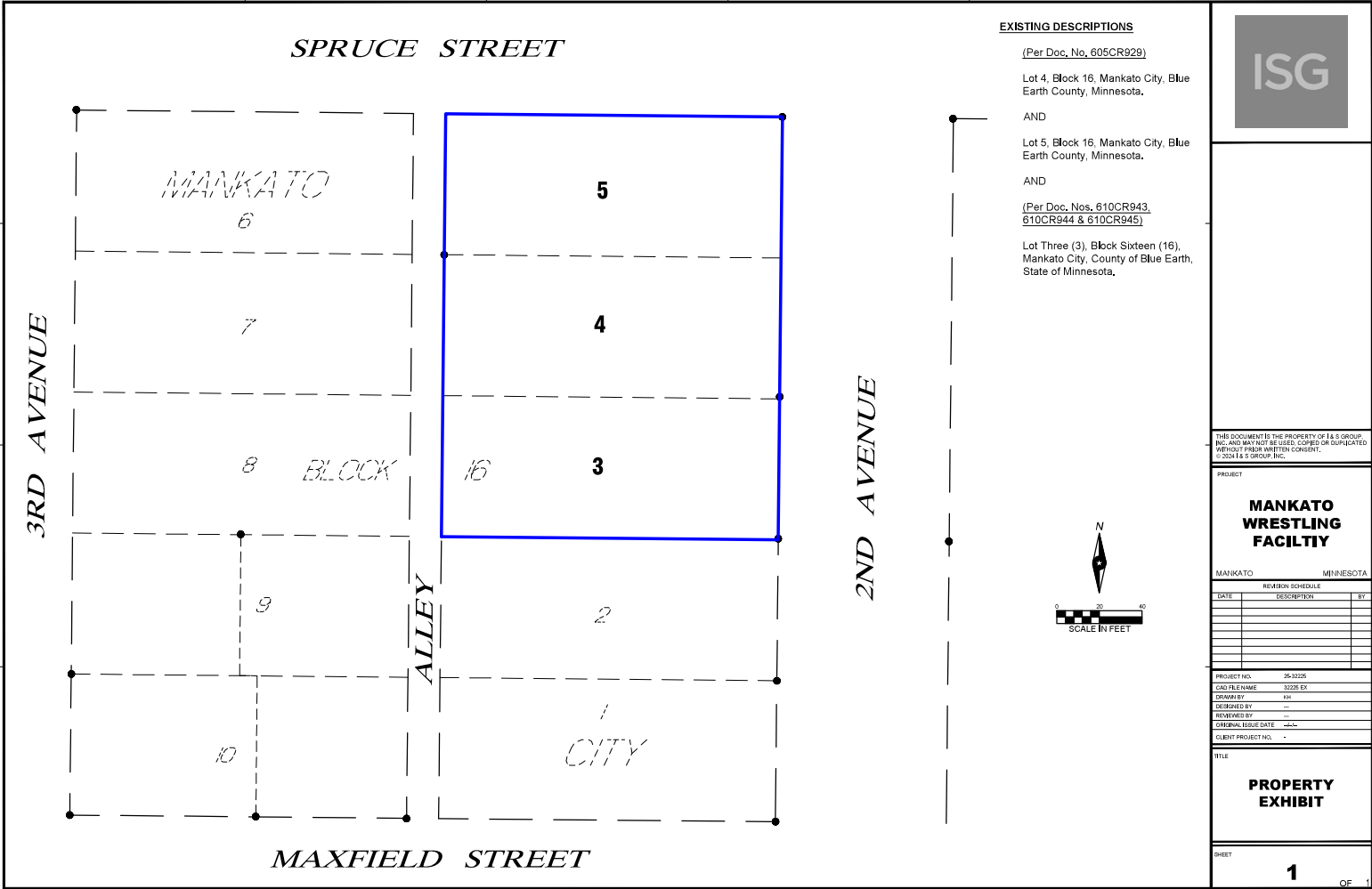
AND

Lot 5, Block 16, Mankato City, Blue Earth County, Minnesota.

AND

(Per Doc. Nos. 610CR943, 610CR944 & 610CR945)

Lot Three (3), Block Sixteen (16), Mankato City, County of Blue Earth, State of Minnesota.



EXISTING DESCRIPTIONS

(Per Doc, No. 605CR929)

Lot 4, Block 16, Mankato City, Blue Earth County, Minnesota.

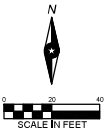
AND

Lot 5, Block 16, Mankato City, Blue Earth County, Minnesota.

AND

(Per Doc, Nos. 610CR943, 610CR944 & 610CR945)

Lot Three (3), Block Sixteen (16), Mankato City, County of Blue Earth, State of Minnesota.



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PROJECT

MANKATO WRESTLING FACILITY

MANKATO MINNESOTA

DATE	DESCRIPTION	BY

PROJECT NO. 24-0026

CAD FILE NAME 12258.DWG

DRAWN BY KIM

DESIGNED BY ---

REVIEWED BY ---

ORIGINAL ISSUE DATE 4-11-24

CLIENT PROJECT NO. ---

TITLE

PROPERTY EXHIBIT

SHEET

1 OF 1





- Project Site
- 500' Public Notification Radius
- Parcel - Land Use
 - Commercial
 - Light Industrial
 - Low Density Residential
 - Medium Density Residential
 - Mixed Residential / Retail
 - Parks-Open Space
 - Public-Semi Public

Site Information

- *Vacant site, location of former Mac's Bar
- *No public street or utility improvements needed to accommodate proposed use
- *No environmental concerns present
- *Proposed change in existing land use from Light Industrial to Medium Density Residential
- *Site currently zoned L-I
- *Proposed rezone to R-3 to accommodate new use & align with adjacent R-3 zoning to the West

0 85 170 Feet



Proposed Land Use Map
Mankato Wrestling Facility
Mankato, Blue Earth County, Minnesota





Memorandum

Brotherhood Wrestling Facility Trip Generation Memo

ISG

To: City of Mankato

From: Corona Woychik, PE, PTOE

Date: May 19, 2025

Subject: Brotherhood Wrestling Facility Trip Generation Memo

The following is a Trip Generation Memorandum for the proposed Brotherhood Wrestling Facility to be located along 2nd Avenue in Mankato, Minnesota. This memorandum has been prepared to assess the trip generation potential for the proposed Wrestling Facility located at 1430 2nd Avenue in Mankato.

Vehicular access to the proposed development along 2nd Avenue will be provided via the following existing streets:

- 2nd Avenue
- Spruce Street

Refer to the attachments for a copy of the preliminary site plan. In addition to providing the trip generation comparison for the site, this letter also assesses the potential traffic impacts of the proposed development.

TRIP GENERATION

The proposed development is assumed to consist of a 6,800 SF building to be used as a wrestling facility. Average daily, AM peak hour, and PM peak hour trips for the proposed development land use options were estimated using the ITE Trip Generation Manual, 11th Edition. **Table 1** provides a summary of the trip generation potential for the proposed wrestling facility.

TABLE 1 TRIP GENERATION

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Health Fitness Club (492)	6,800 SF	225	5	4	28	13

It should be noted that the daily traffic volume generated by the proposed development is expected to be below the thresholds to require a Traffic Impact Study (TIS) based on the Minnesota Department of Transportation (MnDOT) Access Manual.

Previously the site was used as a bar which closed in 2013 and was torn down. The site has been vacant since the existing building was razed. Using the ITE Trip Generation Manual, 11th Edition, for a drinking establishment, they expect that the bar generated 64 trips during the PM peak hour which exceeds the new trips that would be generated by the proposed wrestling facility.

Memorandum

Brotherhood Wrestling Facility Trip Generation Memo

ISG

TRIP DISTRIBUTION

The trip distribution used in assigning the site traffic for the proposed development was estimated based on a combination of existing traffic patterns, population centers in the vicinity of the study area, and engineering judgement.

It was assumed that the site trips will be regionally distributed along 3rd Avenue as follows:

- 30% to/from the north via 3rd Avenue
- 70% to/from the south via 3rd Avenue

The site traffic along 3rd Avenue is expected to utilize Spruce Street, Maxfield Street, and 2nd Avenue to access the proposed development. The trip distribution was applied to the anticipated trip generation to assign trips to the network. Refer to the attachments for an illustration of the site's trip assignment.

Based on the low site traffic generated and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network.

CONCLUSION

The proposed Brotherhood Wrestling Facility development was reviewed to determine the trip generation potential and the potential traffic impacts from the proposed development. Based on the low trip generation potential and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network. Although minimal impacts from the proposed development are anticipated, a more in-depth traffic study would be necessary to determine if the proposed development would introduce any need for intersection geometry or traffic control improvements.

Attachments: Preliminary Site Plan
Site Trip Assignment Figure

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.



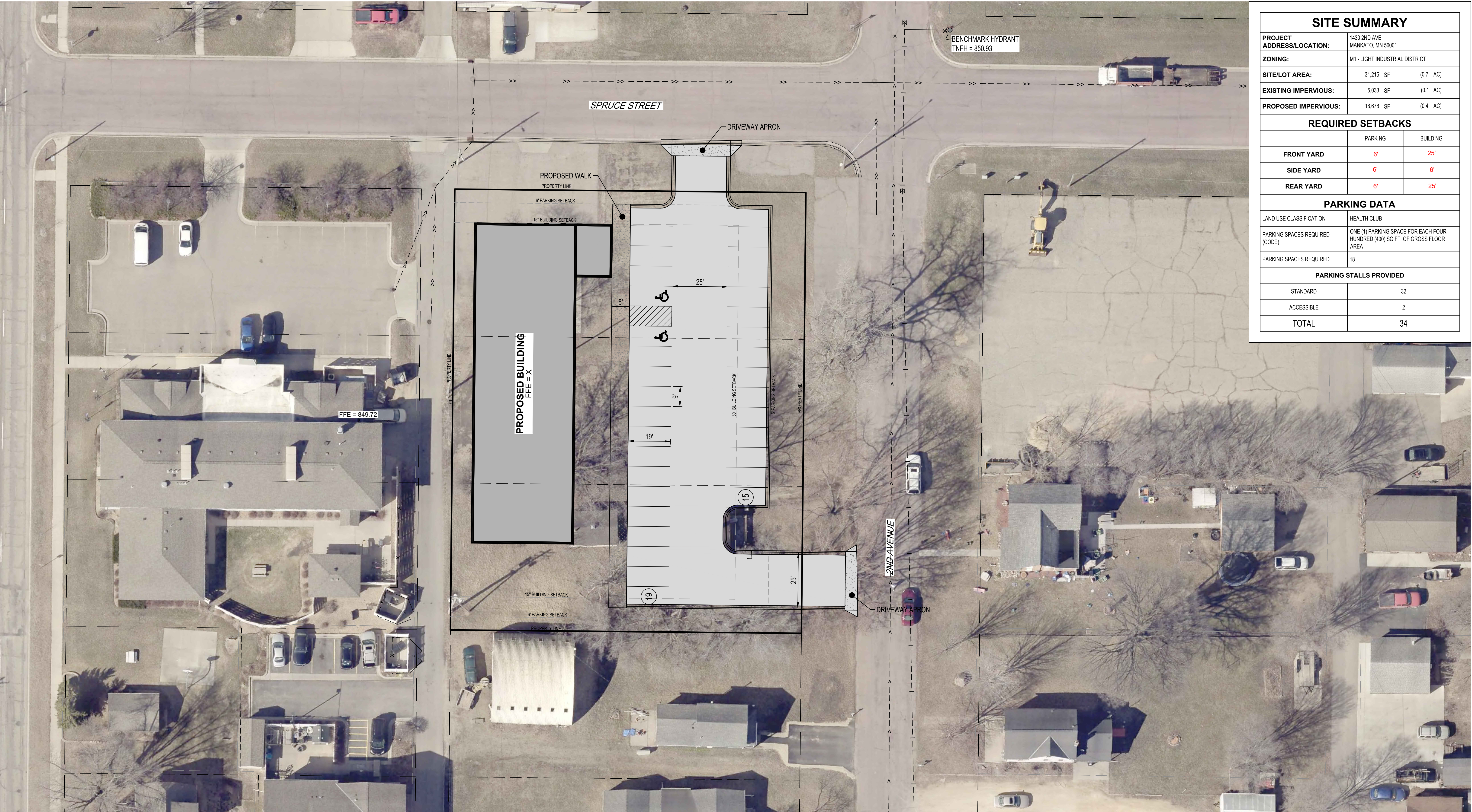
Corona Woychik, **PE, PTOE**
Project Engineer
License No. 59049

Brotherhood Wrestling Facility Trip Generation Memo

Mankato, Minnesota

Engineer's Project Number: 25-32225

Dated this 19th day of May, 2025



SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	1430 2ND AVE MANKATO, MN 56001	
ZONING:	M1 - LIGHT INDUSTRIAL DISTRICT	
SITE/LOT AREA:	31,215 SF	(0.7 AC)
EXISTING IMPERVIOUS:	5,033 SF	(0.1 AC)
PROPOSED IMPERVIOUS:	16,678 SF	(0.4 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	6'	25'
SIDE YARD	6'	6'
REAR YARD	6'	25'
PARKING DATA		
LAND USE CLASSIFICATION	HEALTH CLUB	
PARKING SPACES REQUIRED (CODE)	ONE (1) PARKING SPACE FOR EACH FOUR HUNDRED (400) SQ.FT. OF GROSS FLOOR AREA	
PARKING SPACES REQUIRED	18	
PARKING STALLS PROVIDED		
STANDARD	32	
ACCESSIBLE	2	
TOTAL	34	

CONCEPT 1

Meeting Date: 05/28/2025

Title

CY22-25

Request of Archer-Daniels Midland Company for the final 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).

The anticipated date of City Council action is June 9, 2025.

Applicant

The applicant is Archer-Daniels Midland Company.

Request

The applicant is requesting the review of the ADM Mankato First Addition final plat.

Location

The subject property is located on the eastern side of 3rd Avenue and is addressed as 2019 3rd Avenue. It is generally 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.

Existing Land Use

The property is currently used for industrial purposes and no changes to the current uses are proposed.

Zoning

The subject properties are zoned M-2, Heavy Industrial.

Environmentally Sensitive Areas

The property was evaluated for wetlands as part of the platting property, and the delineated wetlands are shown on the plat.

Public Utilities

The subject site is served by public utilities.

City Code

Chapter 11 of Mankato City Code provides Subdivision and Development Regulations (Platting) and the link can be found here:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH11SUDEREPL

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the preliminary plat request at their March 11, 2025 meeting and provided the following comments. The applicant's subsequent responses are also provided.

1. If not already complete, the applicant shall access the eportal and make payment for the notifications sent to the adjacent properties. *Applicant's response: DONE*
2. The applicant will be required to make a payment in lieu of parkland dedication for the previously unplatted areas. Please provide the area of the unplatted portion contained in the proposal. *Applicant's response: Noted. Please advise what this payment amount will be.*
3. The applicant shall dedicate all standard easements around the entirety of the lot. *Applicant's response: The current submitted plat has proposed dedicated easements around the entire lot where it is feasible for any utilities to be placed. I don't think it is in the best interest of the owner to introduce new dedicated easements where physical above ground obstructions are already built. Those would just introduce encroachment issues. Please advise specifically where the City believes easements could be dedicated where they aren't already proposed.*
4. 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. *Applicant's response: Owner is open to working with the City on issues.*
5. The applicant shall be agreeable to future temporary access easements for the future reconstruction of the 3rd Avenue corridor. *Applicant's response: Owner is open to discussing the granting of temporary easements to the City.*

The Site Plan and Traffic Advisory Committee reviewed the Final Plat request at their May 13, 2025 meeting and provided the following comment:

1. The City of Mankato shall review the preliminary and final plat to ensure they are similar.

Review

Archer-Daniels Midland Company is requesting a review of the final 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).

The site is the location of an existing industrial manufacturing facility and changes are not proposed in conjunction with this plat. On June 13, 2022, the City Council approved a conditional use permit to allow a building expansion to accommodate a new boiler system at the subject property. One of the conditions of approval in the approving resolution for the project was that the unplatted portions of the property be platted in accordance with the Mankato City Code.

As such, the property owner submitted the preliminary plat for ADM Mankato First Addition, and it was reviewed and recommended for approval by the Mankato City Council on April 14, 2025.

The final plat is consistent with the approved preliminary plat. The plat combines several existing underlying parcels into a new one-block subdivision. Within that block, there are three lots: 1A, 1B, and 1C. The desired intent is to have a one-lot, one-block subdivision, but because of the titling of the underlying parcels being both abstract and Torrens, the lots have all been given a Lot 1 designation as well as a letter to distinguish their underlying titling designation.

The total area included in ADM Mankato First Addition plat is 36.02. Lot 1A is a Torrens property and encompasses 5.52 acres. Lot 1B is also a Torrens property and encompasses 3.90 acres. Lot 1C is an abstract property and encompasses 26.06 acres. The area for Third Avenue dedication totals 0.54 acres.

On the northern side of the plat, Mills Street, otherwise known as Lind Street, and Second Avenue will remain. The plat also dedicates 33' for the eastern side for the remainder of the CSAH5/3rd Avenue corridor.

An irregular polygon-shaped parcel on the southwestern side of the subject property is excluded from the plat. Through the platting process, this parcel has been determined to be excluded from the applicant's legal descriptions, and not in the applicant's ownership.

As required by the platting process, the applicant conducted a wetland delineation. Four wetlands were found, and they are identified on the site and are shown on the plat.

A payment in lieu of parkland dedication will be required for all previously unplatted parcels in the proposed ADM Mankato First Addition plat. A payment in lieu of parkland dedication will be \$78,180.

There are several existing non-conforming scenarios shown in the presented documentation. Future redevelopment of the site will require that the current conditions be brought into conformance with the current codes. In addition to the site non-conformities, there are encroachments shown on the northern side of the property in the Mills Street right-of-way, also known as Lind Street in this location, and the Second Avenue right of way areas. During the review of the preliminary plat, the Site Plan and Traffic Advisory provided a comment that the applicant should work with the Engineering department to obtain any necessary authorization for those existing encroachments. The applicant acknowledged the comment and a condition representing this is recommended.

Findings

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.

Recommendation

Based on conformance with the recommendations in the preliminary plat review, staff recommends approval of the final plat.

Attachments

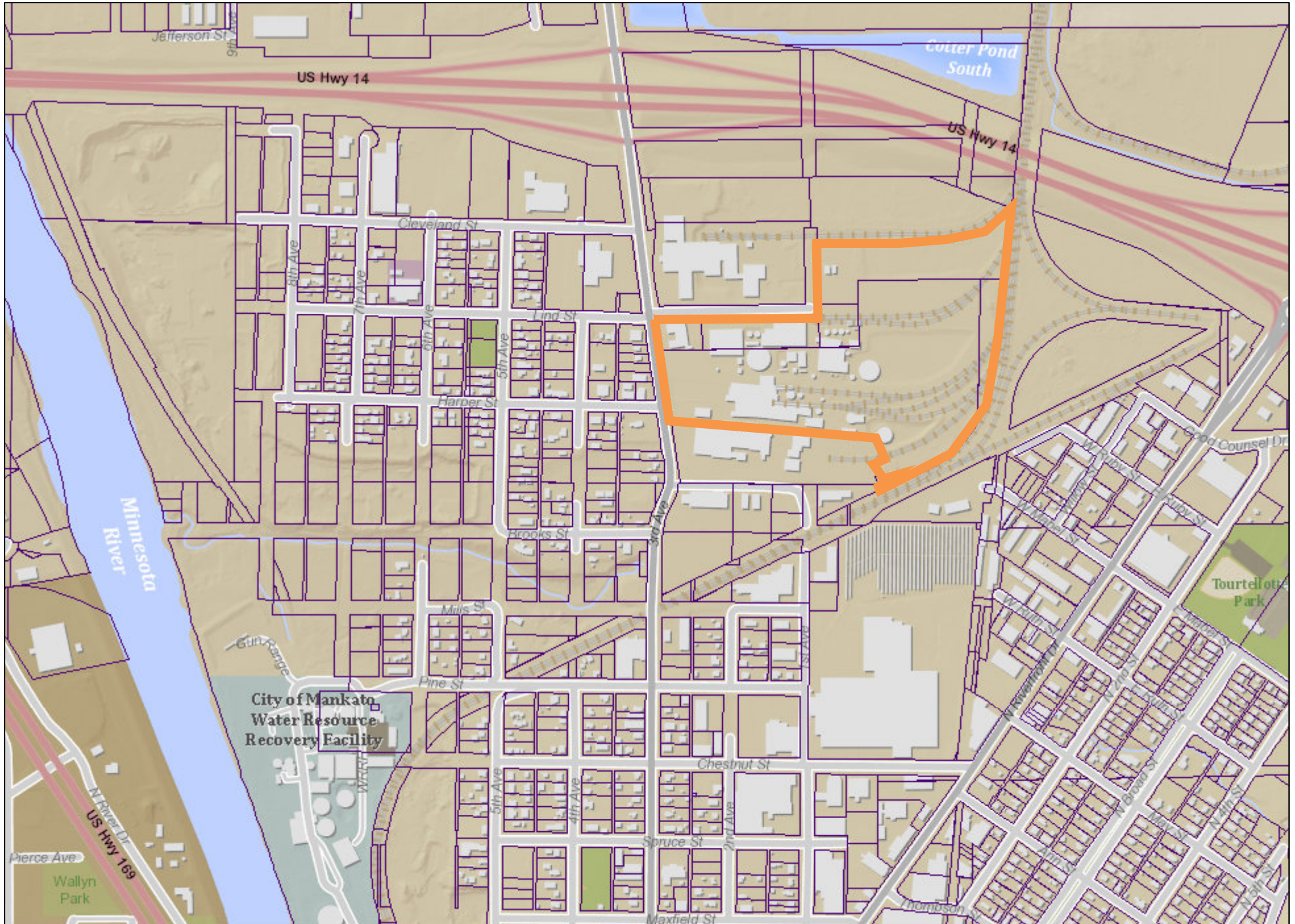
General Location Map

Aerial Plan

Final Plat

Final Plat Exhibit

General Location Map

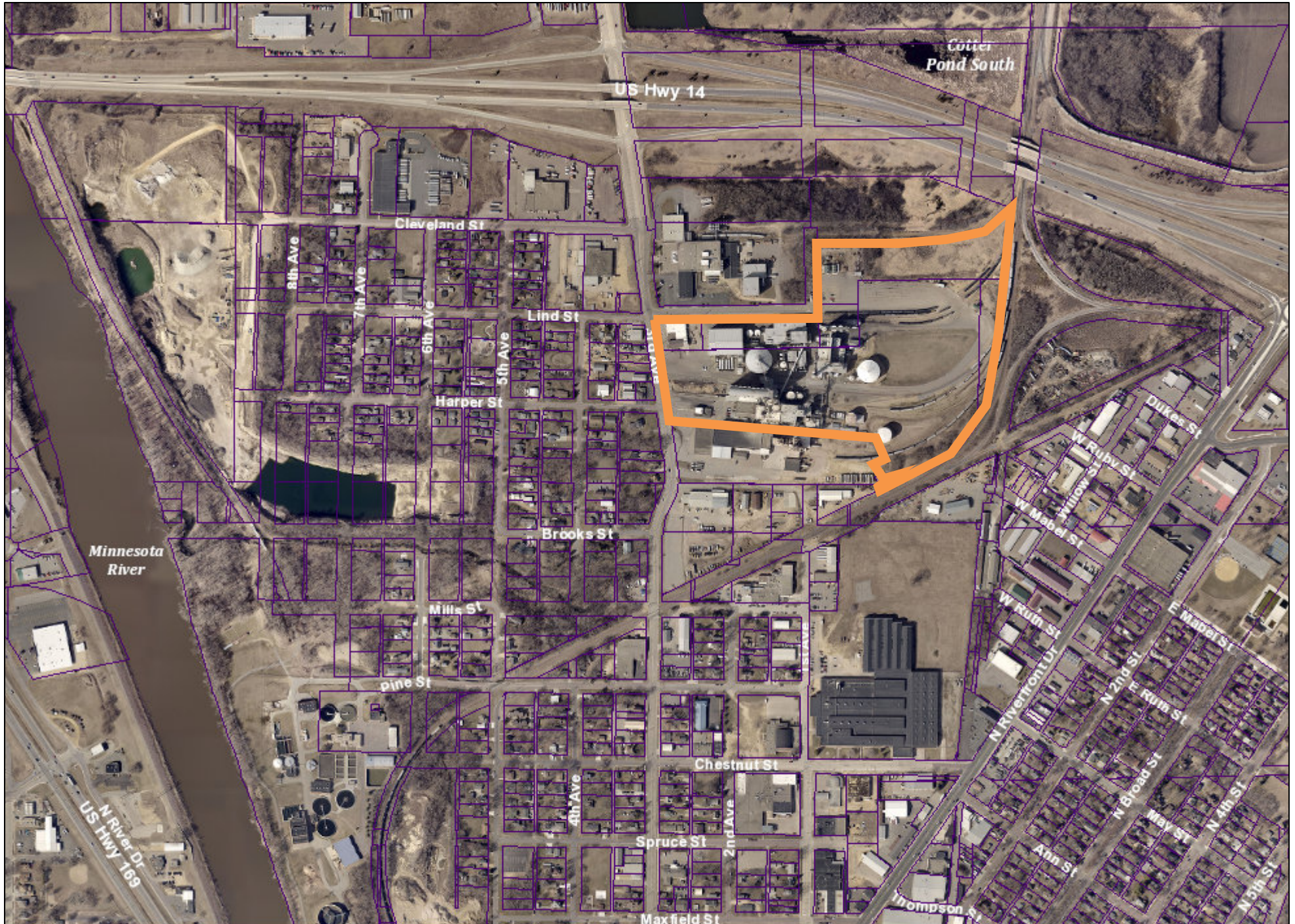


Date: February 2025

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 misuser misinterpretation.

Aerial Map



Date: February 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 misuser misinterpretation.



ADM MANKATO FIRST ADDITION

INSTRUMENT OF DEDICATION

Know all men by these presents that we, Archer-Daniels-Midland Company, a Delaware corporation, fee owner of the following described property situated in the County of Blue Earth, State of Minnesota:

The Land referred to herein below is situated in the County of Blue Earth, State Minnesota, and is described as follows:

T107029 (TORRENS)
Lot 1, Block 4, of Mankato Industrial Acres, a subdivision of part of the South Half of the Northeast Quarter (S 1/2 NE 1/4) and the North Half of the Southeast Quarter (N 1/4 SE 1/4) of Section 6, Township 108, Range 26, and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 5, Township 108, Range 26, situated in the City of Mankato, Blue Earth County, Minnesota AND The vacated Easterly 25 feet of Third Avenue adjacent to said Lot 1, Block 4, of Mankato Industrial Acres.

T26412 (TORRENS)
Lots 2, 3 and 4, Block 4, all in Mankato Industrial Acres, a Subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4 Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26 Mankato, Blue Earth County, Minnesota, subject to easements, if any, of record.

T31019 (TORRENS)
Tracts A, B & C, Registered Land Survey No. 105, City of Mankato, Blue Earth County, Minnesota.

T26413 (TORRENS)
Lots 5, 6, 7, of Block 4, and that portion of Block 7 easterly of and of the same depth as the East line of Lot 7, Block 4, all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT BOOK 227 PAGE 462 (ABSTRACT)
That part of Block 7, Mankato Industrial Acres, a Subdivision of Part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 and SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota, which lies between the northerly and southerly boundaries of Lind Street extended easterly to the east line of said Block 7, also known as that portion of Block Seven lying Southerly of the South line of Block Three of said Mankato Industrial Acres as extended Easterly to a point where it intersects the East line of said Block Seven, EXCEPT that portion of Block Seven (7) easterly of and of the same depth as the East line of Lot 7, Block 4 all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT 611CR149 (ABSTRACT)
That 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, Minnesota, described as:

Beginning at the southeasterly corner of Tract B, Registered Land Survey No. 105, on file and of record with the Blue Earth County Registrar of Titles; thence South 88 degrees 39 minutes 45 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 2011), along the exterior boundary line of said Registered Land Survey No. 105, a distance of 772.40 feet; thence South 00 degrees 59 minutes 35 seconds East, along said exterior boundary line and along the exterior boundary line of Mankato Industrial Acres, according to the plat thereof on file and of record with the Blue Earth County Recorder, a distance of 348.80 feet; thence South 87 degrees 45 minutes 42 seconds West, along the exterior boundary line of said Mankato Industrial Acres, a distance of 1029.40 feet to the southwesterly corner of Lot 1, Block Four, Mankato Industrial Acres; thence continuing South 87 degrees 45 minutes 42 seconds West, along said exterior boundary line and its westerly extension, a distance of 58.23 feet; thence South 08 degrees 24 minutes 07 seconds East, a distance of 707.09 feet to a point on the northerly line of Mankato City, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 89 degrees 56 minutes 24 seconds East, along said northerly line, a distance of 33.35 feet to the southwesterly corner of Lot 1, Block One, Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 08 degrees 24 minutes 07 seconds West, along the westerly line of said Lot 1, a distance of 340.48 feet to the northwesterly corner of said Lot 1; thence South 85 degrees 06 minutes 48 seconds East, along the northerly line of said Lot 1, a distance of 1091.12 feet; thence South 26 degrees 21 minutes 48 seconds East, along the easterly line of said Lot 1, a distance of 114.29 feet; thence South 63 degrees 32 minutes 12 seconds West, along the easterly line of said Lot 1, a distance of 69.53 feet; thence South 26 degrees 21 minutes 48 seconds East, along the easterly line of said Lot 1, a distance of 72.68 feet; thence South 87 degrees 48 minutes 34 seconds West, along the easterly line of said Lot 1, a distance of 24.40 feet; thence South 24 degrees 11 minutes 36 seconds East, along the easterly line of said Lot 1, a distance of 47.51 feet to the southeasterly corner of said Lot 1, said point being on the northerly line of said Mankato City; thence North 89 degrees 56 minutes 24 seconds East, along said northerly line, a distance of 4.56 feet to the northeast corner of Block Seven of said Mankato City; thence South 00 degrees 32 minutes 16 seconds West, along the easterly line of said Block Seven, a distance of 46.06 feet; thence North 63 degrees 54 minutes 57 seconds East, a distance of 266.41 feet; thence northeasterly a distance of 677.52 feet, along a tangential curve to the left, having a radius of 666.00 feet and a central angle of 58 degrees 17 minutes 12 seconds; thence North 05 degrees 37 minutes 45 seconds East, along the tangent of said curve, a distance of 506.13 feet to the point of beginning.

EXCEPTING therefrom Outlot "A", Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

Contains 26.27 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area ADM MANKATO FIRST ADDITION, and that we dedicate to the public use the public ways and easements as shown hereon.

In witness whereof, said Archer-Daniels-Midland Company, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2025.

_____, _____

NOTARY CERTIFICATE

State of _____

County of _____

The foregoing instrument was acknowledged before me, this _____ day of _____, 2025 by _____, _____ of Archer-Daniels-Midland Company, a Delaware corporation, on behalf of the corporation.

_____, Notary Public,

State of _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Janele Fowlds, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2025.

Janele Fowlds, Land Surveyor
Minnesota License Number 26748

NOTARY'S CERTIFICATE

State of Minnesota)

County of Blue Earth) ss

This instrument was acknowledged before me on _____ day of _____, 2025, by Janele Fowlds, Land Surveyor, Minnesota License No. 26748.

Nathan P Myhra, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

APPROVALS

Be it known that on this the _____ day of _____, 2025, the Planning Commission of the City of Mankato did duly review this plat of ADM MANKATO FIRST ADDITION.

Chair person:

Secretary:

Be it known that on this the _____ day of _____, 2025, the City Council of the City of Mankato did duly approve this plat of ADM MANKATO FIRST ADDITION.

Mayor:

Clerk:

TITLE OPINION

I, XXXXXXX, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

XXXXXXXXX, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____, 2025.

Blue Earth County Property and Environmental Resources Director

COUNTY RECORDER

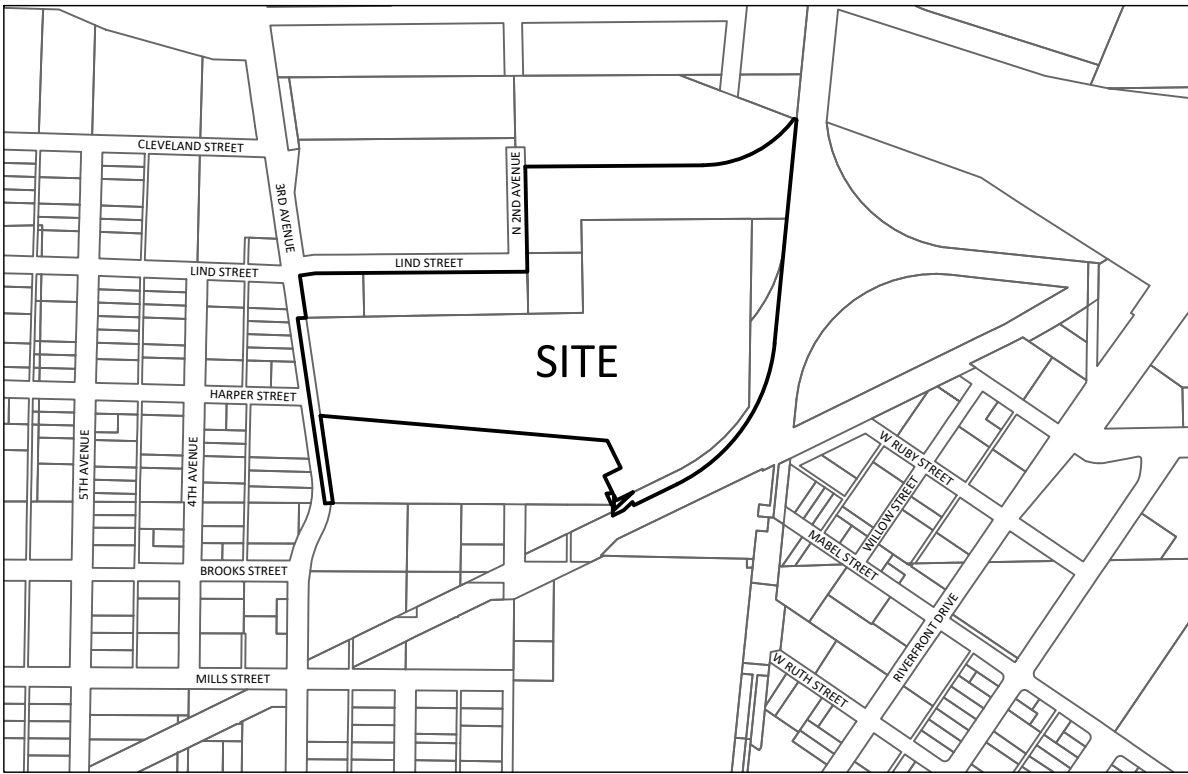
I hereby certify that this instrument Document Number _____ was filed in my office for record on this, the _____ day of _____, 2025, at ____ o'clock, __m., and that it was duly recorded on _____ Plats, Number _____.

County Recorder

REGISTER OF TITLES

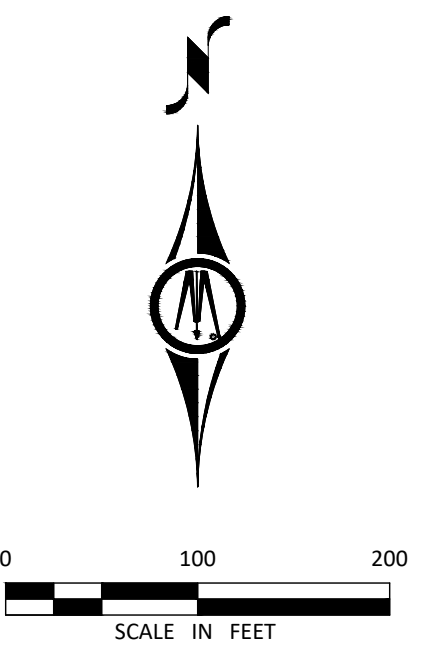
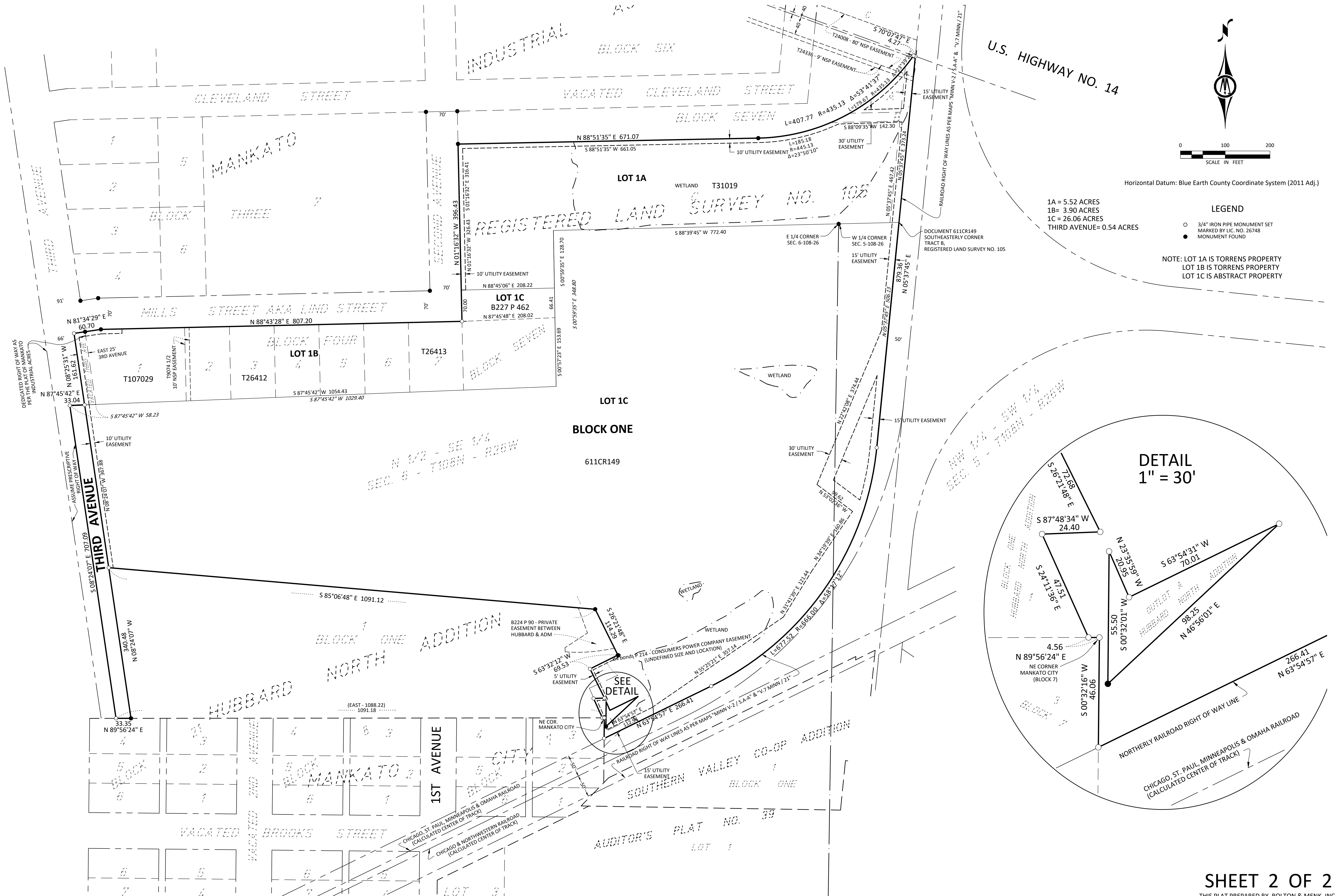
I hereby certify that this plat was filed in the office of the Register of Titles for record on this, the _____ day of _____, 2025, at ____ o'clock, __m., as Document Number _____.

Registrar of Titles



CITY OF MANKATO
VICINITY MAP
NOT TO SCALE

ADM MANKATO FIRST ADDITION

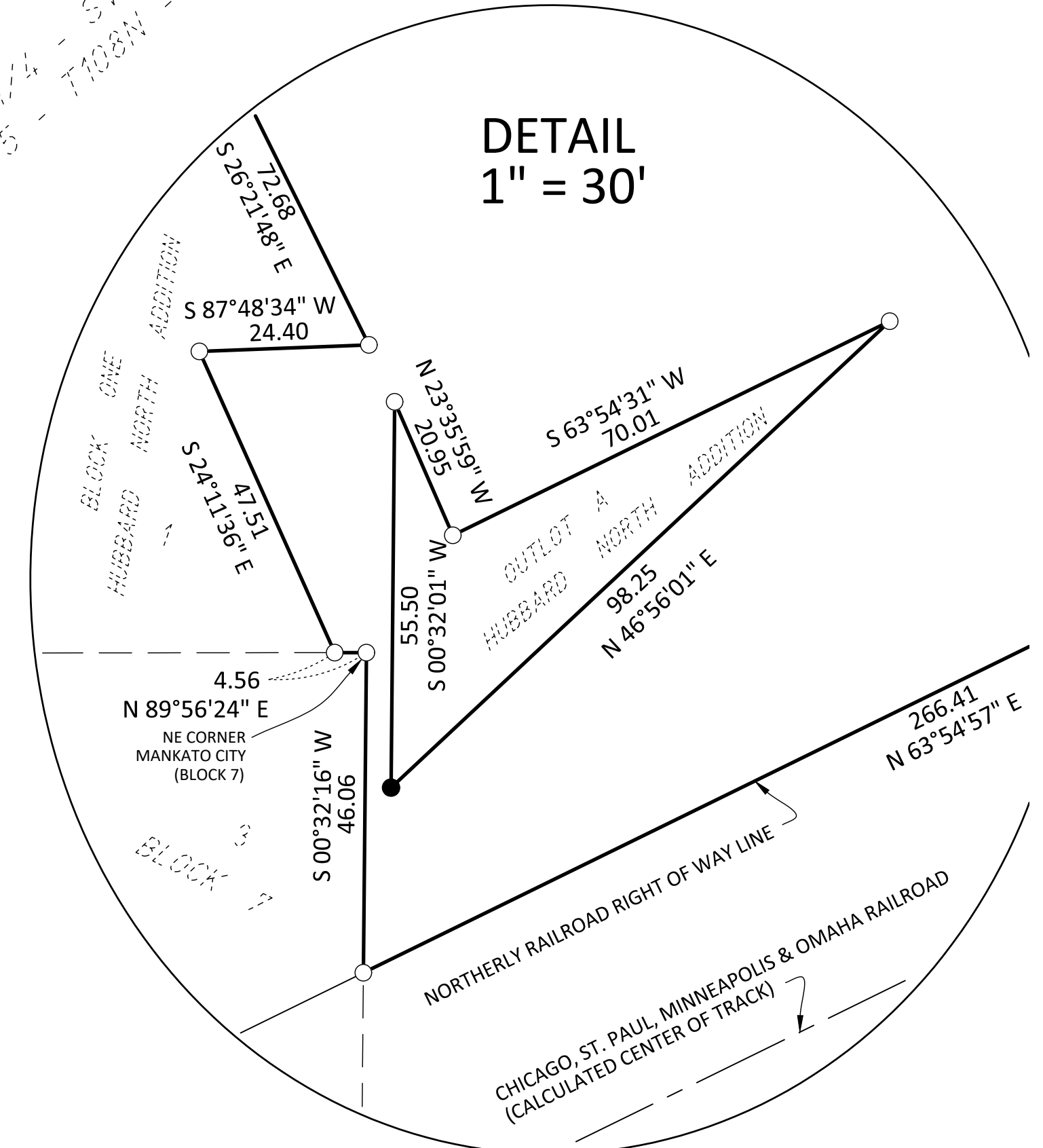


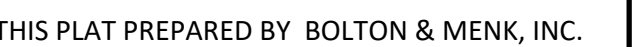
Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)

1A = 5.52 ACRES
1B = 3.90 ACRES
1C = 26.06 ACRES
THIRD AVENUE = 0.54 ACRES

- LEGEND**
- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 26748
 - MONUMENT FOUND

NOTE: LOT 1A IS TORRENS PROPERTY
LOT 1B IS TORRENS PROPERTY
LOT 1C IS ABSTRACT PROPERTY





Meeting Date: 05/28/2025

Title

CY23-25

Request of Jay Sallstrom for a conditional use permit to allow gym/fitness center/health club use in the B-2, General Business District. The subject property is described as Unit 100 and 73% interest in the common element A, Common Interest Community Plat Number 118, Riverfront Commercial Properties (1215 N. Riverfront Drive).

The anticipated date of City Council action is June 9, 2025.

Applicant

The applicant is Jay Salstrom.

Request

The request is for a conditional use permit to allow for a gym/fitness center/health club use in the B-2, General Business District.

Location

The subject property is described as Unit 100 and 73% interest in the common element A, Common Interest Community Plat Number 118, Riverfront Commercial Properties (1215 N. Riverfront Drive).

Existing Land Use

The current land use is commercial.

Zoning

The property is located in the B-2, Community Business District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on site.

Public Utilities

The site is currently served by public utilities.

City Code

Section 10.46 B-2, Community Business District, in Mankato City Code can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.46GEBUDI

Site Plan Review Comments

The site plan review committee reviewed the request on May 13, 2025 and submitted the following comments:

- a. Applicant shall ensure there is ample parking for future use.
- b. Applicant shall clarify what the back 3 spaces/garages are going to be used for.
- c. Applicant shall be aware that 1215 N Riverfront Dr. has a 1-inch water meter. The water meter has been pulled from 1217 N Riverfront Dr. Applicant shall clarify if the service is capped because no meter is present.
- d. City staff will check with Kurt Klinder on addresses for this location.
- e. Applicant shall be aware storm water charges will be recalculated based on 73% of the common element.
- f. Applicant shall provide an updated floor plan that verifies where the proposed uses will be located in the building along with the uses within the garage storage units.
- g. Given the multi-tenant building, a site signage plan shall be submitted for review and approval prior to, or in conjunction with, the issuance of the first signage permit for the property.

Review

The applicant is requesting a Conditional Use Permit to allow gym/fitness center/health club use in the B-2, General Business District. The subject property is described as Unit 100 and 73% interest in the common element A, Common Interest Community Plat Number 118, Riverfront Commercial Properties (1215 N. Riverfront Drive).

The Conditional Use Permit is being applied for under the premise of other commercial uses determined by the Planning Agency to be of the same general character as the permitted and conditional uses above and found not to be detrimental to existing uses and to the general public health, safety, and welfare allowed.

Kato Karate

Kato Karate offers karate classes for ages 3 and up. Their operation hours will be 10 am to 8pm, teaching classes in 40-minute increments. In the afternoon, they offer home school, parents-and-me, and traditional martial arts classes.

In the narrative provided with the application, the applicant provides similarities between their request and permitted uses within the B-2, Community Business District. The two requests are a karate training center and a cycle studio.

On the floor plan, Kato Karate will be located in Suite 1, which is an 1,800 square foot space.

Spin Studio

The cycle studio will be solely instructor-led classes specializing in indoor cycling classes with stationary bikes. The classes will vary in length from 30 to 45 minutes. The hours of operation for classes are Monday through Friday, with scheduled classes ranging from 5:15 am to 5:30pm. Saturday classes are 9:30 am and 12 pm, and Sunday classes are 10 am and 12 pm. The studio will be open 15 minutes prior to class times and remain open for approximately 15 minutes at the conclusion of class times.

On the floor plan, the spin studio will be in suite 3, which is 515 square feet.

According to the site plan, there are no proposed changes to the building. The two requests will be located in existing units in the building. The uses will require 7-off-street parking stalls, of which the site provides 23. The parking lot will need to be striped to delineate these parking stalls, a condition has been included herein. There shall be no outside storage of any materials from any of the uses within this building, a condition that is included herein. A conditional use permit was approved in 2024, in which the conditions and recommendations that were approved for the use remain for the new uses.

Analysis of the applicant's proposal within the B-2, General Business District

The city code states that the purpose of the B-2, General Business District, is designed and intended to provide for a broad range of commercial and light industrial developments. The land use plan for the community business commercial area's goal is to re-design 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. The standards for this district shall take into consideration performance standards that minimize noise and activities because of the proximity to adjacent residential properties.

The applicant's proposed use for a gym/fitness center/health club is located within the B-2, General Business District. Permitted and conditional uses within the B-2, General Business District can be found [here](#). A gym/fitness center/health club are not specifically listed as a permitted or conditional use. However, "other commercial uses determined by the Planning Agency to be of the same general character as permitted and conditional uses above..." maybe, depending on the determination of the City, conditional uses.

In reviewing the proposed uses, it has elements of numerous conditional uses and permitted used which support a determination by the City that it is a conditional use within the B-2, General Business Zoning District. Other uses with the same general character include:

- "Dance Halls" generally host classes that are instructor-run and in a group setting and are structured. The applicant is proposing a similar use.
- "Health equipment and sporting goods store" The proposed use remains consistent with a retail space in nature, as it involves regular customer traffic for scheduled classes and group exercise sessions. The use includes health and fitness equipment, such as stationary bikes for cycling classes and appropriate sporting goods for karate instruction.
- "Meeting halls" which are designed for people to gather for a common purpose. The proposed use is similar as it involves groups gathering for a shared activity.
- "Professional service offices" The proposed uses are led by trained professionals in their respective fields, similar to the operation of professional service offices. Professional offices provide specialized expertise, such as the class instructors provide for group exercise classes.
- "Dental, Medical, and Scientific clinics and laboratories" Similar to these uses, customers will arrive at the site by appointment for scheduled classes or sessions. As a result, traffic patterns will consist of multiple vehicles arriving and departing throughout the hours of operation, rather than constant high-volume traffic typical of traditional retail.

Findings

Staff submit the following findings of fact for other uses that are allowed within the B-2, General Business District, which are of the same character as the applicant's proposal:

- "Dance Halls" generally host classes that are instructor-run and in a group setting and are structured. The applicant is proposing a similar use.
- "Health equipment and sporting goods store" The proposed use remains consistent with a retail space in nature, as it involves regular customer traffic for scheduled classes and group exercise sessions. The use includes health and fitness equipment, such as stationary bikes for cycling classes and appropriate sporting goods for karate instruction.
- "Meeting halls", which are designed for people to gather for a common purpose. The proposed use is similar as it involves groups gathering for a shared activity.
- "Professional service offices" The proposed uses are led by trained professionals in their respective fields, similar to the operation of professional service offices. Professional offices provide specialized expertise, such as the class instructors provide for group exercise classes.
- "Dental, Medical, and Scientific clinics and laboratories". Similar to these uses, customers will arrive at the site by appointment for scheduled classes or sessions. As a result, traffic patterns will consist of multiple vehicles arriving and departing throughout the hours of operation, rather than the high-volume traffic typical of traditional retail stores.

The proposed development's overall intensity is not greater than the intensity characteristic of other uses allowed within the B-2, General Business District.

Staff respectfully submit the following findings of fact for the Conditional Use Permit:

1. The proposed use as a karate and spin studio has the same general character as the permitted and conditional uses found in Section 10.46, B-2, General Business District, which is a conditional use within the section.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "commercial", which allows a wide variety of uses which may include: a spin studio and karate organization.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity. The North Riverfront corridor has other commercial uses.
4. The proposal is served by public facilities and services.
5. The proposal does not cause undue traffic congestion.
6. There are no known historical or architectural resources on the site.
7. There are no known natural or environmental features on the site.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

Recommendation

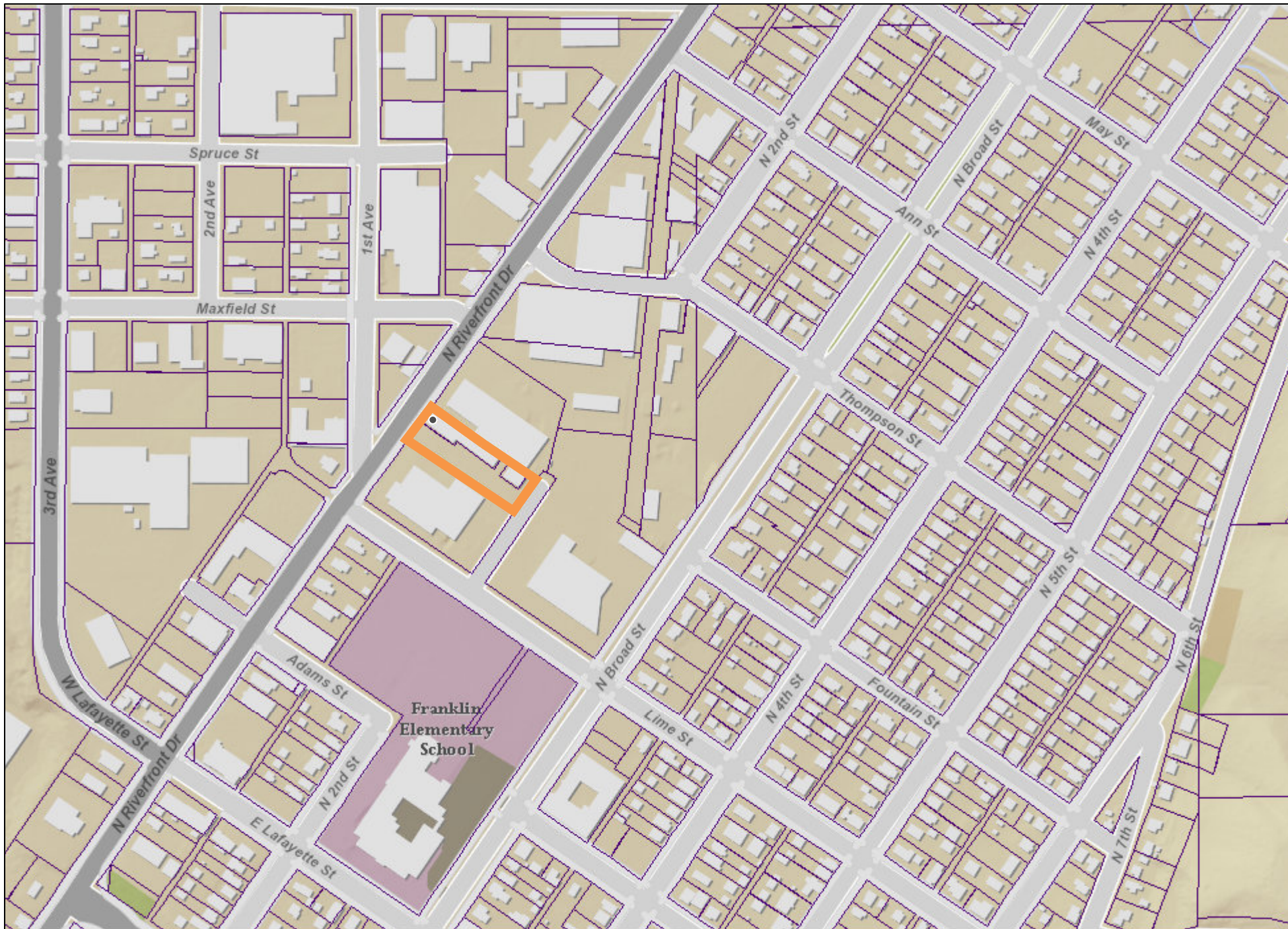
Staff recommends the approval of the Conditional Use Permit with the following conditions:

1. There shall be no outside storage of any material.
2. A master sign plan for the development shall be provided which provides for the total site signage. The master plan shall be submitted and approved prior to the submission, issuance, or installation of any signs upon development.
3. Parking stalls shall be hard surfaced and striped.
4. Uses in development shall conform to permitted uses in the B-2, General Business District uses and self-storage approved with a Conditional Use Permit. Prior to application for a building permit, future tenants shall confirm uses with city staff to determine if a conditional use permit is required.
5. Conditions and recommendations from the previously approved Conditional Use Permit for self-storage garages will continue to apply.

Attachments

General Location Map
Aerial Location Map
Site Plan
Floor Plans
Exterior Rendering
Narrative

1215 N Riverfront Drive



Date: May 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.



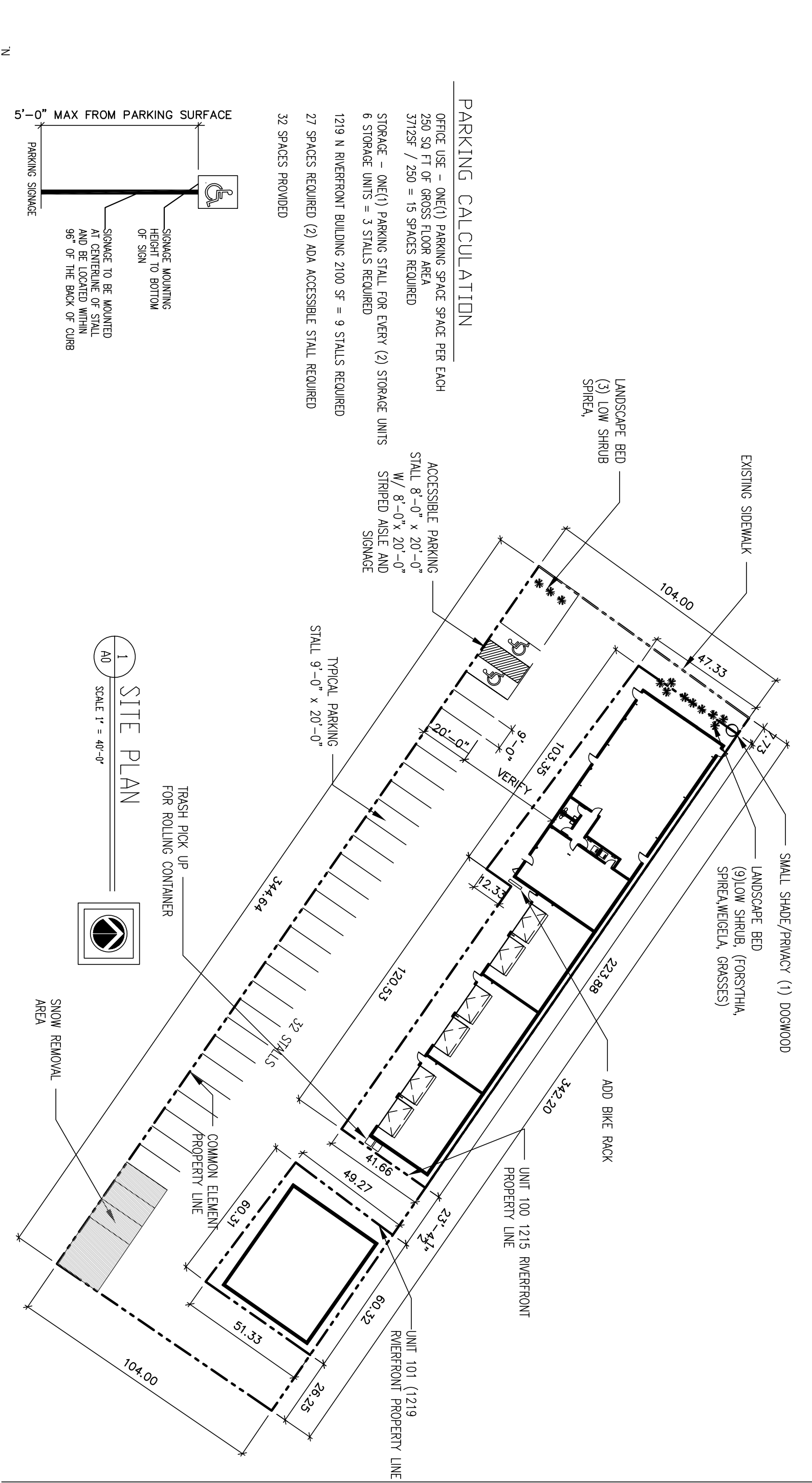
1215 N Riverfront Drive



Date: May 2025

Author:

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BUILDING ALTERATIONS

15 N RIVERFRO
DRIVE
MANKATO, MN

GENERAL CONTRACTOR

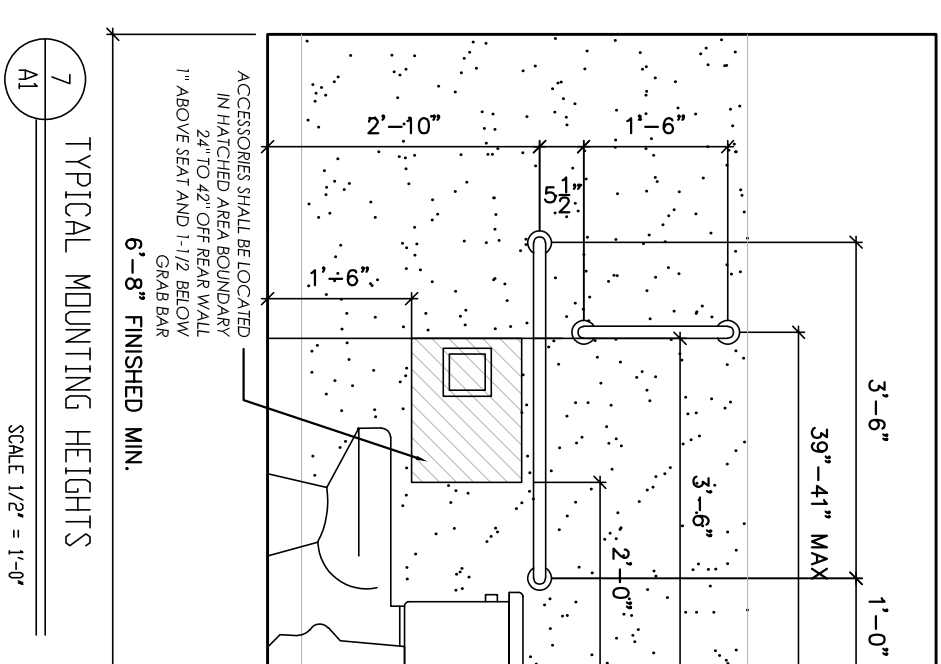
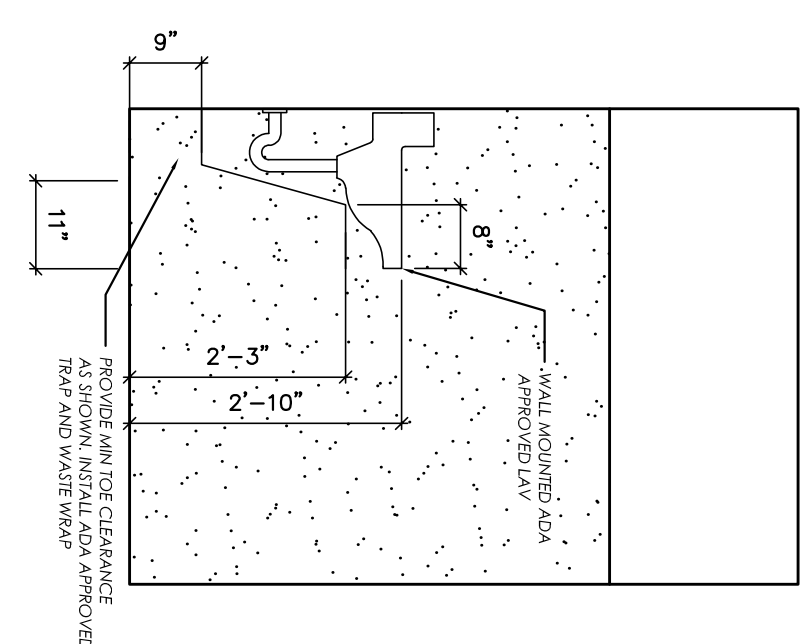
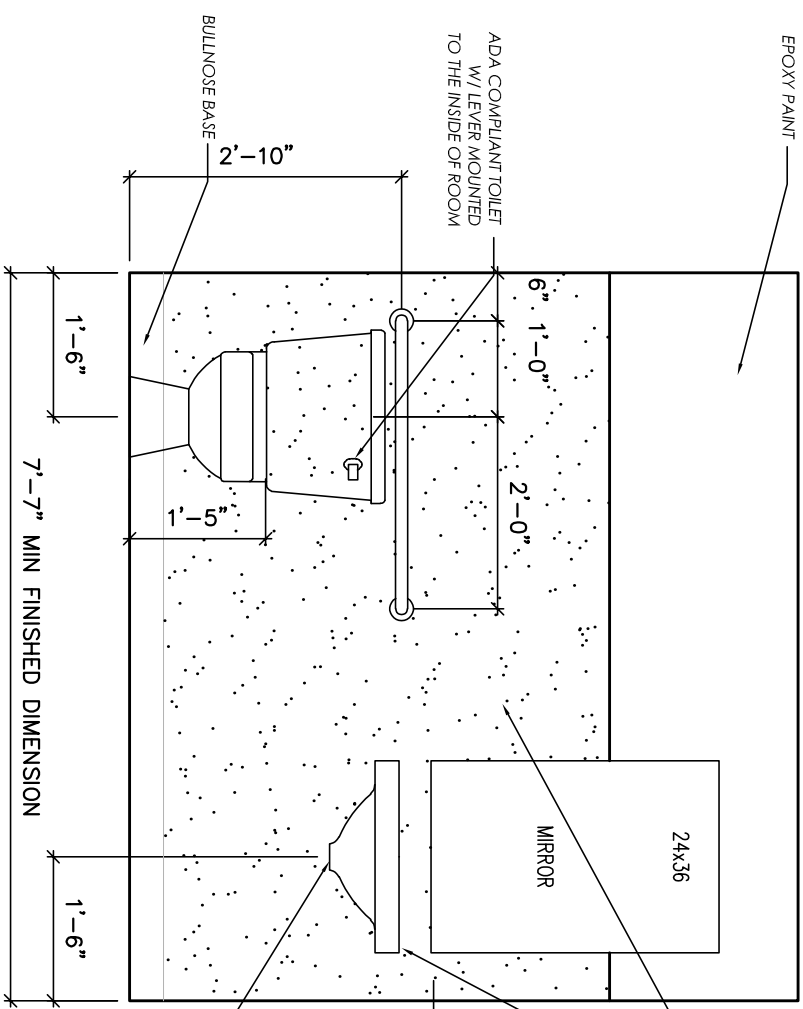
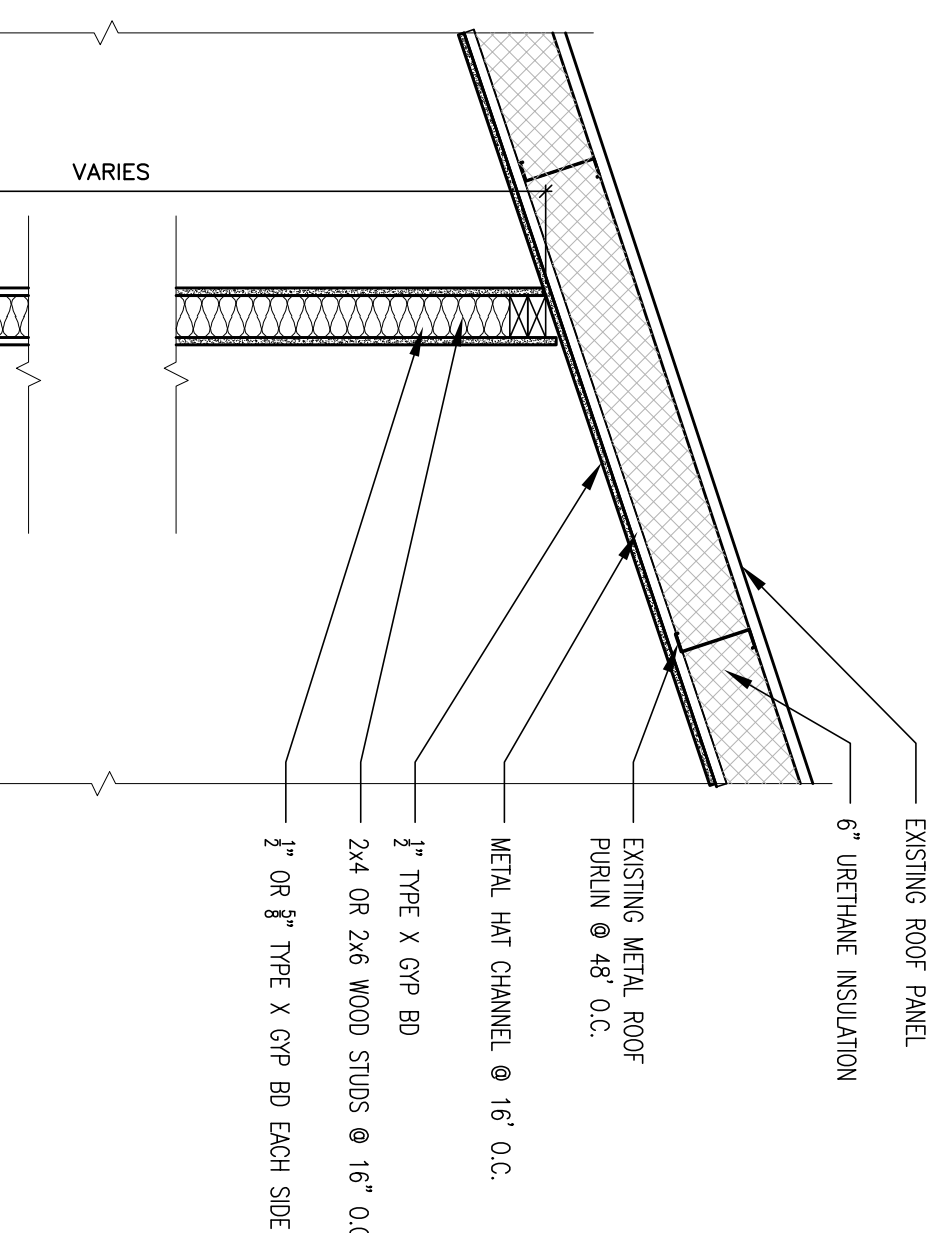
No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	03-18-2022
2	PLAN REVIEW COMMENTS	04-29-2022

[illegible]

FLOOR PLAN
ELEVATIONS

PROL. NO.: C2351
DATE: 04-29-2024
DRAWN BY: AMS
CHECKED BY:

Al

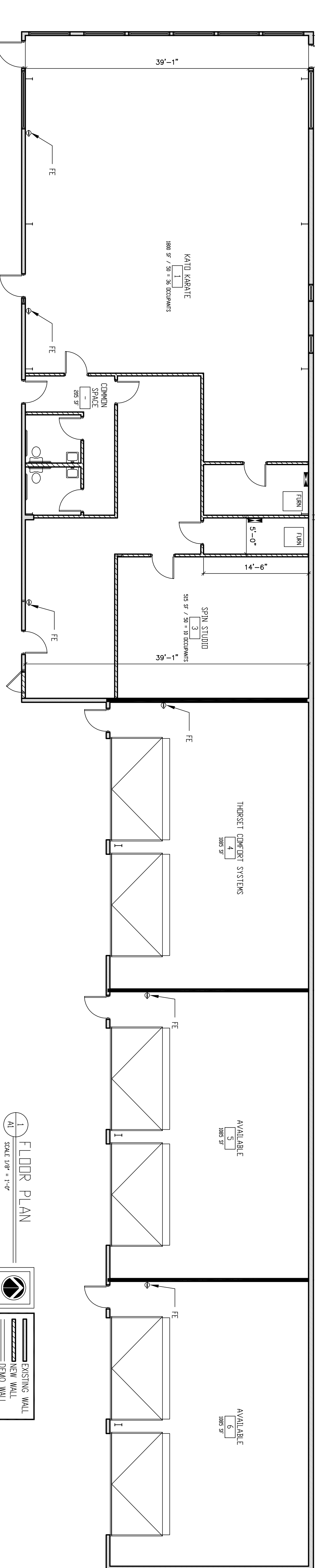
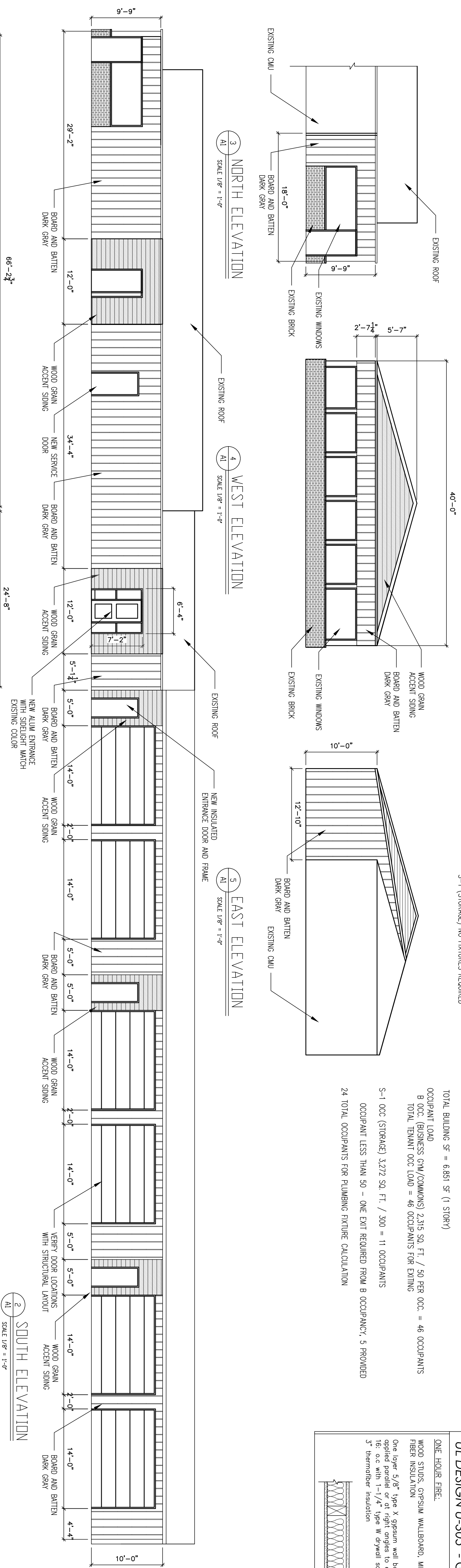
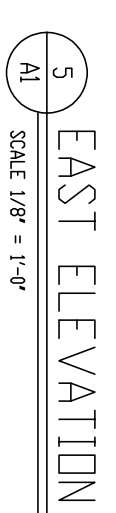
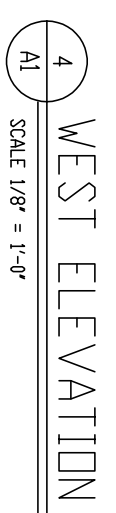
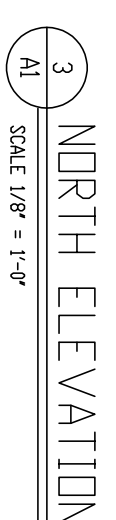
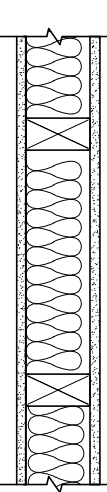


GENERAL PLAN NOTES:

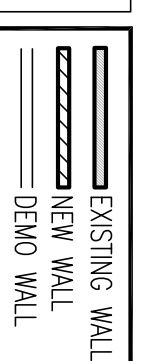
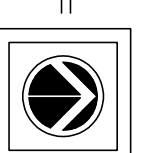
1. ALL INTERIOR AND EXTERIOR MATERIALS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATION / RECOMMENDATIONS
2. ALL INTERIOR SELECTIONS BY OWNER
3. PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED ACCESSORIES
4. ALL INTERIOR WALL, FILL WITH SOUND ATTENUATION BLANKETS TYPICAL.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES, ORDINANCES AND ADA
6. INSTALL EXIT AND EMERGENCY LIGHTING, LOCATION AND QUANTITY TO BE VERIFIED BY ELECTRICAL CONTRACTOR.
7. ELECTRICAL DRAWINGS TO BE DESIGN BUILD SEE MECHANICAL PLANS FOR PLUMBING AND HVAC.
8. ALL NEW DOORS TO HAVE LEVER TYPE ADA APPROVED HARDWARE
9. INTERIOR WALLS TO BE 3'-1 1/2" WOOD STUDS @ 16" O.C. BUILT TO ROOF DECK WITH 5/8" FIRE CODE GYP BD EACH SIDE. UNLESS NOTED OTHERWISE
10. FIRE EXTINGUISHER TO BE INSTALLED AT MAXIMUM DISTANCE OF 75'-0" BETWEEN EXTINGUISHERS.

UL DESIGN U-305 - GENERIC

ONE HOUR FIRE:
WOOD STUDS, GYPSUM WALLBOARD, MINERAL FIBER INSULATION
One layer 5/8" type X gypsum wall board or gypsum applied parallel or at right angles to each side of 2 1/2" o.c. with 1-1/4" type W drywall screws 12" o.c.
3" thermofiber insulation



1 FLOOR PLAN



BUILDING ALTERATIONS

1215 N RIVERFRONT

MANKATO, MINN

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	03-18-2022
2	PLAN REVIEW COMMENTS	04-29-2022

GENERAL CONTRACTOR

[illegible]

FLOOR PLAN ELEVATIONS

PROL. NO.: C2351
DATE: 04-29-2024
DRAWN BY: AMS
CHECKED BY:

AI

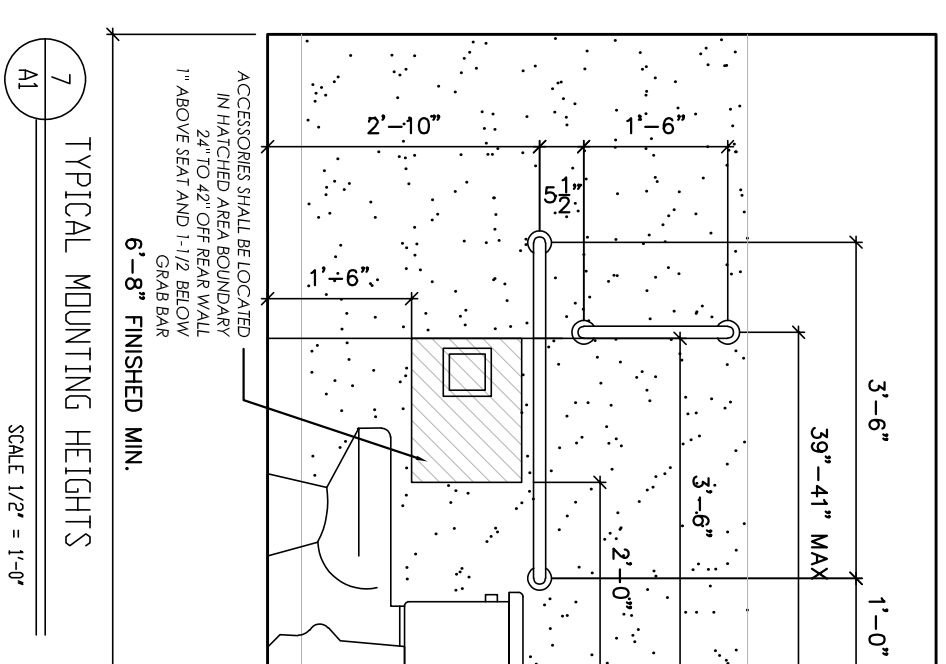
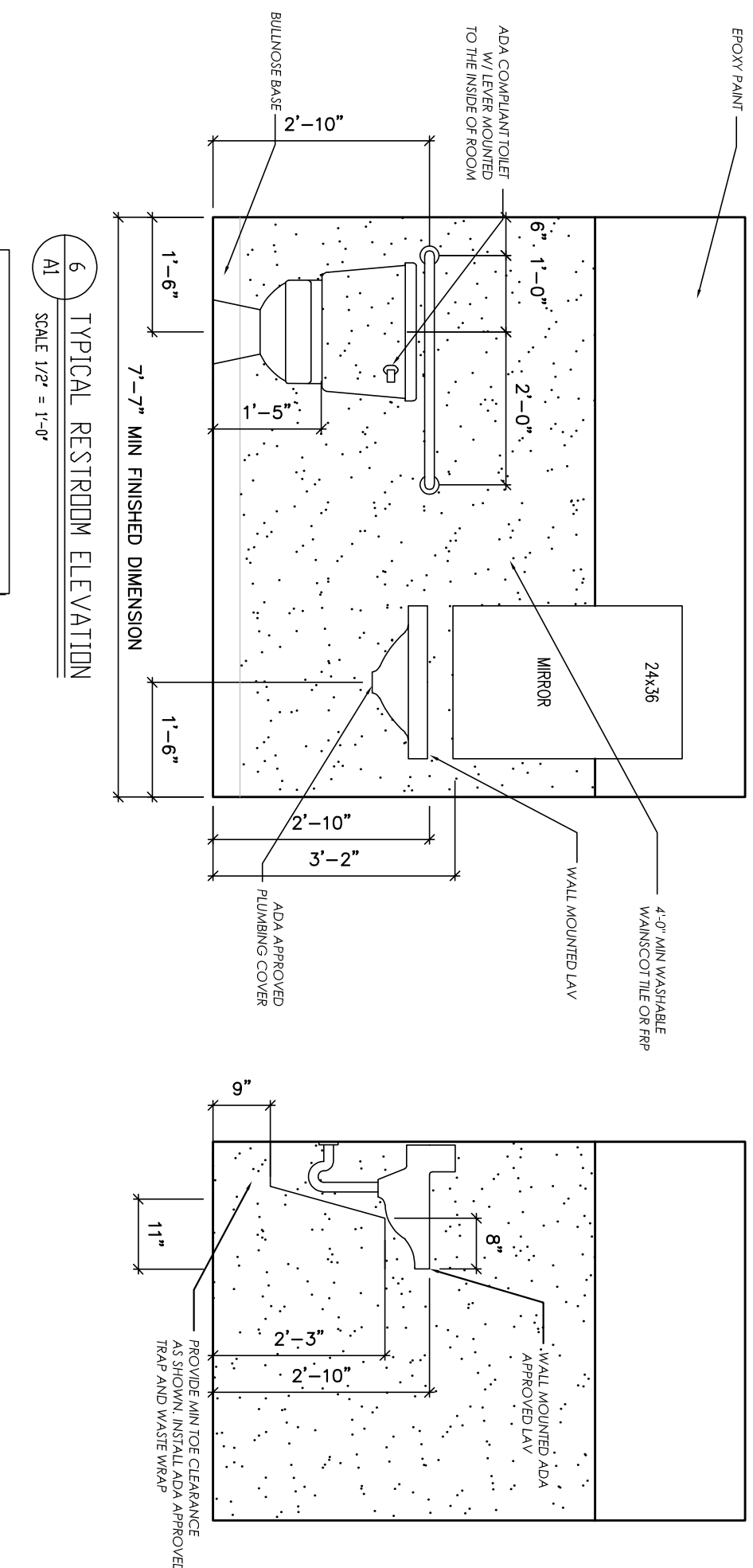
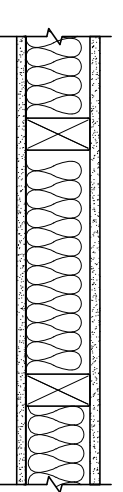
GENERAL PLAN NOTES:

1. ALL INTERIOR AND EXTERIOR MATERIALS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATION / RECOMMENDATIONS
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10. FIRE EXTINGUISHER TO BE INSTALLED AT MAXIMUM DISTANCE OF 75'-0" BETWEEN EXTINGUISHERS.

UL DESIGN U-305 - GENERIC

WOOD STUDS, GYPSUM WALLBOARD, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wall board or gypsum veneer base applied parallel or at right angles to each side of 2x4 wood studs 16: o.c. with 1-1/4" type W drywall screws 12" o.c.
3" thermofiber insulation



PLUMBING FIXTURE COUNT

46 OCCUPANTS
8,000 (OFFICE)
TOILETS REQUIRED 1/25 FIRST 50 OCC. (1/50 OVER
25 OCC. 1 TOILET REQUIRED 2 TOILETS PROVIDED
SINKS REQUIRED 1/40 FIRST 80 (1/80 OVER)
25 OCC. 1 SINK REQUIRED, 2 SINKS PROVIDED
OCCUPANT LOAD LESS THAN 50
DRAINING FOUNTAIN NOT REQUIRED
OCCUPANT LOAD LESS THAN 50
MOP SINK NOT REQUIRED
5-1 (STORAGE) NO FIXTURES REQUIRED

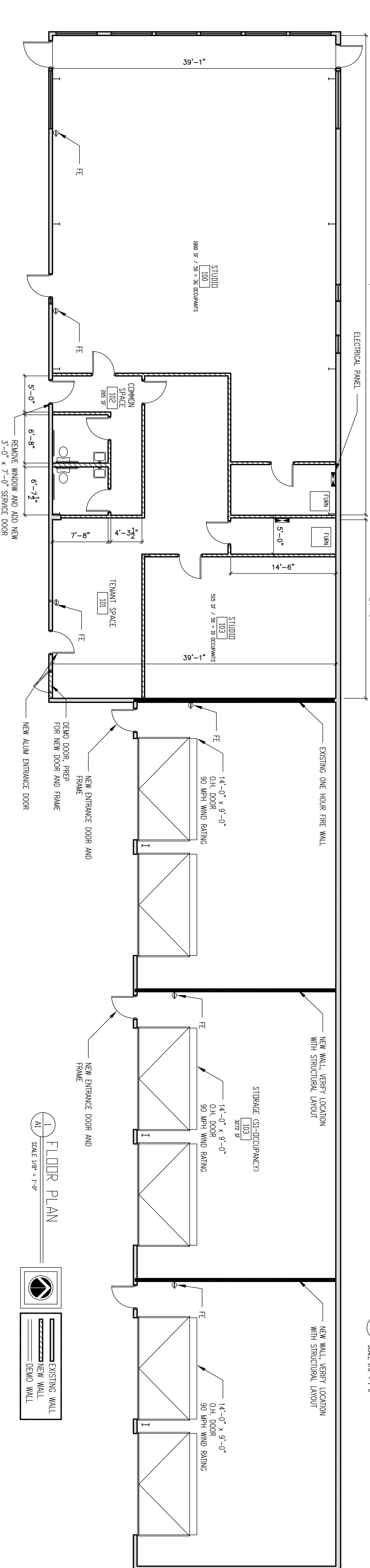
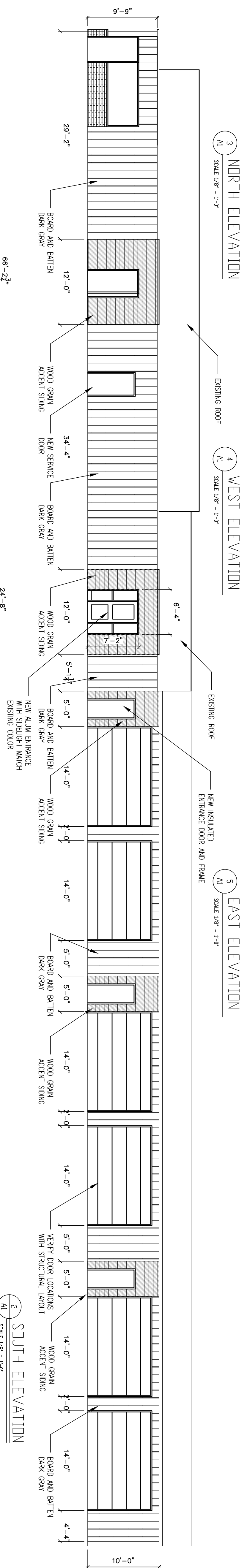
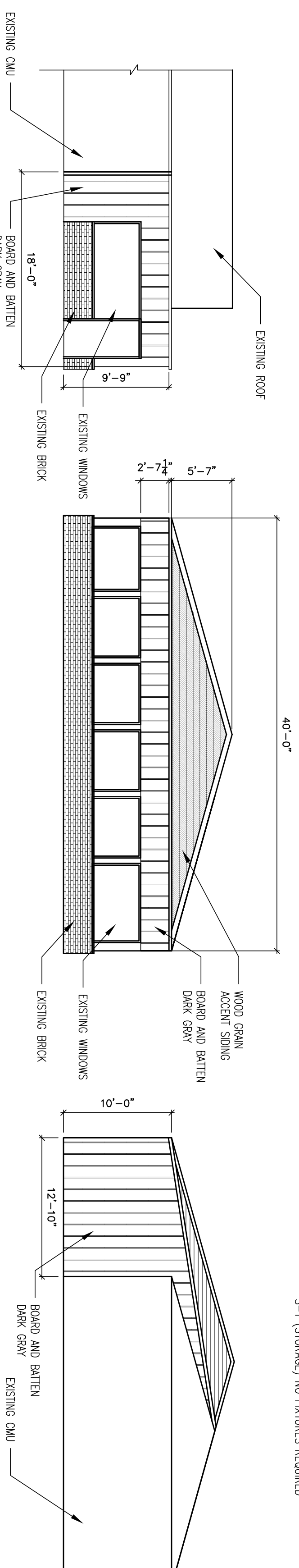
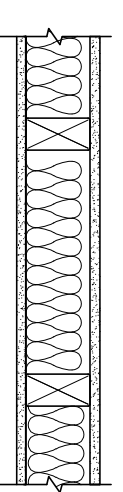
BUILDING CODE REVIEW

BUILDING TYPE: VB (MULTI TENANT BUILDING)
ALLOWABLE BUILDING AREA = 9,000 SQ. FT. (2 STORY)
MIXED OCC. OFFICE-(B) STORAGE (S1)
NO THE SPRINKLER SYSTEM INSTALLED
FIRE ALARM SYSTEM, EXISTING ASSEMBLY CITE, AND WOOD CONSTRUCTION
TABLE SPACE, EXISTING SERVICE, NO OCCUPANCY SEPARATION REQUIRED
CONSTRUCT (1) HR WALL AT TENANT SEPARATION
TOTAL AREA OF TENANT WORK = 3,579 SQ. FT.
AREA OF WORK (OFFICE B OCCUPANCY)
EXISTING STORAGE 3,272 SF

DESIGN U-305 - GENERIC

WOOD STUDS, GYPSUM WALLBOARD, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wall board or gypsum veneer base applied parallel or at right angles to each side of 2x4 wood studs
16: o.c. with 1-1/4" type W drywall screws 12" o.c.
3" thermofiber insulation



Kato Karate- Tim Flynn

At Kato Karate, we are more than just a martial arts school—we are a cornerstone of our community's commitment to youth empowerment and personal growth. It has proudly served Mankato for nine years and was founded by Tim Flynn, a dedicated advocate for children's well-being and empowerment.

Our mission is simple yet profound: to inspire and equip students with lifelong skills in self-defense, confidence, and respect. Through our specialized programs, including our renowned 'Karate Chop Bullying' initiative, we instill values that go beyond the dojo, preparing our students to face life's challenges with resilience and integrity.

Located in the heart of Mankato, our spacious and welcoming facility offers a safe environment where students ages three and up can learn and grow. From our youngest beginners to seasoned martial artists, each class is designed to nurture physical fitness, mental discipline, and personal achievement.

As a valued community member, Kato Karate actively engages in outreach programs and partnerships with local schools and organizations to promote anti-bullying education and youth development. Our commitment to excellence extends to every aspect of our operations, ensuring every student receives personalized attention and achieves their full potential.

Kato Karate operates from 10 a.m. to 8 p.m., teaching classes in 40-minute increments. In the afternoon, we offer homeschool, parents-and-me, and traditional martial arts classes.

Martial Arts School Is Similar to Permitted Uses

Permitted Use	Similarity to Martial Arts School
Dance Halls / Bowling Alleys / Billiard Parlors	These are all indoor recreational facilities that involve structured, physical activity and often operate on a class or event schedule. Martial arts classes follow a similar format, promoting fitness and discipline.
Barber Shops / Dental & Medical Clinics	While different in service, all focus on personal development and wellness—whether physical health, appearance, or mental

Permitted Use	Similarity to Martial Arts School
	discipline. Martial arts improves physical fitness, mental focus, and self-confidence.
Meeting Halls / Clubs & Lodges	These are spaces where people gather regularly around a shared interest or activity—just like a martial arts school that builds community through training and discipline.
Health Equipment and Sporting Goods Stores	While retail in nature, these uses serve a similar fitness-oriented customer base. A martial arts school serves the same demographic—individuals and families interested in health, fitness, and personal improvement.
Professional Services / Photo Studios / Art Supply Stores	These uses represent skills-based, appointment-driven services. Martial arts schools operate on a similar structure with scheduled classes and skilled instruction.

Existing Similar Uses in the B-2 Zoning District

We also note that two other fitness-focused facilities—Kato CrossFit and Body Concepts—are currently operating within the B-2 General Business District. These businesses provide structured, instructor-led fitness training to members of the community and focus on improving health, physical conditioning, and overall wellness.

Our proposed martial arts school offers a similar service model: organized group classes, qualified instruction, and a mission centered around personal development, physical fitness, discipline, and community engagement. Like these existing uses, our facility will operate entirely indoors, maintain regular business hours, and generate minimal impact on traffic, parking, and noise levels.

Request for Approval

For the reasons outlined above, we respectfully request that the Planning Commission approve our application for a **Conditional Use Permit**. We are confident that our business will be a valuable asset to the B-2 district and to the Mankato community at large.

Thank you for your time and consideration.

Sincerely,

Tim Flynn

Spin Studio- Jenna Sheppard and Karla Risen

What is a Spin Studio?

A spin studio is a fitness facility specializing in indoor cycling classes, also known as spinning. These studios are equipped with high-quality stationary bikes and often feature a dynamic, music-driven atmosphere designed to motivate participants. Spin classes are typically 30 to 90 minutes long and involve cycling through various simulated terrains, such as hills and sprints, guided by an instructor. The sessions are set to energetic music, creating an engaging environment that enhances the workout experience.

Our Mission Statement

Our mission as a company is to provide a space dedicated to promoting health through movement and to share our passion for cycling by providing an energetic, fun, and welcoming environment where everyone, regardless of their age and fitness level, can challenge themselves, build confidence, and find personal growth amongst a community. Through high energy classes, dedicated instructors, and fostering a sense of belonging, we strive to make each experience one that uplifts and inspires a lifelong passion for fitness and caring for one's own health and well-being.

Hours of Operation

Our studio will be solely instructor-led classes, varying in length from 30 to 45 minutes. Our purposed class schedule is as follows:

Monday-Friday: 5:15am, 6:15am, 8:30am, 12pm, 4:30pm, and 5:30pm

Saturday: 9am and 12pm

Sunday: 10am and 12pm

The studio will open 15 minutes prior to class times and remain open for approximately 15 minutes at the conclusion of class times.

What it looks like

Walking in we will have a lobby with a front desk for registration/check in/administrative tasks, as well as cubbies and lockers for members' personal belongings. The main space will be utilized for the spin studio. The spin studio is walled off from everything else and accessed by a service door. We will have twenty (20) high-quality stationary bikes in the studio. 19 for members and one (1) for the instructor allowing for an optimal fitness experience while creating a sense of community at the same time. The space will have mirrored walls, a sound system for music and instructor

mic, and be soundproofed to not interfere with neighboring businesses. We will also have two (2) ADA compliant bathrooms.

Comparison of Spin Studio to Permitted Uses

Permitted Use	Similarity to Spin Studio
Barber Shops / Dental & Medical Clinics	All focus on personal care, wellness, and health. Like these uses, a spin studio provides services that promote physical and mental well-being in a one-on-one or small group setting.
Dance Halls / Bowling Alleys / Billiard Parlors	These uses involve indoor recreational activities and group participation. Similarly, a spin studio offers a structured, indoor fitness experience centered on physical activity and social engagement.
Health Equipment and Sporting Goods Store	Both serve a health-conscious demographic and cater to the fitness lifestyle. While a retail store sells fitness-related products, a spin studio provides a service that supports the same goal: physical health and wellness.
Meeting Halls / Clubs & Lodges	These are community-focused spaces designed for organized gatherings and activities. A spin studio also functions as a gathering place for scheduled, instructor-led classes that build community and promote healthy living.

Existing Similar Uses in the B-2 Zoning District

We also note that two other fitness-focused facilities—Kato CrossFit and Body Concepts—are currently operating within the B-2 General Business District. These businesses, like our proposed spin studio, provide health and wellness services through structured, membership-based fitness programming.

We aim to exceed the goals lined out in our mission statement for the people of Mankato and the surrounding areas and to provide a service that better the lives and well-being of those who visit our studio. Mankato has a very active cycling and fitness conscious community, and our studio will provide a space that supports the continued health and growth of the residents of this town

year-round, while strengthening the community by bringing people together in a supportive and encouraging environment.

Request for Approval

For the reasons outlined above, we respectfully request that the Planning Commission approve our application for a Conditional Use Permit. We are confident that our business will be a valuable asset to the B-2 district and to the Mankato community at large.

Thank you for your time and consideration.

Sincerely,

Jenna Sheppard and Karla Risen

Meeting Date: 05/28/2025

Title

CY24-25

Request of Mankato Area Public Schools for a conditional use permit to allow for a parking lot providing off-street parking for a permitted use, a school, in the R-1, one-family dwelling district. The subject property is described as a 36.27 acre tract located between Riverfront Drive and West Pleasant Street, except a .475 acre tract and Stoltzman Road, Section 13, Township 108 Range 27, City of Mankato (West High School, 1351 S. Riverfront Drive).

The anticipated date of City Council action is June 9, 2025.

Applicant

ISG on behalf of Mankato Area Public Schools

Request

The applicant is requesting a conditional use permit to accommodate a parking lot expansion at West HS within a residential zoning district.

Location

The property is currently located on 36.27A tract between Riverfront Dr. & W. Pleasant St. EXC .475A Tract & EXC Stoltzman Rd. Sub 013 108 27 024.490A WEST HIGH. The property address is 1351 Sr. Riverfront Dr. R01.08.13.405.011

Existing Land Use

The existing property is currently being used for athletic fields.

Zoning

The property is zoned R-1, a one-family dwelling district.

Environmentally Sensitive Areas

Property is located in a Zone X floodplain but is protected by an existing levee system.

Public Utilities

The property is currently served by public utilities.

City Code

The R-1, One-Family Dwelling District standards are listed below:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTIREDI_S10.13OMIDWDI

Site Plan Review Comments

The Site Plan Review Committee met on May 13th, 2025 and submitted the following comments.

1. The applicant shall indicate how no increase in traffic is determined. Pedestrian movements should be shown in any future traffic studies.
2. The applicant shall provide civil construction documents and a stormwater management memo.
3. The applicant shall be aware that connection to the storm sewer trunk line shall be coordinated with Public Works.
4. The applicant shall protect the storm duct/culvert when the lot is being constructed.

Review

The applicant, ISG, on behalf of Mankato Area Public Schools, is requesting a conditional use permit to allow a parking lot expansion in R-1, a one-family dwelling district. The subject property is described as 36.27A tract between Riverfront Dr. & W. Pleasant St. EXC .475A Tract & EXC Stoltzman Rd. Sub 013 108 27 024.490A West High. The property address is 1351 S. Riverfront Dr.

The proposal would be to remove the existing athletic fields located to the east of the existing parking lot. A new parking lot would be installed to better serve the students, staff, visitors and improve traffic flow and safety in the surrounding neighborhood. The existing driveway will remain off of Stoltzman Rd as well as the traffic signal at the crosswalk. New interior lot landscaping, lighting, and storm water management will be completed as part of the project.

The existing parking lot currently has 348 stalls. The proposed parking lot will have 505 stalls, 17 of which would be accessible. The parking lot expansion is not expected to increase traffic but rather improve the internal traffic circulation.

The applicant will be required to provide landscaping per the standards set forth in the Mankato City Code.

Findings

Staff respectfully submit the following findings:

1. The use, parking lot expansion at West High School, is considered a conditional use permit in the R-1, one-family dwelling district.
2. The request is in keeping with the comprehensive planning policies of the City by facilitating safe and efficient access to an educational facility. The expansion promotes improvement of public infrastructure and institutions within an established residential neighborhood.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity. The expansion design aims to be compatible with the surrounding land uses and includes revised interior landscaping, lighting controls, and buffering/screening to minimize impacts on adjacent properties.
4. The proposal will be served by public utilities and services. Any necessary modifications will be coordinated with city staff.
5. The proposal will not cause undue traffic congestion. The parking lot expansion is expected to increase traffic entering and exiting at certain times during the day. A recent intersection control evaluation was conducted that analyzed future traffic conditions. It was determined that despite the increase in traffic, congestion would not be an issue.
6. There are no known historical or architectural resources on the site.
7. There are no known natural or environmental features on the site.
8. The proposal will not cause a negative cumulative effect on the City as a whole. The parking lot expansion is a necessary extension of an existing institutional use. By expanding the existing parking it will minimize the need for students to cross Pleasant St during busy commute times. Improving safety and accessibility.
9. To the extent known, the proposal conforms to all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

Recommendation

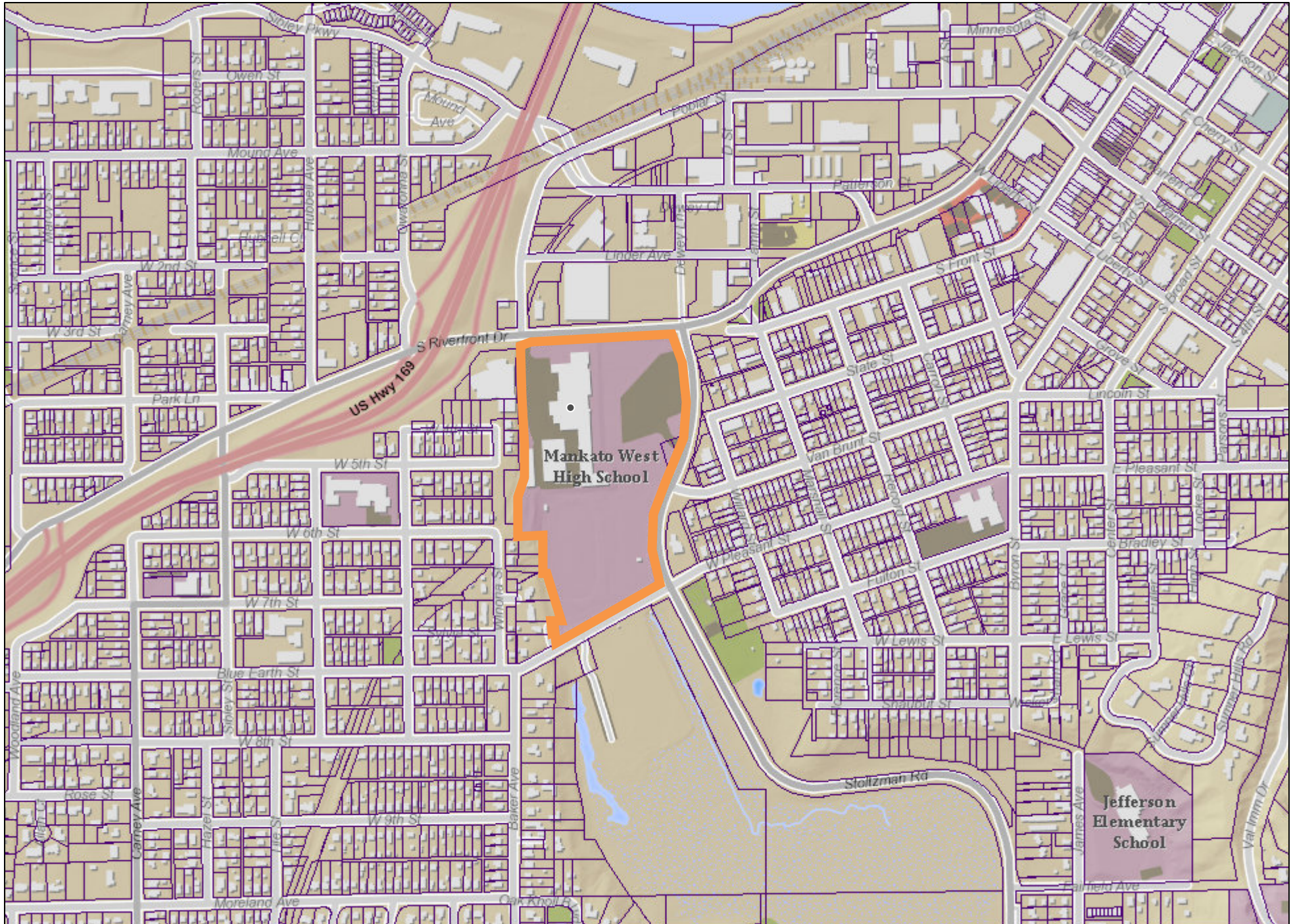
Staff recommends the approval of the requested Conditional Use Permit with the following conditions:

1. The applicant shall submit a preliminary and final plat for review and approval by the city council.
2. All exterior lighting shall conform to Mankato City Code, section 10.89 standards. Lighting shall be directed away from adjacent properties.
3. The parking lot shall be stripped, curbed, and hard surfaced.
4. Bicycle parking shall be provided in compliance with the City Code.
5. The landscaping plan shall be submitted to the City at the time of building permit submission.
6. A snow removal plan shall be submitted at the time of building permit submission.
7. Any new driveway access shall be approved by Blue Earth County prior to the building permit application.

Attachments

General Location Map
Aerial Plan
Site Plan
Narrative
Stormwater Memo
Neighbor Correspondance

GLM

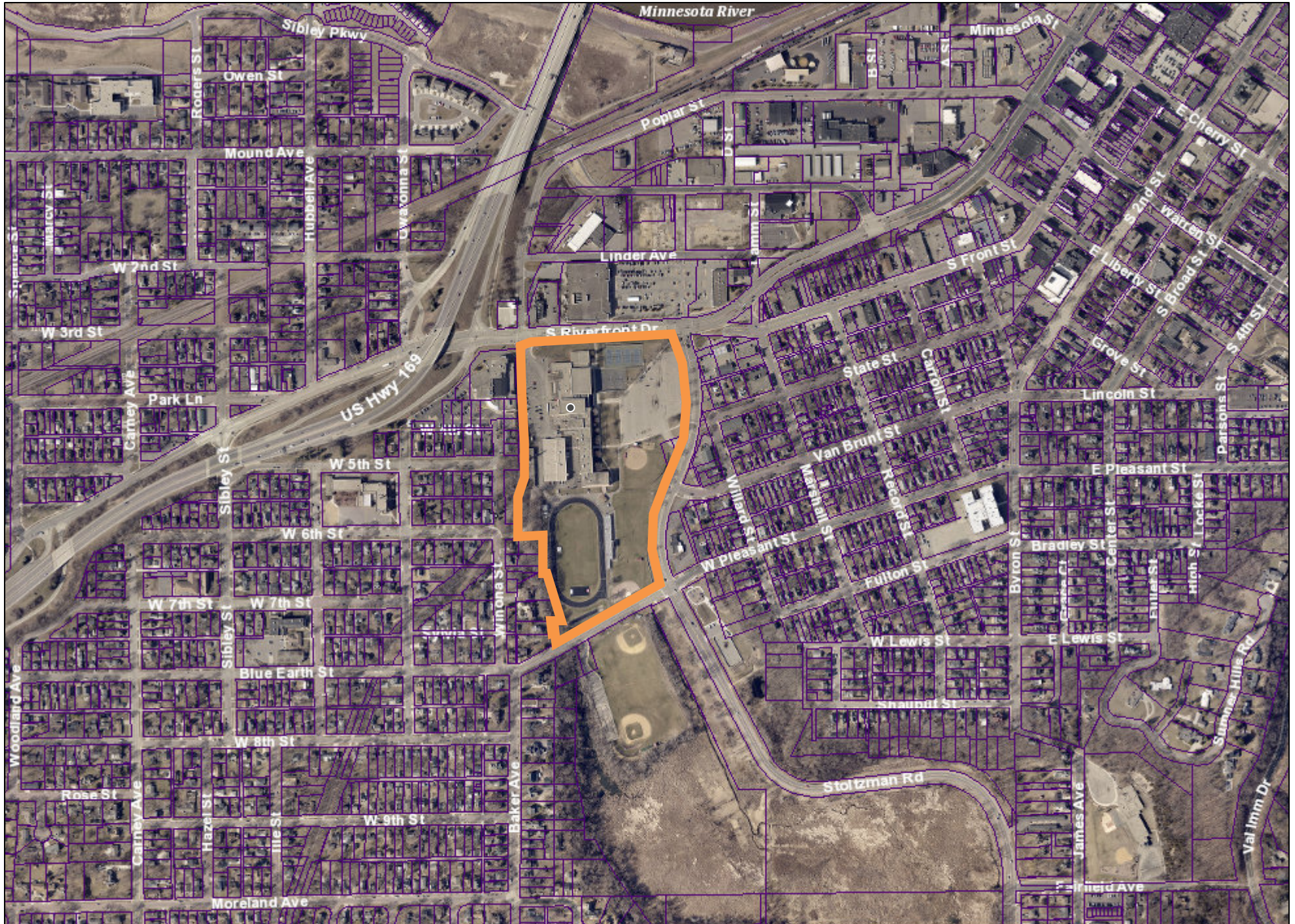


Date: May 2025

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 misuser misinterpretation.

Aerial Map

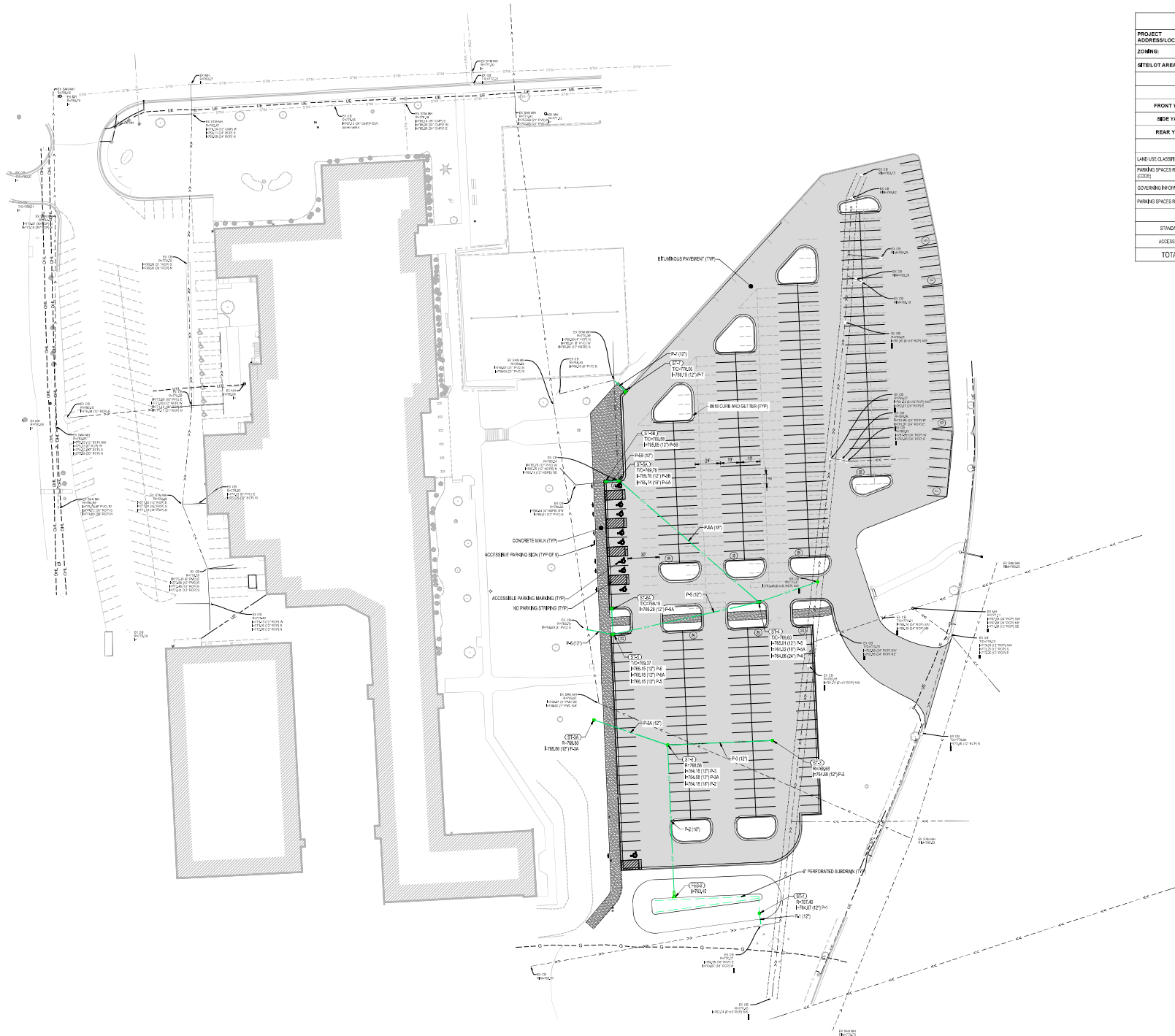


Date: May 2025

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 misuser misinterpretation.

DATE: 07/25/2019



SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	1311 S RIVERFRONT DR. PO BOX 8713	
ZONING:	S-1 (ONE FAMILY DWELLING)	
SETBACK AREA:	1,666.00' SF	(S/L: AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	3'	30'
SIDE YARD	3'	6'
REAR YARD	3'	25'
PARKING DATA		
LAND USE CLASSIFICATION	SENIOR HIGH SCHOOL	
PARKING SPACES REQUIRED (CODE)	ONE (1) SPACE PER STUDENT MEMBER, PLUS ONE (1) SPACE PER FIVE (5) STUDENTS	
COVERING INFORMATION	100 STALLS + 1100 STUDENTS	
PARKING SPACES REQUIRED	100 + 227 = 346	
PARKING STALLS PROVIDED		
STANDARD	488	
ACCESSIBLE	17	
TOTAL	505	

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE CURB
	REVERSE PITCH CONCRETE CURB AND GUTTER



PRELIMINARY NOT FOR CONSTRUCTION

NOTE: THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

THEREBY CERTIFY THAT THE PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 07/25/2019

THEREBY CERTIFY THAT THE PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 07/25/2019

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT: MANKATO WEST HIGH SCHOOL PARKING LOT EXPANSION

MANKATO MINNESOTA

DATE	REVISION	SCHEDULE	DESCRIPTION	BY

PROJECT NO. 22-27129

FILE NAME: 22-27129-SHARK

DRAWN BY: GRU

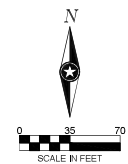
DESIGNED BY: GRU/HR

REVIEWED BY: N/A

ORIGINAL ISSUE DATE: 07/25/2019

CLIENT PROJECT NO.:

TITLE: SITE & UTILITY PLAN



SHEET C310.1

PRELIMINARY NOT FOR CONSTRUCTION

April 22, 2025

Molly Westman
Planning Coordinator
City of Mankato
10 Civic Center Plaza
P.O. Box 3368
Mankato, MN 56002-3368
mwestman@mankatomn.gov

ISG

**RE: Conditional Use Permit Request
Mankato West High School Parking Lot Expansion – 1351 S. Riverfront Drive,
Mankato, Minnesota**

Molly,

Thank you for reviewing the attached materials in support of a Conditional Use Permit request being submitted on behalf of Mankato Area Public Schools. This request seeks to obtain a Conditional Use Permit (CUP) to accommodate the expansion of an existing parking lot serving the high school located within a residential zoning district.

PROJECT NARRATIVE

The proposed parking lot expansion will provide additional off-street parking to accommodate students, staff, and visitors, thereby improving traffic flow and safety in the surrounding neighborhood. The proposed expansion will be located south of the existing east-side parking lot, where the existing softball field is currently located and will meet all minimum standards of Sec. 10.85. – Off-Street Parking. The attached site plan illustrates the location of the parking lot expansion and the existing site accesses to remain. Code-compliant lighting and landscaping are also depicted on the plans. The new parking lot will be designed to meet all state and local code requirements.

CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10.92, Subd. 5.

A. It is one (1) of the conditional uses listed in the particular district.

Parking lots are identified as a conditional use in residential zoning districts per the City of Mankato's zoning ordinances. This request is consistent with that provision, as it seeks approval specifically for the expansion of an institutional parking facility.

B. It is in keeping with the comprehensive planning policies of the City and this chapter as amended from time to time.

The proposed parking lot expansion supports the long-term planning goals of the City by facilitating safe and efficient access to a major public educational facility. The project supports policies that encourage the improvement of public infrastructure and institutional facilities within established neighborhoods.

C. It does not interfere with or diminish the use of property in the immediate vicinity.

The expansion is designed to be compatible with surrounding land uses and includes measures such as landscaping, lighting control, and buffering to minimize potential impacts on adjacent residential properties. The project is intended to improve traffic circulation, benefiting the broader neighborhood.

D. It can be adequately served by public facilities and services.

The site is currently served by existing public infrastructure, including municipal water, sewer, stormwater facilities, and road access. Any necessary upgrades will be coordinated with City staff.

E. It does not cause undue traffic congestion.

The parking lot expansion is not expected to increase traffic volumes, as it serves an existing facility. The added capacity will improve internal circulation, which would improve traffic flow and safety in the area.

F. It preserves significant historical and architectural resources.

There are no known historical or architectural resources on the site or in the immediate vicinity that will be affected by the proposed parking lot expansion.

G. It preserves significant natural and environmental features.

The expansion area does not contain significant natural or environmental features. Landscaping and stormwater management measures will be included in the project design and will be in compliance with City requirements to protect environmental quality.

H. It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the City as a whole.

The parking lot expansion is a logical extension of an existing institutional use and is not expected to create any negative impacts. It will provide needed infrastructure to support the school without introducing new or incompatible uses to the area.

I. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.

The proposed parking lot will be developed in accordance with all zoning requirements including applicable setback, landscaping, lighting, and stormwater regulations. No variances are requested as part of this request.

J. It will not jeopardize the public's health, safety, or general welfare.

The project is designed to improve the safety and functionality of the school site by providing adequate off-street parking and reducing conflicts between pedestrians and vehicles. It is a beneficial improvement that supports public welfare by enhancing educational infrastructure.

Thank you again for reviewing the attached materials. Please contact me at 507.387.6651 or via email at Emily.Nepp@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Emily Nepp

Development Services Coordinator

Emily.Nepp@ISGInc.com

Memorandum

Mankato West Parking Expansion

The logo for ISG, consisting of the letters "ISG" in a white, sans-serif font, centered within a dark gray square.

To: Alec Pietz, PE

From: Nathan Hermer, PE

Date: May 19th, 2025

Subject: Mankato West Parking Expansion Stormwater Design

CC:

MANKATO WEST PARKING EXPANSION STORM DESIGN

The existing Mankato West High School parking lot was proposed to just be resurfaced as part of the school addition project, but additional parking stalls are now proposed south of the existing parking lot where the existing softball field sits. This project along with the school addition project will add 36,900 SF (0.85 AC) of new impervious area to the site. A filtration basin on the south side of the new proposed parking lot was designed to treat the water quality volume (WQV).

The WQV was determined by multiplying 1.1" of stormwater over the new impervious area on the site.

$$\text{WQV} = (1.1"/12) * 36,900 \text{ SF} = 3382.5 \text{ cubic feet}$$

The filtration basin is designed with MnDOT media mix D and provide a 1" per hour infiltration rate. This allows 4' of water to drawdown in the basin within 48 hours. The basin bottom elevation is 764.70' and the overflow structure is set at 768.70'. The area of the basin bottom is designed at 1,080 SF which provides a WQV of 4320 cubic feet. There is a proposed future secondary access to the parking lot that would add approximately 1500 SF of additional impervious area and an additional 140 cubic feet to the water quality volume. The proposed basin was designed with the capacity for this additional impervious area.

HydroCAD modeling of the filtration basin for the 2yr, 5yr, 10yr, and 100yr 24hr storm events is attached.

rcd
5/19/25
w

May 9, 2025

City of Mankato
Planning Commission
Attn: Molly Westman
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

RE: Conditional Use Permit for parking lot expansion at West High School

As a next door neighbor to West High School I would like to comment in support of the expanded lot for the same reasons that are indicated in the narrative. However, I would also like to make comment on what may be a slight increase in light pollution from added parking lot lights. Our property is directly affected by light leak and diffusion from West High School. Perhaps this is already in the plan, but implementing the use of directional lighting or shades to limit diffused light leak would be appreciated.

I am also in favor of this expansion especially if this allows more students to park in the main lot as opposed to the lot south of West Pleasant St at the baseball fields. The pedestrian crossing from the south lot is precarious and the students who park there often cross outside of the designated crosswalk. We've lived on our property for just over a year and have witnessed several near misses between drivers who seem to like to use the hill between the Baker/West Pleasant/Blue Earth intersection and the West Pleasant and Stoltzman Ave as a speedway, accelerating while traveling either up or down the hill, often reaching speeds clearly beyond the speed limit. The signage for the crosswalk is inadequate and the poor traffic habits of both the drivers who frequent that road and the students who cross it make that spot a safety hazard. I strongly advocate for the district via West High School to implement or enhance a parking permit policy and parking code of conduct to both reduce the amount of students who use the south lot and educate the students who do with proper safety protocols.

This could also be a moment where the city of Mankato considers the pedestrian safety options available to slow traffic and provide a clear pedestrian right of way for the students with flashing crosswalk signage and by changing the crosswalk location to the east side of the parking lot entrance instead of the west side (which is a little ways up the hill, and that much more out of the way for the crossing students). It's clear why students would not want to take a less efficient route to cross the street, so maybe it should change to meet the more logical and direct path.

Thank you for considering my comments.



Evan Bierer
808 W Pleasant St

Meeting Date: 05/28/2025

Title

CY25-25

Request of the City of Mankato for review of certain sections of Chapter 10 of the City Code pertaining to signage in the O-R, Office Residential, zoning district.

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

Applicant

The City of Mankato is the applicant.

Request

The applicant is requesting to amend certain sections of Chapter 10 of the Mankato City Code pertaining to signage in the O-R, Office Residential, zoning district.

Review

The City of Mankato is requesting to amend Chapter 10 of the Mankato City Code pertaining to signage in the O-R, Office Residential, zoning district.

Mankato City Code section 10.87 Subdivision. 10. D provides guiding criteria for signage in the O-R, Office Residential, zoning district. From time-to-time as the need arises, updates to code are necessary.

The O-R, Office Residential, zoning district is designed and intended to provide for medium-density development in strategic locations and encourage an optimum mix of office, institutional, and residential uses. Permitted uses within the district include a wide variety of office and residential-type uses, including, but not limited to, one-, two, and multiple-family dwellings, nursing homes, churches, child daycare, dental and medical clinics, professional service offices and schools. As such, the signage code pertaining to this zoning designation currently contains two sections; one section provides signage criteria for non-office uses, such as residential-type properties, and one section provides signage criteria for office uses. This code update combines two existing sections into a unified section in which each particular use is addressed, and provides consistency between the uses on the number of allowable monument signage, among other modifications.

The proposed Code changes are detailed as follows:

- Modification to allow a second monument for office developments that abut two or more public streets. The current non-office use section of the O-R signage code allows this. However, the office use section of the Code does not provide consistent language and rather limits signage in the office use areas to no more than 2 signs, with not more than one being a monument sign. The proposed Code update incorporates a sentence in the business and office signs section that states, "One monument sign shall be permitted per development. There may be a second monument sign if the use abuts two or more public streets." The current language that limits the office monument signage to one is proposed to be removed.
- Combination of the "non-office" and "office" use-types into one code section.
- Modification to add illumination criteria for signage facing residential uses. Other commercial districts also contain criteria relating to the illumination of signage facing residential districts. The proposed Code update states, "Signs facing or visible from properties used for residential purposes shall be non-illuminated."
- Modification to provide an allowable wall area for wall signage in the district and clarity on the allowable quantity of signs. The code does not currently contain guiding criteria, and the proposed clarifications will

make this district consistent with allowable wall signage in other commercial districts. The proposed Code update states, "Total wall signage on any wall of any building shall not exceed 10% of the respective wall area."

- Modification to allow one wall sign per principal building in the Office Residential District. The Code currently allows that no more than 2 signs shall be permitted, with not more than one being a monument sign. This update allows a wall sign per primary building in place of the current limitation of two signs.

Recommendation

Staff recommends approval of the ordinance amendments.

Attachments

Amendments Chapter 10.87 Subd. 10.D

Current Chapter 10.87 Subd. 10.D

Sec. 10.87. Signs.

Subd. 10. District Permitted On-Premise Signs.

D. OR, Office-Residential District.

The following shall apply to ~~non-office~~ uses within the O-R, Office Residential, zoning district:

1. Religious uses, fraternal or civic uses, public institutions, or residential developments identification signs not exceeding 32 square feet in area. Such identification signs may be wall or monument mounted or combination thereof. There may be a second sign if the use abuts two or more public streets.
2. ~~The maximum height of a monument sign shall not exceed eight feet.~~
3. ~~A landscaping area shall be provided around the base of the sign in accordance with Subdivision 9 of this section.~~

~~The following shall apply to office uses:~~

- ~~2.1. For office and business uses, the total area of business or office signs shall not exceed the front lineal frontage of the lot. One monument sign shall be permitted per development. There may be a second monument sign if the use abuts two or more public streets.~~
- ~~3.2. Maximum height of a monument sign shall not exceed eight feet.~~
- ~~3. No more than two signs shall be permitted, not more than one being a monument sign.~~
4. A landscaping area shall be provided around the base of the sign in accordance with Subdivision 9 of this section.
5. Signs facing or visible from properties used for residential purposes shall be non-illuminated.
6. Total wall signage on any wall of any building shall not exceed 10% of the respective wall area.
7. No more than one wall sign shall be permitted per principal building.

Sec. 10.87. Signs.

Subd. 10. District Permitted On-Premise Signs.

D. OR, Office-Residential District.

The following shall apply to non-office uses:

1. Religious uses, fraternal or civic uses, public institutions, or residential developments identification signs not exceeding 32 square feet in area. Such identification signs may be wall or monument mounted or combination thereof. There may be a second sign if the use abuts two or more public streets.
2. The maximum height of a monument sign shall not exceed eight feet.
3. A landscaping area shall be provided around the base of the sign in accordance with Subdivision 9 of this section.

The following shall apply to office uses:

1. The total area of business or office signs shall not exceed the front lineal frontage of the lot.
2. Maximum height of a monument sign shall not exceed eight feet.
3. No more than two signs shall be permitted, not more than one being a monument sign.
4. A landscaping area shall be provided around the base of the sign in accordance with Subdivision 9 of this section.

Meeting Date: 05/28/2025

Title

CYL26-25

Request of Minnesota Paving and Materials for the review of Registered Land Survey No. 178. The subject property is described as the West 957 feet of the South 1365 1/2 feet of the SE 1/4 of Sec. 30-109-26 West and all that part of the N 1/2 of NW 1/4 Sec. 31 and the S 1/2 of SW14 Sec. 30 which lies northeast of a straight line drawn from the southeast corner of the NE 1/4 of the NW 1/4 of Sec. 31 to the northwest corner of the SW 1/4 of the SW 1/4 of Sec. 30, being a triangular piece of land containing 80 acres; The West 16.92 acres of the North 24 acres of the NW 1/4 NE 1/4 of Sec. 31; The west 1 1/2 acres of the south 2 acres of the north 50 acres of the N 1/2 of NE 1/4 of said Sec. 31 and the following triangular piece or parcel of land: Beginning at the southeast corner of the N 1/2 of the NW 1/4 of said Sec. 31, thence running west 175 feet, thence running north 171.7 feet, thence running south 44° and 25 minutes East 244.8 feet to the place of beginning, all of the above parcels of land lying and being in Township 109 Range 26; EXCEPT a strip of land 1 rod in width adjacent to the South line of Pilgrim's Rest Cemetery and extending the length of said Cemetery, all located in the NE 1/4 Sec. 31-109-26 West, more particularly described as follows: Commencing at an iron pipe at the intersection of the West line of the Mendota and Big Sioux Road, also known as the Mankato St. Peter Highway, and the North line of Sec. 31-109-26 West, said iron being approximately 1087 feet West of the northeast corner of said Section 31; thence running West a distance of 585 feet, thence South 3°45' West a distance of 792 feet to the place of beginning; thence continuing along the same line a distance of 16.5 feet, thence East and parallel to the North line of said Section 31 a distance of 485.2 feet to the West line of the Mendota and Big Sioux Road, thence North 10°38' East along the West line of said Mendota and Big Sioux Road a distance of 16.8 feet, thence West and parallel to the North line of said Section 31, a distance of 488.3 feet to the place of beginning; AND EXCEPT Beginning at a point on the North line of Section 31-T109W R-26W, 1998.8 feet East of the N.W. corner of said section, thence west on said section line 312.8 feet, thence South 3°03' West 195.0 feet, thence South 44°55' East 142.5 feet, thence South 46°00' East 250.0 feet, thence North 56°56' East 213.0 feet, thence North 0°07' West 41.15 feet, thence North 15°43' East 60.0 feet, thence North 20°52' East 40.0 feet, thence North 32°19' East 38.0 feet, thence North 44° 26' West 258.7 feet to the point of beginning and containing 3.64 acres more or less; AND EXCEPT Plat of a tract of land in the NE 1/4 of the NW 1/4 of Section 31 Twp. 109 N. Range 26 W. Beginning at a point 2179.8 feet East of the NW corner and 184.6 feet South of North line of said Section 31, thence South 44°26 minutes East 520.5 feet, thence South 0 degrees 30 minutes West 414.75 feet, thence North 53 degrees 32 minutes West 61 feet thence North 49 degrees 26 minutes West 100 feet, thence North 47 degrees 14 minutes West 50 feet, thence North 42 degrees West 56 feet, thence North 36 degrees 10 minutes West 45.2 feet, thence South 56 degrees 59 minutes West 165.15 feet, thence North 45 degrees 35 minutes West 458.85 feet, thence North 56 degrees 56 minutes East 327 feet, thence North 0 degrees 7 minutes West 41.15 feet, thence North 15 degrees 43 minutes East 60 feet thence North 20 degrees 52 minutes East 40 feet, thence North 32 degrees 19 minutes East 38 feet to the point of beginning, said tract containing 6.149 acres more or less; AND EXCEPT Tract A of Registered and Survey No. 172. (Blue Earth County PID R400430300006, R400430400015, R400431100013, and R400431200034).

The anticipated date of Lime Township Board action is June 10, 2025.

Applicant

The applicant, Minnesota Paving and Materials, owner of the property.

Request

Minnesota Paving and Materials has requested the review of Registered Land Survey No. 178. The proposal reconfigures parcels owned by the property owner into five new tracts of land. Tract 1 is 106.00 acres and contains wetlands on the western portion of the property. Tract 2 is 6.48 acres; Tract 3 is 0.07 acres and will be dedicated to Blue Earth County; Tract 4 is 0.17 acre and will be sold to the Northern adjacent property owner; Tract 5 is 0.21 acres and will be sold to the Southern adjacent property owner.

The applicant is also seeking variances for the newly created lots within in the Registered Land Survey No. 178 that do not front a public right-of-way. In November 2024, the Lime Town Board reviewed 231 st Lane. According to the minutes of said meeting, *“MPM has always done the maintenance of this lane and has it as a private road. The township does not want any ownership or maintenance of this lane. The issue lies in the westerly most property. The township would like to make sure there is written Right of Way Easement for the west property owner so we don't get hit with a cart way petition in the future.”* Because the lots created with the proposed new RLS No. 178 will not be abutting a public right-of way-as required by Lime Township ordinance Article 2, Section 8.F.5, the applicant is seeking variances. The variance seeks to reduce the required frontage that abuts a public right-of-way from the Code required 150 feet to zero (0) feet as a result of the 231 st Lane being a private lane, not a public right-of-way.

Location

The subject property is located near the SMC compost site near the cemetery and Stoffel Quarry within Lime Township. It is described as the West 957 feet of the South 1365 1/2 feet of the SE 1/4 of Sec. 30-109-26 West and all that part of the N 1/2 of NW 1/4 Sec. 31 and the S 1/2 of SW14 Sec. 30 which lies northeast of a straight line drawn from the southeast corner of the NE 1/4 of the NW 1/4 of Sec. 31 to the northwest corner of the SW 1/4 of the SW 1/4 of Sec. 30, being a triangular piece of land containing 80 acres; The West 16.92 acres of the North 24 acres of the NW 1/4 NE 1/4 of Sec. 31; The west 1 1/2 acres of the south 2 acres of the north 50 acres of the N 1/2 of NE 1/4 of said Sec. 31 and the following triangular piece or parcel of land: Beginning at the southeast corner of the N 1/2 of the NW 1/4 of said Sec. 31, thence running west 175 feet, thence running north 171.7 feet, thence running south 44° and 25 minutes East 244.8 feet to the place of beginning, all of the above parcels of land lying and being in Township 109 Range 26; EXCEPT a strip of land 1 rod in width adjacent to the South line of Pilgrim's Rest Cemetery and extending the length of said Cemetery, all located in the NE 1/4 Sec. 31-109-26 West, more particularly described as follows: Commencing at an iron pipe at the intersection of the West line of the Mendota and Big Sioux Road, also known as the Mankato St. Peter Highway, and the North line of Sec. 31-109-26 West, said iron being approximately 1087 feet West of the northeast corner of said Section 31; thence running West a distance of 585 feet, thence South 3°45' West a distance of 792 feet to the place of beginning; thence continuing along the same line a distance of 16.5 feet, thence East and parallel to the North line of said Section 31 a distance of 485.2 feet to the West line of the Mendota and Big Sioux Road, thence North 10°38' East along the West line of said Mendota and Big Sioux Road a distance of 16.8 feet, thence West and parallel to the North line of said Section 31, a distance of 488.3 feet to the place of beginning; AND EXCEPT Beginning at a point on the North line of Section 31-T109W R-26W, 1998.8 feet East of the N.W. corner of said section, thence west on said section line 312.8 feet, thence South 3°03' West 195.0 feet, thence South 44°05' East 142.5 feet, thence South 46°00' East 250.0 feet, thence North 56°56' East 213.0 feet, thence North 0°07' West 41.15 feet, thence North 15°43' East 60.0 feet, thence North 20°52' East 40.0 feet, thence North 32°19' East 38.0 feet, thence North 44° 26' West 258.7 feet to the point of beginning and containing 3.64 acres more or less; AND EXCEPT Plat of a tract of land in the NE 1/4 of the NW 1/4 of Section 31 Twp. 109 N. Range 26 W. Beginning at a point 2179.8 feet East of the NW corner and 184.6 feet South of North line of said Section 31, thence South 44°26 minutes East 520.5 feet, thence South 0 degrees 30 minutes West 414.75 feet, thence North 53 degrees 32 minutes West 61 feet thence North 49 degrees 26 minutes West 100 feet, thence North 47 degrees 14 minutes West 50 feet, thence North 42 degrees West 56 feet, thence North 36 degrees 10 minutes West 45.2 feet, thence South 56 degrees 59 minutes West 165.15 feet, thence North 45 degrees 35 minutes West 458.85 feet, thence North 56 degrees 56 minutes East 327 feet, thence North 0 degrees 7 minutes West 41.15 feet, thence North 15 degrees 43 minutes East 60 feet thence North 20 degrees 52 minutes East 40 feet, thence North 32 degrees 19 minutes East 38 feet to the point of beginning, said tract containing 6.149 acres more or less; AND EXCEPT Tract A of Registered and Survey No. 172. (Blue Earth County PID R400430300006, R400430400015, R400431100013, and R400431200034)

Existing Land Use

The land consists of 4 parcels located west of Third Avenue. Parcel R400430300006 containing 83.42 acres and R400430400015 containing 3.95 acres are currently used for mining purposes. The 2.29-acre parcel, R400431100013, is an open lot with environmentally sensitive areas.

Lastly, parcel R400431200034 contains 3 separate areas that consist of 23 acres. The two sections located north of 231st Lane are currently used for a land fill facility and the southern portion contains an office and environmentally sensitive areas.

Zoning

The northern parcels ending in 0006 and 0015 are zoned Rural Conservation. The southern parcels ending 0034 and 0013 are zoned Industry in by the Lime Township Zoning Ordinance.

Environmentally Sensitive Areas

A wetland delineation was conducted in October 2023 and a prehistoric wetland was identified on western side of the mining operation parcel R400430300006 and on northwestern portion of parcel R400431200034.

City Code

The Lime Township Ordinance can be found at this link: [Lime Township Ordinances](#)

Site Plan Review Comments

- a. Applicant shall provide documentation, and any necessary approvals, that the proposal conforms to the [Orderly Annexation Agreement](#) (OAA) between the City of Mankato and Lime Township.
- a. Applicant shall pay the notification fees in the online portal, if not already complete.

Review

Minnesota Paving and Materials has applied for a review of Registered Land Survey number 178. The proposal reconfigures parcels owned by the property owner into five new tracts of land. Tract 1 is 106.00 acres and contains wetlands on the western portion of the property. Tract 2 is 6.48 acres; Tract 3 is 0.07 acres and will be dedicated to Blue Earth County; Tract 4 is 0.17 acre and will be sold to the Northern adjacent property owner; Tract 5 is 0.21 acres and will be sold to the Southern adjacent property owner.

Tract 2, 3, 4, 5, and the southern portion of 1 is located in the Industry zoning district.

Tract 2 is currently being used for a landscaping business called Smith Landscaping. The applicant is proposing to sell this to the owner once the tract has been approved by the board and recorded.

Tract 3 will be deeded to Blue Earth County as it is part of 3rd Avenue.

Tract 4 will be deeded to the Northern adjacent property owner, CHS Inc.

Tract 5 will be deeded to Mankato Acoustics, Inc. who is the current owner of the Southern adjacent property.

The Northern part of Tract 1 is located in the Rural Conservation District where mines are outlined as Interim uses within the district. Tract 1 does conform to the lot requirements of the rural conservation district by obtaining “an approved access to a public right-of-way” off of 3rd Ave (Lime Township Zoning Ordinance, Section 3 Rural Conservation & Rural Conservation-Residential Districts, Part 6f Lot Requirements).

Site plans show that access to Tracts 1 and 2 will remain the same off of 231st Lane. This is considered a private drive that is located on the western side of Third Avenue. The applicant has submitted an access easement agreement to grant access to Tract 2 from the private drive.

A wetland delineation was conducted on October 4th, 2023, per the applicants request. The findings from the Technical Evaluation Panel, Bolten and Menk, and the Department of Natural Resources state there is a rare wetland known as Calcareous Fen located on southwestern edge of the proposed Tract 1. It was also noted that there were both shallow and fresh (wet) Calcareous Fen within the 3.75 acre of delineated areas. The owner of the land shall align with the Lime Township Rural Conservation District, Blue Earth County standards, and the Department of Natural Resources standards to protect, preserve, and conserve the environmentally sensitive areas and natural resources of the Township.

Blue Earth County has provided commentary on the three septic systems located on parcel R400431200034 that need to coordinate with the agency for compliance inspections. Additionally, there are several monitoring wells and two other wells located the proposed Tract 1, that will need to be sealed or put back into use. A recommended condition is included herein that requires the applicant to apply for a compliance inspection with Blue Earth County prior to the final plat application. The applicant shall submit documentation of the proposed sealed wells and use/plan of action for the remaining monitor wells and well.

A completed Preliminary Title opinion letter and Final Title opinion letter, written by developer's attorney, shall be submitted in the final plat application.

A drainage report describing pre-development flows, expected post-development flows, and measures to be taken to ensure that post-development flows do not exceed pre-development flows shall be submitted in the final plat application. The report shall describe erosion control measures to be taken to prevent erosion and sedimentation both during and after the final plat.

A topographic map with contours of the toe and top of the bluff shall be submitted in the final plat application.

Proposed easements for drainage, slope protection, flood protection, and protection of the wetlands and waterbodies, including stormwater storage areas shall be submitted in the final plat application.

Variance

The applicant is requesting a variance on the proposed Registered Land Survey 178, due to tracks 1 and 2 not obtaining the required 150 feet of frontage to a public right-of-way. According to the Lime Township Zoning Ordinance, "every zoning lot which an industrial structure is erected shall have a width of not less than one hundred fifty (150) feet abutting a public right-of-way" (Article 4. Section 8. Industry District, part F. Height, Yard, and Lot Regulations, subpart 5c. Lot Area, Width, and Depth). The variance seeks to reduce the required frontage that abuts a public right-of-way from the required 150 feet to 0 feet. The frontage of both lot 1 and 2 come from 231st lane, which is no longer considered a township road. In November 2024, at a Lime Township Board meeting, the board stated "MPM has always done the maintenance of this lane and has it as a private road. The issue lies in the westerly most property. The township would like to make sure there is a written Right-of-Way Easement for the west property owner so we don't get hit with a cart way petition in the future." The applicant has submitted an access easement agreement for the businesses that obtain access off of 231st Lane.

In order to grant a variance, the Board shall make affirmative findings within these four categories: the use is in harmony with the general purposes and intent of the ordinance, it is consistent with the comprehensive plan, there are practical difficulties in complying with the ordinance, and the use conforms to the zoning district.

The request to reduce the required frontage of 150 feet to 0 feet, does align with the general purposes and intent of the ordinance. The applicant has a reciprocal access easement agreement with applicable businesses that access their properties off of 231st Lane. In doing so, the applicant is ensuring orderly development while protecting the character of the industrial district within Lime Township occurs.

The requested variance is consistent with the comprehensive plan by "allowing for the continuation of commercial and industrial land uses on properties within the Township that currently used for those purposes" (Lime Township

Comprehensive Plan, Guiding Principles, part 7). There are currently 7 different parcels that are utilizing 23rd Lane for access to their parcels. If the board is to approve the request, a condition will be listed herein that MPM will continue to service the private drive for accessibility purposes for the adjacent properties that utilize the lane for access.

There are noticeable practical difficulties in complying with the ordinances listed within the Lime Township Zoning ordinance, given that 23rd Lane is not considered a Lime Township Road. The applicant will continue to utilize the property in a reasonable manner. The applicant is requesting to combine and adjust lot lines within the submitted registered land survey, but the industrial use will remain the same. This request is unique because the frontage of 23rd Lane, if a Township Road, would bring the request into compliance. However, the road is now considered a private drive by the direction of the Lime Township Board and thus does not meet the required frontage of 150 feet within the Industry district. If the request were to be granted, it would not alter the essential character of the locality, given that the use will remain the same.

As previously stated, the use will remain the same, thus conforming to the Industry zoning district within the Lime Township.

Findings

Staff respectfully submits the following findings:

1. The proposed use will ensure that to the maximum extent possible, all lands will be developed with adequate protection provided for the health and safety of residents by requiring necessary services such as properly designed streets and adequate sewage and water service. The applicant will be coordinating plans with Blue Earth County for a compliance inspection of the sewer and to bring all wells on site up to conformance.
2. The applicant will be required to continually work with Blue Earth County and Minnesota Department of Natural Resources to ensure that effective protection is given to the natural resources of the community, especially groundwater and surface waters.
3. The proposed preliminary plat encourages a well-planned division of land through the establishment of adequate design standards.
4. The Preliminary Plat will not cause inferior developments that might adversely affect the local tax base.
5. The proposal does not place the cost of improvement against those benefitting from their construction.
6. The Preliminary Plat's outcome will produce a single family dwelling that will contribute to the neighborhood which will be of lasting credit to the community
7. The proposed use will not affect the township or county in facilitating adequate provisions for transportation and other public facilities.
8. The proposal does secure the rights of the public with respect to public lands and waters.
9. The approval of the preliminary plat will improve land records by the establishment of standards for land divisions, surveys, and plats.
10. The safeguard the interests of the public, the homeowner, the subdivider and local units of government will remain in tact since the use will remain the same as the current the only difference is the way the land is divided. Tract one will continue to be used as a mine and Tract 2 will continue to be used as a landscaping business.
11. The applicant will prevent, where possible, excessive governmental operating and maintenance costs.

Variance

1. The use is in harmony with the general purposes and intent of the ordinance.
2. The request is consistent with the comprehensive plan.
3. There are practical difficulties in complying with the ordinance, given that the road is now considered a private drive and no longer a public right-of-way.
4. The use will remain the same, thus conforming to the Industry zoning district within the Lime Township.

Recommendation

Staff recommends approval of the preliminary plat to reconfigure parcels owned by the property owner into five new tracts of land with the following conditions:

1. The applicant shall apply for a compliance inspection for the sewers located on the proposed Tract 1, with Blue Earth County prior to the final plat application.
2. The applicant shall submit documentation of the proposed sealed wells and use/plan of action for the remaining monitor wells and well.
3. A completed Preliminary Title opinion letter and Final Title opinion letter, written by developer's attorney, shall be submitted in the final plat application.
4. A drainage report describing pre-development flows, expected post development flows, and measures to be taken to ensure that post-development flows do not exceed pre-development flows shall be submitted in the final plat application.
5. A topographic map with contours of the toe and top of the Bluff shall be submitted in the final plat application.
6. Proposed easements for drainage, slope protection, flood protection, and protection of the wetlands and waterbodies, including stormwater storage areas shall be submitted in the final plat application

Staff recommends approval of the variance request to reduce the required 150 feet of frontage abutting a public right-of-way to 0 feet with the following conditions:

1. The applicant, Minnesota Paving and Materials, will continue to maintain to the private drive of 231st Lane.

Attachments

General Location Map

Aerial Map

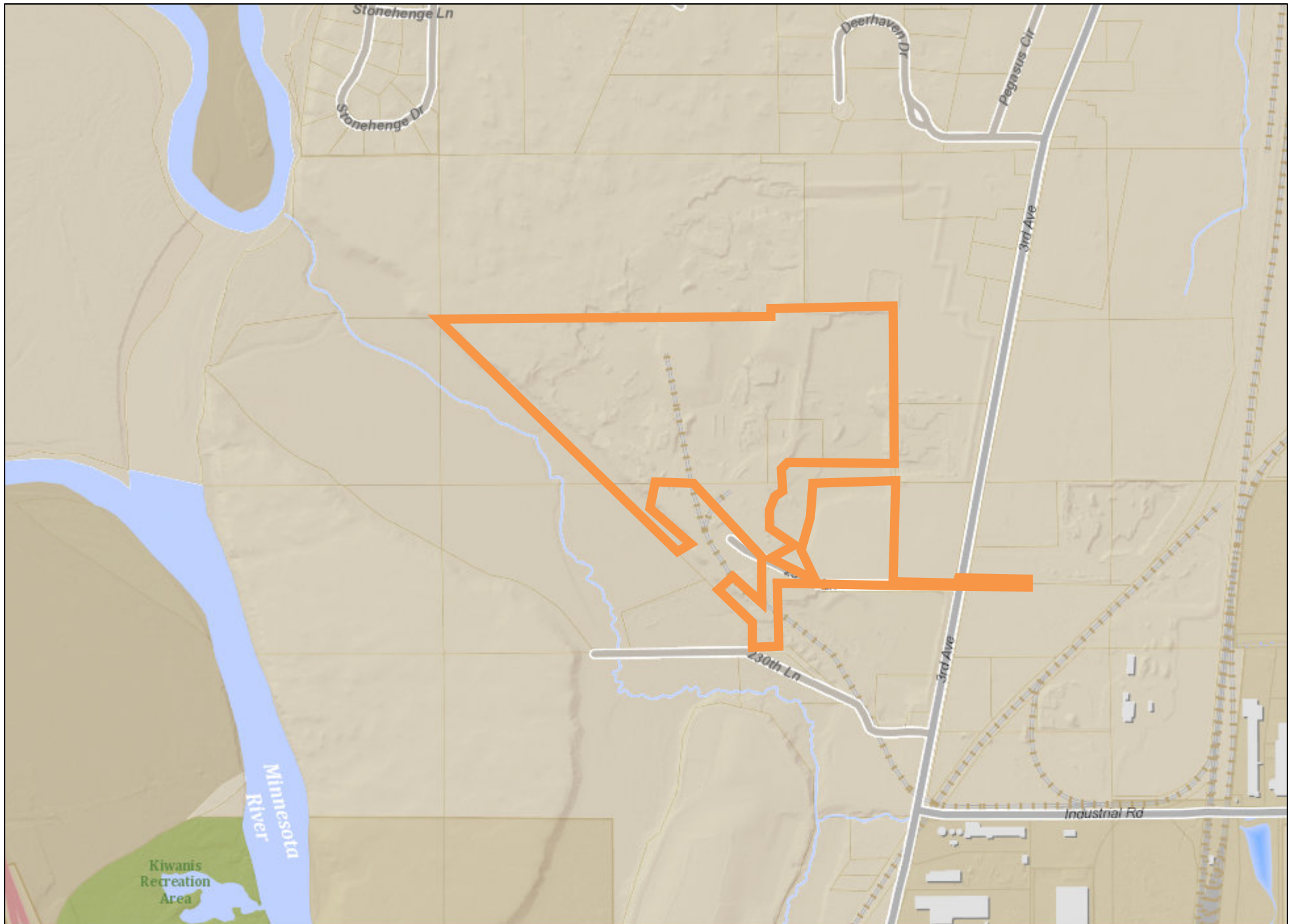
Plat

Easement Agreement

Board Minutes- Private Drive

NOD Wetland Delineation

General Location Map



Date: August 2024

Author:

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



Aerial Map



Date: August 2024

Author:

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

REGISTERED LAND SURVEY NO. 178

SURVEYOR'S CERTIFICATE

The West 957 feet of the South 1365 1/2 feet of the SE 1/4 of Sec. 30-109-26 West and all that part of the N 1/2 of NW 1/4 Sec. 31 and the S 1/2 of SW14 Sec. 30 which lies northeast of a straight line drawn from the southeast corner of the NE 1/4 of the NW 1/4 of Sec. 31 to the northwest corner of the SW 1/4 of the SW 1/4 of Sec. 30, being a triangular piece of land containing 80 acres.

The West 16.92 acres of the North 24 acres of the NW 1/4 NE 1/4 of Sec. 31.

The west 1 1/2 acres of the south 2 acres of the north 50 acres of the N 1/2 of NE 1/4 of said Sec. 31 and the following triangular piece or parcel of land: Beginning at the southeast corner of the N 1/2 of the NW 1/4 of said Sec. 31, thence running west 175 feet, thence running north 171.7 feet, thence running south 44° and 25 minutes East 244.8 feet to the place of beginning, all of the above parcels of land lying and being in Township 109 Range 26.

EXCEPT a strip of land 1 rod in width adjacent to the South line of Pilgrim's Rest Cemetery and extending the length of said Cemetery, all located in the NE 1/4 Sec. 31-109-26 West, more particularly described as follows: Commencing at an iron pipe at the intersection of the West line of the Mendota and Big Sioux Road, also known as the Mankato St. Peter Highway, and the North line of Sec. 31-109-26 West, said iron being approximately 1087 feet West of the northeast corner of said Section 31; thence running West a distance of 585 feet, thence South 3°45' West a distance of 792 feet to the place of beginning; thence continuing along the same line a distance of 16.5 feet, thence East and parallel to the North line of said Section 31 a distance of 485.2 feet to the West line of the Mendota and Big Sioux Road, thence North 10°38' East along the West line of said Mendota and Big Sioux Road a distance of 16.8 feet, thence West and parallel to the North line of said Section 31, a distance of 488.3 feet to the place of beginning.

AND EXCEPT

Beginning at a point on the North line of Section 31-T109W R-26W, 1998.8 feet East of the N.W. corner of said section, thence west on said section line 312.8 feet, thence South 3°03' West 195.0 feet, thence South 44°55' East 142.5 feet, thence South 46°00' East 250.0 feet, thence North 56°56' East 213.0 feet, thence North 0°07' West 41.15 feet, thence North 15°43' East 60.0 feet, thence North 20°52' East 40.0 feet, thence North 32°19' East 38.0 feet, thence North 44° 26' West 258.7 feet to the point of beginning and containing 3.64 acres more or less.

AND EXCEPT

Plat of a tract of land in the NE 1/4 of the NW 1/4 of Section 31 Twp. 109 N. Range 26 W. Beginning at a point 2179.8 feet East of the NW corner and 184.6 feet South of North line of said Section 31, thence South 44°26 minutes East 520.5 feet, thence South 0 degrees 30 minutes West 414.75 feet, thence North 53 degrees 32 minutes West 61 feet thence North 49 degrees 26 minutes West 100 feet, thence North 47 degrees 14 minutes West 50 feet, thence North 42 degrees West 56 feet, thence North 36 degrees 10 minutes West 45.2 feet, thence South 56 degrees 59 minutes West 165.15 feet, thence North 45 degrees 35 minutes West 458.85 feet, thence North 56 degrees 56 minutes East 327 feet, thence North 0 degrees 7 minutes West 41.15 feet, thence North 15 degrees 43 minutes East 60 feet thence North 20 degrees 52 minutes East 40 feet, thence North 32 degrees 19 minutes East 38 feet to the point of beginning, said tract containing 6.149 acres more or less.

AND EXCEPT

Tract A of Registered and Survey No. 172.

I hereby certify that this Registered Land Survey is a correct delineation of said survey. Dated this ____ day of _____, 2024.

Michael M. Eichers, Land Surveyor
Minnesota License No. 46564

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____ 2024 , by Michael M. Eichers, Land Surveyor, Minnesota License No. 46564.

Nathan P. Myhra
Notary Public, Blue Earth County, Minnesota
My Commission Expires Jan. 31, 2028

REVIEW

Be it known that on this ____ day of _____, 2024, the Planning Commission of the City of Mankato, did review REGISTERED LAND SURVEY No. 178.

Chair person

Secretary

APPROVAL

Be it known that on this ____ day of _____, 2024 , the Lime Township Board, Blue Earth County, did duly approve REGISTERED LAND SURVEY No. 178

Chair person

Clerk

BLUE EARTH COUNTY SANITARIAN

Be it known that on this the ____ day of _____, 2024, the County Sanitarian of Blue Earth County did duly review this plat of REGISTERED LAND SURVEY No. 178, and confirmed that two suitable on-site sewage treatment sites exist on the lot based on information submitted by _____, an MPCA Certified on-site septic system designer.

County Sanitarian

BLUE EARTH COUNTY ENGINEER

Be it known that on this the ____ day of _____, 2023, the County Engineer of Blue Earth County did duly review this plat of REGISTERED LAND SURVEY No. 178.

County Engineer

BLUE COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that transfer has been

entered on the land described herein on this ____ day of _____ 2024.

Blue Earth County Property and
Environmental Resources Director

REGISTRAR OF TITLES

I hereby certify that this plat was filed in this office this ____ day of _____ 2024 , at ____ o'clock ____ .m., and was duly recorded in

____ of Plats, Number _____

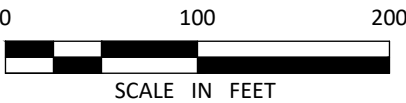
Blue Earth County, Registrar of Titles

FINAL PLAT
PENDING FINAL REVIEW
(04-02-2025)

REGISTERED LAND SURVEY NO. 178

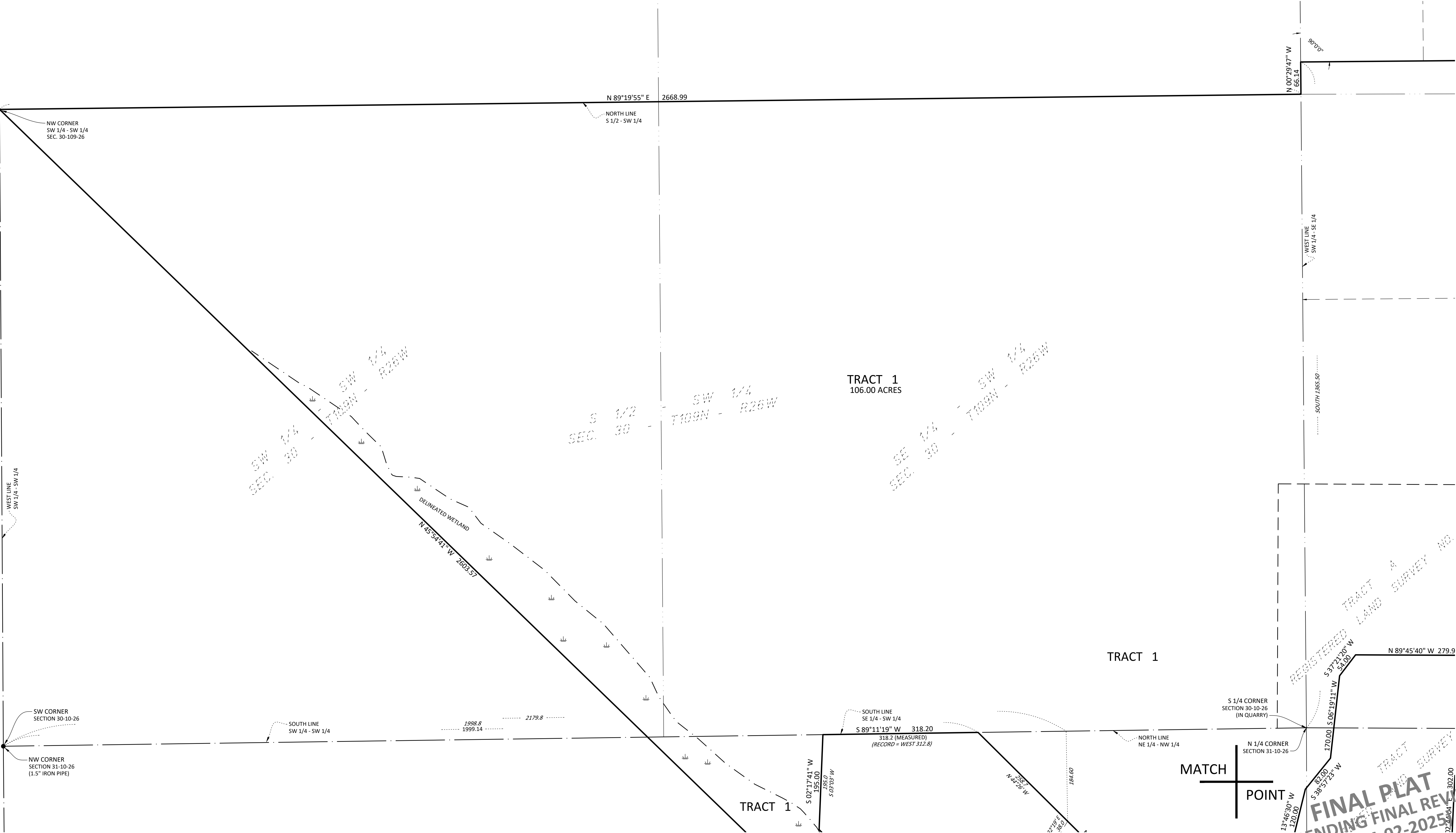
LOT AREAS

TRACT 1	106.00 ACRES
TRACT 2	6.48 ACRES
TRACT 3	0.07 ACRES
TRACT 4	0.17 ACRES
TRACT 5	0.21 ACRES



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND



SEE SHEET 2 OF 4

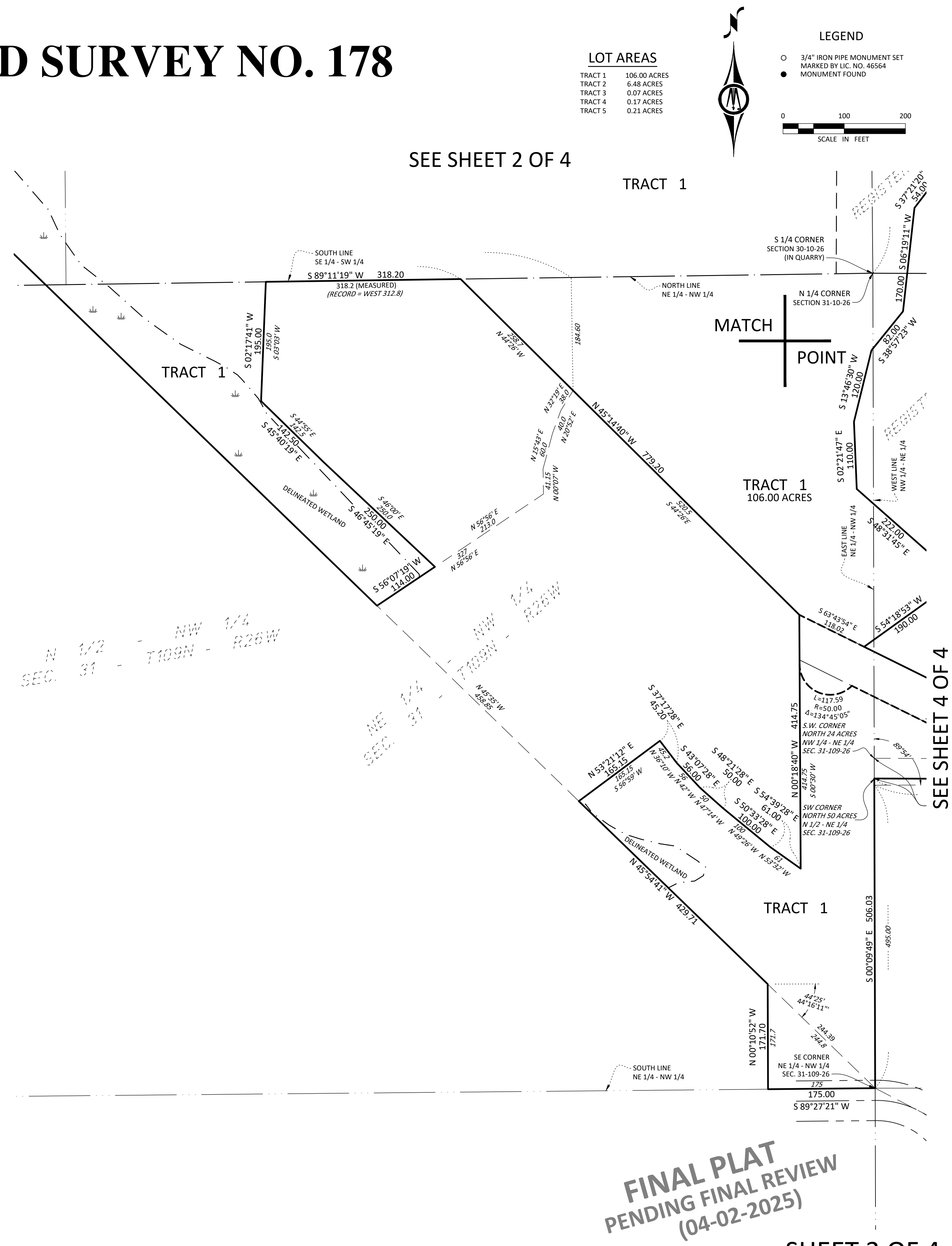
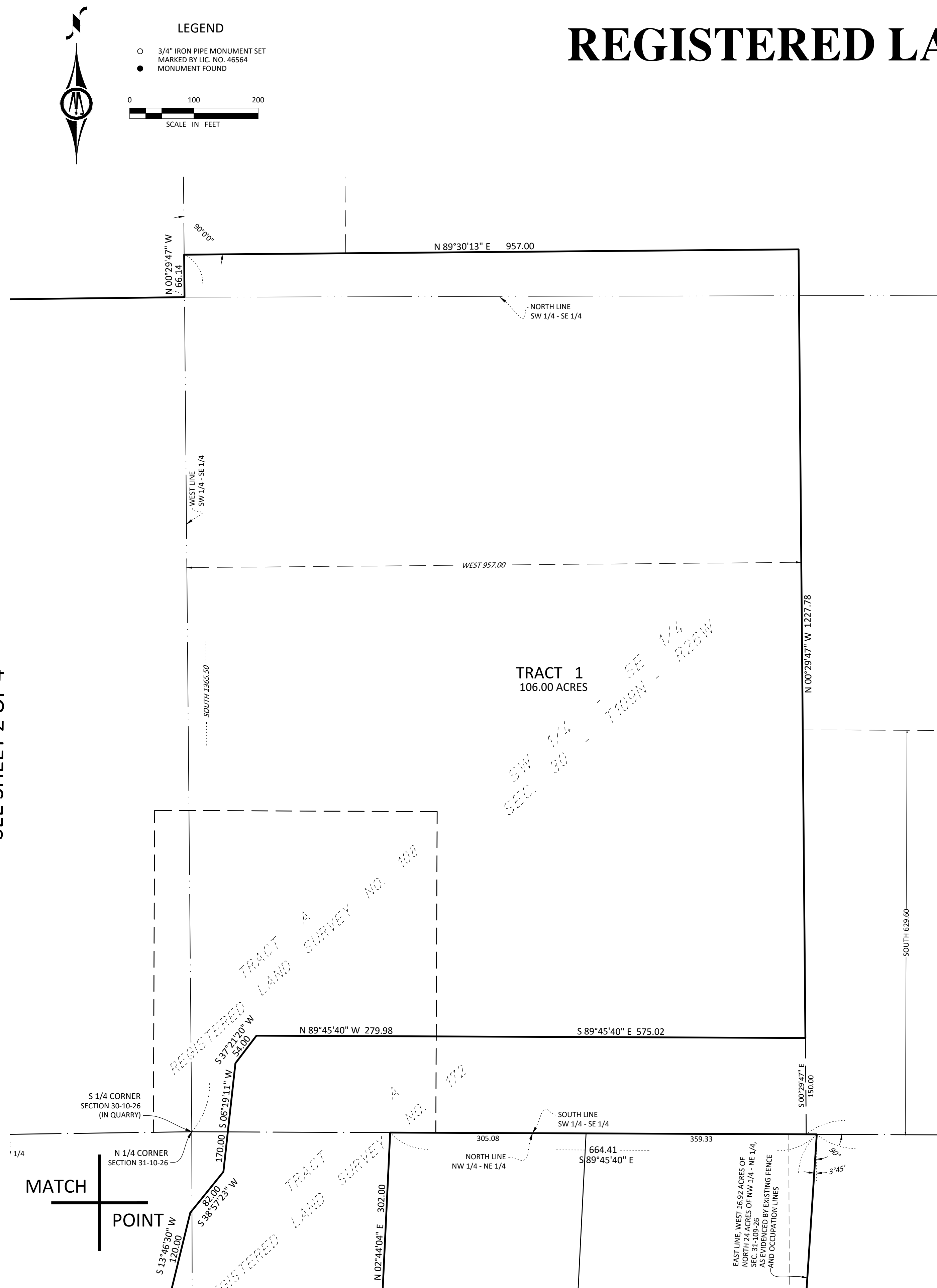
SEE SHEET 3 OF 4 & SHEET 4 OF 4

FINAL PLAT
PENDING FINAL REVIEW
104-02-2025

SHEET 2 OF 4

THIS PLAT PREPARED BY BOLTON & MENK, INC.

REGISTERED LAND SURVEY NO. 178



REGISTERED LAND SURVEY NO. 178

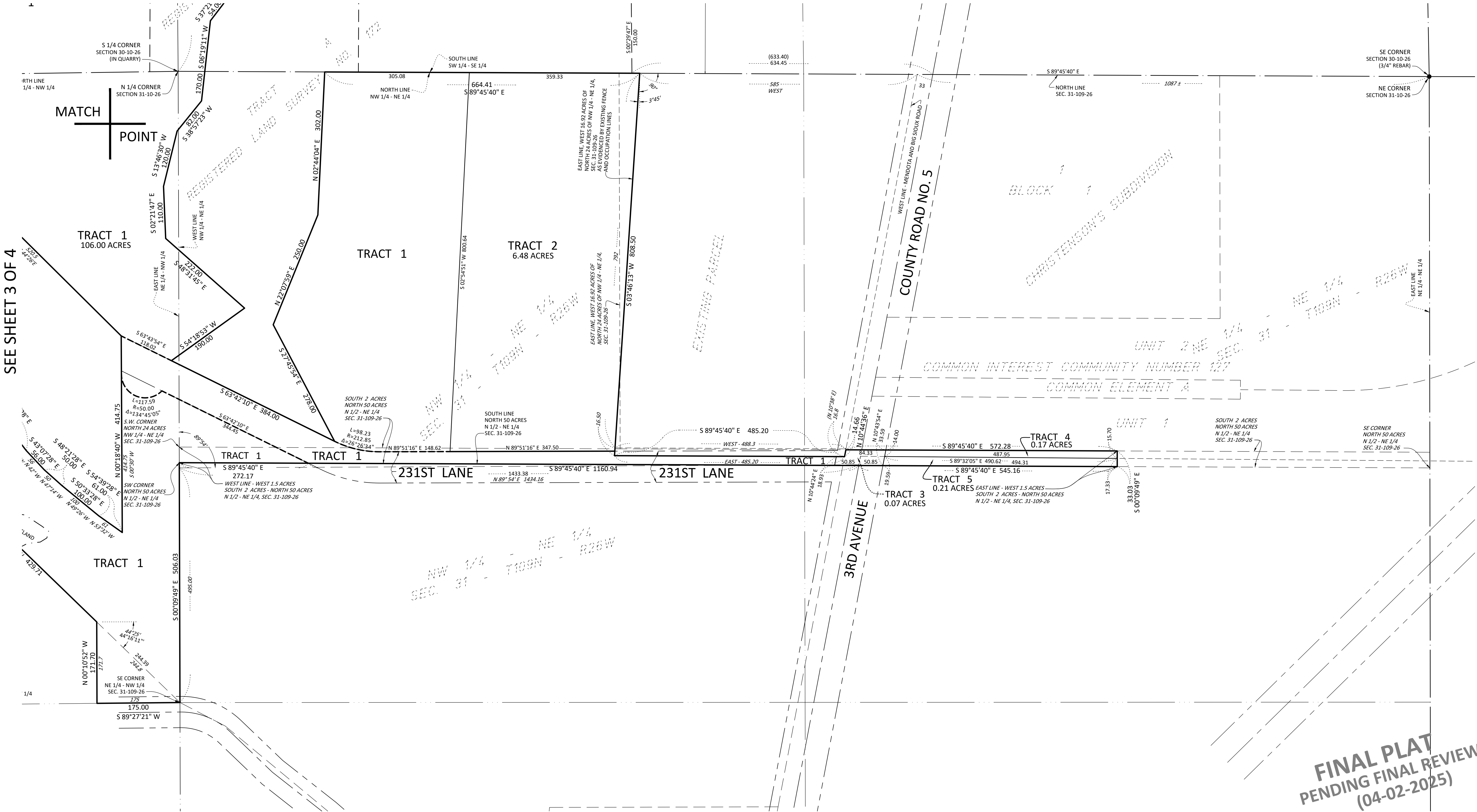
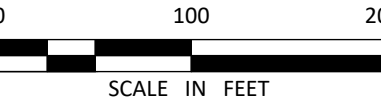
SEE SHEET 2 OF 4 & SHEET 3 OF 4

LOT AREAS

TRACT 1	106.00 ACRES
TRACT 2	6.48 ACRES
TRACT 3	0.07 ACRES
TRACT 4	0.17 ACRES
TRACT 5	0.21 ACRES

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND



FINAL PLAT
PENDING FINAL REVIEW
(04-02-2025)

REGISTERED LAND SURVEY NO. 178

LOT AREAS	
TRACT 1	106.00 ACRES
TRACT 2	6.48 ACRES
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LEGEND

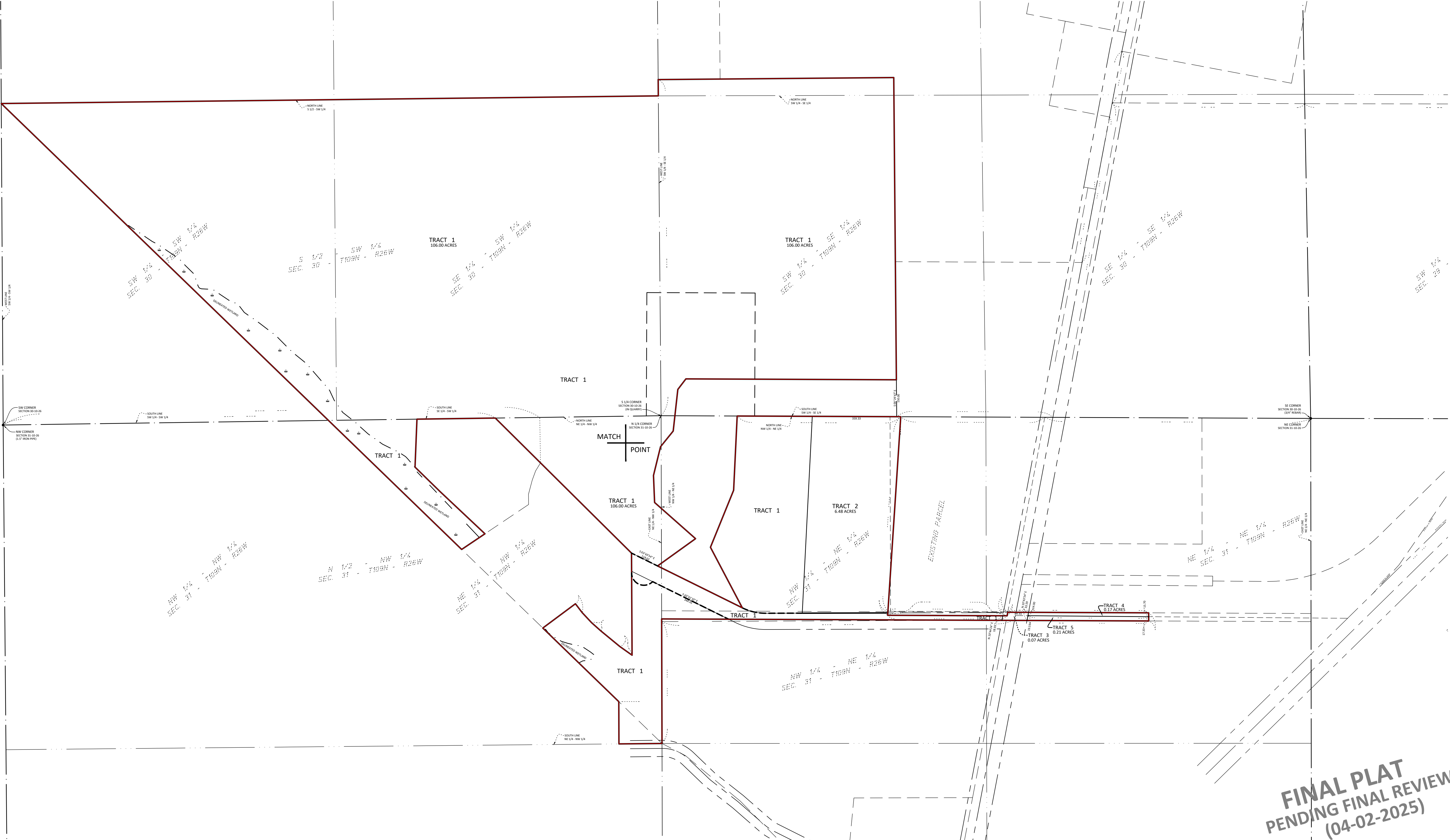
3/4" IRON PIPE MONUMENT SET

MARKED BY LIC. NO. 46564

MONUMENT FOUND

0200400

SCALE IN FEET



FINAL PLAT
PENDING FINAL REVIEW
(04-02-2025)

PLAT EXHIBIT

THIS PLAT PREPARED BY BOLTON & MENK, INC.

REGISTERED LAND SURVEY NO. 178

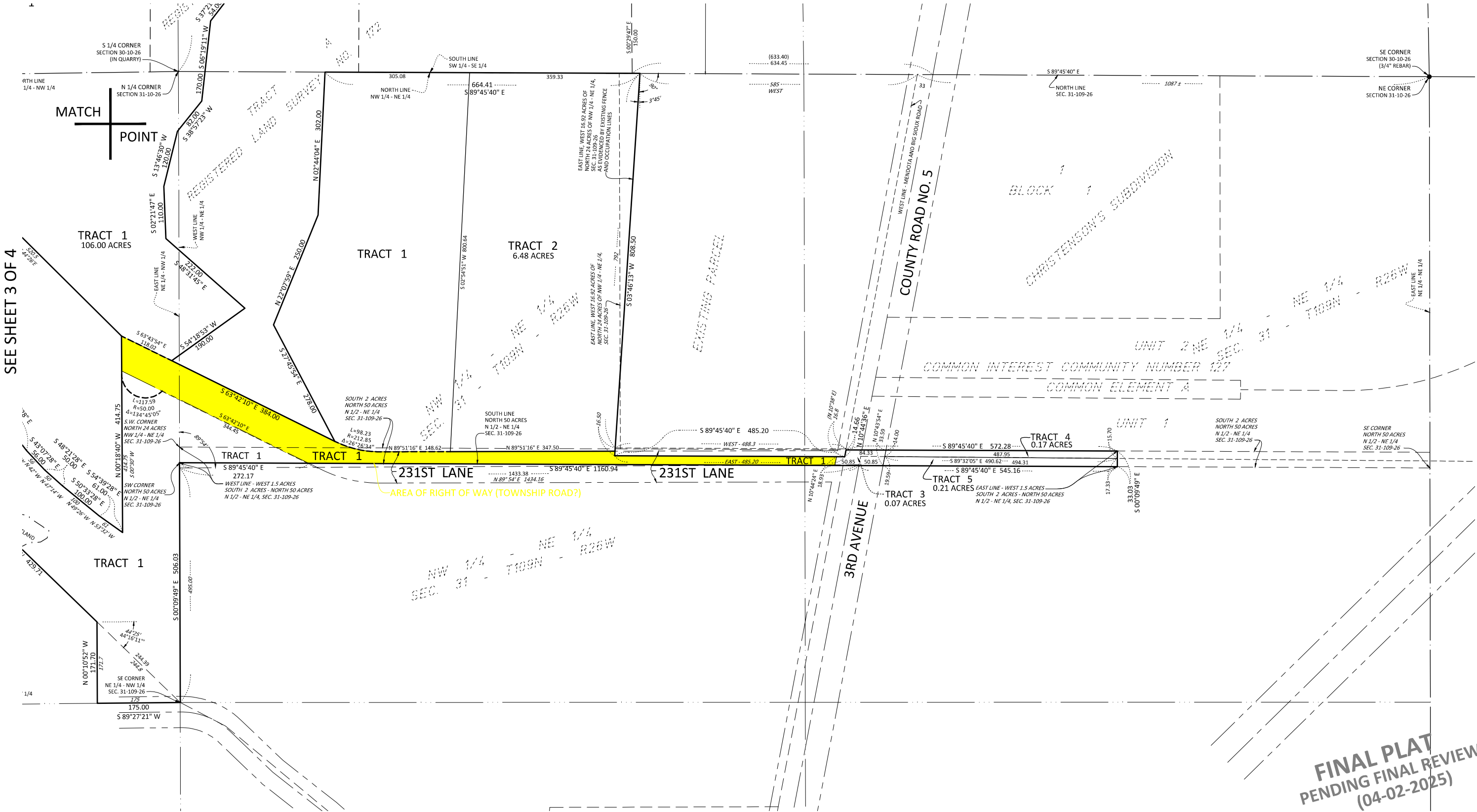
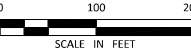
SEE SHEET 2 OF 4 & SHEET 3 OF 4

LOT AREAS

TRACT 1	106.00 ACRES
TRACT 2	6.48 ACRES
TRACT 3	0.07 ACRES
TRACT 4	0.17 ACRES
TRACT 5	0.21 ACRES

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND



FINAL PLAT
PENDING FINAL REVIEW
(04-02-2025)

4.6.1 OMG Reciprocal Easement Agreement.pdf - Page 1

T120235

CERTIFIED, FILED AND/OR RECORDED ON

02/13/2014 03:50:05PM

BLUE EARTH COUNTY, MN

PATTY O'CONNOR REGISTRAR OF TITLES

TAXPAYER SERVICES DIRECTOR

REC FEE: 66.00 EXEMPT: N/A

DELINQ TX: N/A /TRANS ENTER: N/A

eCREV/CREV: N/A

eWELL/WELL CERT: N/A SPLIT-CURR TX PD: N/A

PAGES: 17

CERT #: 20237 20239

As T
20237 1 Add'l
20239 Memo
First American Title
Minneapolis
17 pages
3 of 3 (A)
2 of 2 (T)
PL

532CR489

CERTIFIED, FILED AND/OR RECORDED ON

02/13/2014 03:50:03PM

BLUE EARTH COUNTY, MN

PATTY O'CONNOR COUNTY RECORDER

TAXPAYER SERVICES DIRECTOR

REC FEE: 46.00 EXEMPT: N/A

DELINQ TX: N/A /TRANS ENTER: N/A

eCREV/CREV: N/A

eWELL/WELL CERT: N/A

SPLIT-CURRENT TX PD: N/A

PAGES: 17

RECIPROCAL EASEMENT AGREEMENT

This Reciprocal Easement Agreement (this "**Agreement**") is made as of this 23 day of December, 2013, by OMG Midwest, Inc., a Delaware corporation ("**OMG**") and Coughlan Quarries, LLC, a Minnesota limited liability company ("**Coughlan**"). OMG and Coughlan may each be referred to herein as a "**Party**" or collectively, the "**Parties**".

RECITALS:

1. OMG owns certain real property located in Blue Earth County, Minnesota, which is legally described on the attached Exhibit A (the "**OMG Property**").
2. On the date hereof, Coughlan acquired by Contract for Deed (the "**Contract for Deed**") certain real property located adjacent to the OMG Property and legally described on the attached Exhibit B (the "**Coughlan Property**"). The OMG Property and Coughlan Property are referred to individually as a "**Property**" or collectively as the "**Properties**".
3. OMG desires to grant to Coughlan, certain easements in, to, over, under and across the OMG Property, and make certain other covenants and agreements all as expressly set forth herein.
4. Coughlan desires to grant to OMG certain easements in, to, over, under and across the Coughlan Property, and make certain other covenants and agreements all as expressly set forth herein.

NOW, THEREFORE, the parties agree as follows:

ARTICLE I - GRANT OF EASEMENTS

Section 1.01. Access Easements Granted by Coughlan. Coughlan hereby grants, bargains, sells and conveys to OMG and its and their respective employees, agents, customers, licensees and invitees, successors and assigns, for the benefit of the OMG Property, a perpetual non-exclusive easement and right over and across that portion of the Coughlan Property that is depicted on the attached Exhibit C (the "**OMG Access Easement Area**") for vehicle and

RETURN TO:

First American Title Insurance Co.

801 Nicollet Mall, Suite 1900

Minneapolis, MN 55402

NCS 534648 MPLS (HH/AC)**3 A & T**

4.6.1 OMG Reciprocal Easement Agreement.pdf - Page 2

pedestrian access, parking, and the maintenance and repair of the OMG Access Easement Area. Coughlan will not unreasonably obstruct or interfere with OMG's use of the OMG Access Easement Area. Coughlan acknowledges and agrees that a building on the OMG Property lying immediately adjacent to the OMG Access Easement Area is located directly on or near the boundary line separating the OMG Property from the Coughlan Property, and Coughlan consents to the location of such building, regardless of any encroachment or applicable set-back requirements. OMG agrees that in the event that such building does encroach upon the Coughlan Property, that the building is not so maintained in any hostile or adverse manner, and that, subject to the easement granted to OMG in this Section, OMG has not intended and does not intend to claim any permanent interest in the Coughlan Property affected by such encroachment, rather, the building's location is permissive in nature. Except with respect to the easement granted to OMG in this Section, OMG, its successors and assigns, shall be estopped from claiming any interest in the Coughlan Property on account of the location of said building. All maintenance and insurance of the building and its contents is to be the sole responsibility of OMG.

Section 1.02. Access Easement Granted by OMG. OMG hereby grants, bargains, sells and conveys to Coughlan and its and their respective employees, agents, customers, licensees and invitees, successors and assigns, for the benefit of the Coughlan Property, a perpetual non-exclusive easement and right over and across that portion of OMG Property that is depicted on the attached Exhibit C (the "**Coughlan Access Easement Area**") for vehicle and pedestrian access and the maintenance and repair of the Coughlan Access Easement Area (but not for parking). OMG will not unreasonably obstruct or interfere with Coughlan's use of the Coughlan Access Easement Area or the Pipeline Easement.

Section 1.03. Utility Easements. The Parties hereby grant reciprocal, permanent, non-exclusive easements appurtenant to each Property, in, under, over, across, upon and within each Party's respective Property to utilize, maintain and replace such gas, water, electric, telephone and other utility lines and facilities as are existing on, under or within the Properties on the date hereof (the "**Utility Lines**") for the purpose of providing such utility services to each Property. Each Party may enter upon the Property of the other to operate, maintain and repair such Utility Lines, provided that such repair and maintenance is performed expeditiously and only after five (5) business days' written notice to the other Party (except in an emergency wherein only such notice as is practical under this circumstances shall be required). The Party performing the repairs on the Property of the other shall repair any damage to any improvements located on the Property of the other.

Section 1.05. Reservation. Each Party reserves the right to use its respective Property in any manner provided it does not unreasonably interfere with easements and rights granted herein.

ARTICLE II – TAXES; MAINTENANCE; ADJACENT OWNERS

Section 2.01. Taxes. Each Party shall be responsible for all real and personal property taxes and assessments for its Property.

Section 2.02. Maintenance. Each party shall, at its sole cost, maintain the gravel and bituminous roadways that serve both the OMG Property and the Coughlan Property and the Utility Lines (collectively, the "**Infrastructure**") on their respective Properties in good condition

4.6.1 OMG Reciprocal Easement Agreement.pdf - Page 3

and repair (unless otherwise publicly owned, dedicated or maintained) and in compliance with all applicable laws, except that OMG shall maintain that portion of roadway that is depicted on the attached Exhibit D (the “**Common Road**”) and be reimbursed by Coughlan pursuant to the next sentence. If any portion of the Infrastructure, including the Common Road, being repaired or maintained serves both the OMG Property and Coughlan Property, the Party performing the repair shall be entitled to reimbursement of fifty percent (50%) of its actual out-of-pocket costs incurred in performing the repair; provided, however, if any single expense exceeds \$2,500.00, the non-performing Party shall not be obligated to reimburse the performing Party for that portion of its costs in excess of such amounts unless the non-performing Party first consents to such repairs and maintenance in writing prior to the commencement of such repairs and maintenance. The reimbursing Party shall pay the performing Party within thirty (30) days after receiving a written demand that is accompanied by evidence reasonably sufficient to support the requesting Party’s demand for reimbursement so long as the notice and consent requirement set forth herein has been met, if applicable. Notwithstanding the foregoing, (i) OMG shall at its cost without reimbursement from Coughlan be responsible to keep the Common Road reasonably free from snow and debris in 2014, and each even calendar year thereafter, and (ii) Coughlan shall at its cost without reimbursement from OMG be responsible to keep the Common Road reasonably free from snow and debris in 2015, and each odd calendar year thereafter. If a third party elects to participate in the cost sharing arrangement described above with respect to the Common Road, OMG and Coughlan shall amend this Agreement to reallocate the percentages of cost sharing accordingly.

ARTICLE III – TERM

This Agreement and the easements, rights, obligations and liabilities created hereby shall be perpetual to the extent permitted by law, shall be for the benefit of and shall be binding upon the Properties, shall run with the land and shall be for the benefit of and binding upon the Parties’ successors and assigns.

ARTICLE IV – INSURANCE

Each Party shall procure and keep in effect at all times a policy for comprehensive general public liability insurance with respect to its Property and use thereof as prescribed herein naming the other Party as an additional insured and having minimum limits of liability of \$2,000,000 per occurrence as to public liability, and not less than \$1,000,000 as to property damage, or \$2,000,000 single limit coverage with respect to both public liability and property damage. Each Party shall give not less than thirty (30) days’ prior written notice to the other before any such policy is cancelled or materially modified. On or before the date hereof, the Parties shall deliver to each other a copy of the policy or a certificate of insurance evidencing the insurance required by this Section. Each Party shall, within ten (10) days prior to the expiration of its required policy, furnish to the other Party an updated certificate of insurance or binder.

ARTICLE V – WARRANTIES AND INDEMNITIES

Section 5.01. Warranties. OMG covenants and warrants that it is the owner of fee simple title to the OMG Property. Coughlan covenants that it is the owner of fee simple title to the Coughlan Property pursuant to the terms of the Contract for Deed. Each of the Parties

represents and warrants that it has good right to enter into this Agreement and grant and convey the easements contemplated herein. Each Party warrants that it has the right, power and authority necessary to execute this Agreement through its authorized officers or agents. The persons executing this Agreement on behalf of the Parties each warrant that they have all power and authority necessary to execute this Agreement.

Section 5.02. Mutual Indemnities. Each of the Parties agree to defend, hold harmless and indemnify the other from and against any and all liabilities resulting from the negligent or malicious acts or omissions of such Party, its agents, employees, invitees and licensees in, under, or on the Properties in exercising rights granted herein.

Section 5.03. Limitation of Liability. Under this Agreement, the liability of OMG and Coughlan and their respective successors and assigns will be limited to their respective interests in the OMG Property and Coughlan Property, as the case may be.

Section 5.04. Limitation on Liability Upon Transfer. If a Party hereafter conveys to an unrelated third party all or part of such Party's interest in a Property, then such transferring Party shall have no liability for any claims accruing under this Agreement from and after the date of such conveyance and relating to the interest in the Property so conveyed and any third-party accepting a deed of conveyance to all or a portion of a Property shall thereupon be bound by the terms, conditions and covenants of this Agreement, and the liability for any claim accruing under this Agreement from and after the date of such conveyance.

ARTICLE VII – DEFAULT

The provisions of this Agreement shall be enforced as follows:

Notice; Self Help; Lien Rights. If any Party defaults in any obligation requiring the payment of money and fails to cure the default within 15 days after receiving written notice thereof, or if any Party defaults in any of its other obligations under any provision hereof and fails to commence such action as is necessary to cure such default within 30 days after written notice of default is given by any non-defaulting Party, or fails to proceed diligently thereafter to cure such default, the non-defaulting Party may enforce such obligations by an action at law or suit in equity, or may perform or pay all or any part of such obligations and charge the cost of performing or the payment made, including reasonable attorneys' fees, to the defaulting Party. The non-defaulting Party is hereby granted a right of entry onto the defaulting Party's Property, with such personnel, materials and equipment as may be necessary for purposes of performing any obligation of the defaulting Party hereunder which has not been performed within the time allowed. Notwithstanding anything to the contrary contained in this Agreement, in the event of an emergency involving an imminent threat to human health or safety or the likelihood of substantial property damage, the foregoing right of entry may be exercised with only such notice as is practical under the circumstances, which may include notice given as soon as practicable after the fact. All indebtedness of an Party hereunder shall bear interest from the date incurred at a rate per annum equal to 8%, and the indebtedness, interest, and all reasonable costs of suit or collection thereof, including reasonable attorneys' fees, whether suit be brought or not, with interest on all such costs at the rate above set forth, shall be payable on demand of the creditor,

and shall be enforceable by any remedy then available at law or in equity. Failure to enforce any covenants hereunder shall not be deemed to be a waiver of the right to do so thereafter.

ARTICLE VII - NOTICES

Any notice, report or demand required, permitted or desired to be given under this Agreement shall be in writing and shall be deemed to have been sufficiently given or served for all purposes if it is sent by nationally recognized overnight courier or mailed by registered or certified mail, return receipt requested, as the respective parties may from time to time designate by like notice, on the next day if sent by overnight courier or the third business day following the date of such mailing:

If to OMG: OMG Midwest, Inc.
PO Box 3069
Mankato, MN 56002-3069
Attn: Kyle Timmer, Vice President

With copies to: Old Castle Law Group
900 Ashwood Parkway, Suite 700
Atlanta, GA 30338
Attn: Kyle C. Jackson

If to Coughlan: Coughlan Quarries, LLC
1710 Roe Crest Drive
North Mankato, MN 56003
Attn: Scott Sustacek

With copies to: Monroe Moxness Berg PA
7760 France Avenue South, Suite 700
Minneapolis, MN 55435
Attn: Gerald S. Duffy

ARTICLE VIII – MISCELLANEOUS

(a) No breach of this Agreement will entitle any current Party to cancel, rescind or otherwise terminate this Agreement provided that the foregoing limitation will not affect, in any manner, any other right or remedy which any Party might have by reason of any breach of this Agreement.

(b) If any mechanic's lien is filed against the Property of any Party who did not order the work or material from which the lien is claimed to arise, the Party who is purported to have ordered such work or materials shall cause such lien to be released of record within thirty (30) days of receipt of written notice of same or shall post into court pursuant to Minn. Stat. § 514.10 or any successor provision, or with the other Party, such bond or other assurance of payment as

4.6.1 OMG Reciprocal Easement Agreement.pdf - Page 6

the other Party may reasonably require and shall thereafter diligently prosecute an action to determine or challenge such lien and upon an adverse result shall promptly pay the sum so determined to be due so as to release the lien.

(c) Nothing contained herein shall be deemed to be a gift or dedication of all or any portion of the easements herein granted, or any thereof, to or for the general public, it being the parties' intention that such easements be for the exclusive benefit of the Parties.

(d) If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(e) It is intended that each of the easements, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and personal representatives.

(f) Each owner, within twenty (20) days of its receipt of a written request from the other owner, shall provide the requesting owner, a certificate binding upon such owner stating: (a) to the best of such owner's knowledge, whether any party with rights or obligations under this Agreement is in default or violation of this Agreement and, if so, identifying such default or violation; and (b) that this Agreement is in full force and effect and identifying any amendments to the Agreement as of the date of such certificate.

(g) No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.

(h) This Agreement shall be construed in accordance with the laws of the State of Minnesota.

(i) The Article headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof.

(j) Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers or render either of said parties liable for the debts or obligations of the other.

(k) This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

(l) This Agreement may be amended, modified, or terminated at any time by a declaration in writing, executed and acknowledged by all the parties to the Agreement or their successors or assigns; this Agreement shall not be otherwise amended, modified or terminated during the term hereof.

(m) This Agreement may be executed in counterparts, each of which shall be considered an original.

[Signature Pages Follow]

4.6.1 OMG Reciprocal Easement Agreement.pdf - Page 8

SIGNATURE PAGE TO
RECIPROCAL EASEMENT AGREEMENT
BETWEEN
OMG MIDWEST, INC.
AND
COUGHLAN QUARRIES, LLC

IN WITNESS WHEREOF, Coughlan has executed this Agreement as of the date first
above written.

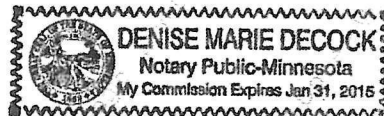
COUGHLAN QUARRIES, LLC
a Minnesota limited liability company

By: Robert J Coughlan
Name: ROBERT J COUGHLAN
Its: CO-Chief Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF DICOLLET

The foregoing instrument was acknowledged before me this 20th day of December,
2013, by Robert J Coughlan the CO-Chief Manager of Coughlan Quarries, LLC,
a Minnesota limited liability company, on behalf of the limited liability company.

Denise M De Cock
Notary Public

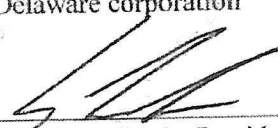


4.6.1 OMG Reciprocal Easement Agreement.pdf - Page 9

SIGNATURE PAGE TO
RECIPROCAL EASEMENT AGREEMENT
BETWEEN
OMG MIDWEST, INC.
AND
COUGHLAN QUARRIES, LLC

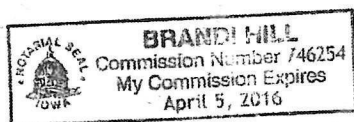
IN WITNESS WHEREOF, OMG has executed this Agreement as of the date first above written.

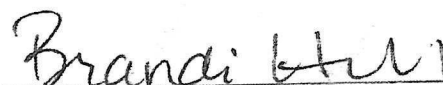
OMG MIDWEST, INC.,
a Delaware corporation


Craig Lamberty, its President

STATE OF IOWA)
) ss.
COUNTY OF POLK)

The foregoing instrument was acknowledged before me this 20 day of December, 2013, by Craig Lamberty, the President of OMG Midwest, Inc., a Delaware corporation, on behalf of the corporation.




Notary Public

THIS DOCUMENT WAS DRAFTED BY:
Allen Wheeler
Faegre Baker Daniels LLP
90 South Seventh Street, Suite 2200
Minneapolis, MN 55402

dms.us.53079186.05

EXHIBIT A

Legal Description of the OMG Property

All that part of the following legally described land that lies south of 231 Lane, City of Mankato, County of Blue Earth, State of Minnesota:

That part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 31 and the S $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec. 30 which lies northeast of a straight line drawn from the southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 31 to the northwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 30, being a triangular piece of land containing 80 acres, EXCEPT Tract A, Registered Land Survey No. 108.

1 The West 16.92 acres of the North 24 acres of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 31.

The following triangular piece or parcel of land: Beginning at the southeast corner of the N $\frac{1}{2}$ of the NW $\frac{1}{2}$ of said Sec. 31, thence running west 175 feet, thence running north 171.7 feet, thence running south 44° and 25 minutes East 244.8 feet to the place of beginning, all of the above parcels of land lying and being in Township 109 Range 26.

Beginning at the northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 31-109-26 West; thence north on the north and south $\frac{1}{4}$ line of said Sec. 495 feet; thence north 89°54 minutes east 1434.16 feet to the center of the highway between Mankato and St. Peter (now known as Blue Earth County Aid Road No. 123); thence southwesterly 1177.10 feet down the center line of said highway to the north line of the S $\frac{1}{2}$ of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence on said north line south 89°54 minutes west 461 feet; thence northwesterly 63°27 minutes to the right 251 feet; thence South 89°54 minutes west 116 feet; thence north 44°38 minutes west 290 feet; thence North 50°16 minutes west 288.5 feet thence North 63°57 minutes west 100 feet to the point of beginning, except all existing highways and cartways, EXCEPT a strip of land 1 rod in width adjacent to the South line of Pilgrim's Rest Cemetery and extending the length of said Cemetery, all located in the NE $\frac{1}{4}$ Sec. 31-109-26 West, more particularly described as follows: Commencing at an iron pipe at the intersection of the West line of the Mendota and Big Sioux Road, also known as the Mankato St. Peter Highway, and the North line of Sec. 31-109-26 West, said iron being approximately 1087 feet West of the northeast corner of said Section 31; thence running West a distance of 585 feet, thence South 3°45' West a distance of 792 feet to the place of beginning; thence continuing along the same line a distance of 16.5 feet, thence East and parallel to the North line of said Section 31 a distance of 485.2 feet to the West line of the Mendota and Big Sioux Road, thence North 10°38' East along the West line of said Mendota and Big Sioux Road a distance of 16.8 feet, thence West and parallel to the North line of said Section 31, a distance of 488.3 feet to the place of beginning.

EXHIBIT B

Legal Description of Coughlan Property

A Real property in the City of Mankato, County of Blue Earth, State of Minnesota, described as follows:

Parcel 1:

Beginning at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 31, Township 109, Range 26 West;
thence North on the North and South Quarter line of said Section 495 feet;
thence North 89 degrees 54 minutes East 1434.16 feet to the center of the highway between Mankato and St. Peter (now known as Blue Earth County Aid Road No. 123);
thence Southwesterly 1177.10 feet down the center line of said highway to the North line of the South Half of said Southwest Quarter of the Northeast Quarter;
thence on said North line South 89 degrees 54 minutes West 461 feet;
thence Northwesterly 63 degrees 27 minutes to the right 251 feet;
thence South 89 degrees 54 minutes West 116 feet;
thence North 44 degrees 38 minutes West 290 feet;
thence North 50 degrees 16 minutes West 288.5 feet;
thence North 63 degrees 57 minutes West 100 feet to the point of beginning;

Except all existing highways and cartways.

Except a strip of land 1 rod in width adjacent to the South line of Pilgrim's Rest Cemetery and extending the length of said Cemetery, all located in the Northeast Quarter Section 31, Township 109, Range 26 West, more particularly described as follows;

Commencing at an iron pipe at the intersection of the West line of the Mendota and Big Sioux Road, also known as the Mankato St. Peter Highway, and the North line of Section 31, Township 109, Range 26 West, said iron being approximately 1087 feet West of the Northeast corner of said Section 31;
thence running West a distance of 585 feet;
thence South 3 degrees 45 minutes West a distance of 792 feet to the place of beginning;
thence continuing along the same line a distance of 16.5 feet;
thence East and parallel to the North line of said Section 31 a distance of 485.2 feet to the West line of the Mendota and Big Sioux Road;
thence North 10 degrees 38 minutes East along the West line of said Mendota and Big Sioux Road a distance of 16.8 feet;
thence West and parallel to the North line of said Section 31 a distance of 488.3 feet to the place of beginning.

Except Tracts A and B, Registered Land Survey No. 36.

4.6.1 OMG Reciprocal Easement Agreement.pdf - Page 12

Except Beginning at a point on the North line of Section 31, Township 109N, Range 26W, 1998.8 feet East of the Northwest corner of said Section;
thence West on said Section line 312.8 feet;
thence South 3 degrees 03 minutes West 195.0 feet;
thence South 44 degrees 55 minutes East 142.5 feet;
thence South 46 degrees 00 minutes East 250.0 feet;
thence North 56 degrees 56 minutes East 213.0 feet
thence North 0 degrees 07 minutes West 41.15 feet
thence North 15 degrees 43 minutes East 60.0 feet;
thence North 20 degrees 52 minutes East 40.0 feet;
thence North 32 degrees 19 minutes East 38.0 feet;
thence North 44 degrees 26 minutes West 258.7 feet to the point of beginning and containing 3.64 acres, more or less.

Except plat of a tract of land in the Northeast Quarter of the Northwest Quarter of Section 31, Township 109 North Range 26 West;
Beginning at a point 2179.8 feet East of the Northwest corner and 184.6 feet South of the North line of said Section 31;
thence South 44 degrees 26 minutes East 520.5 feet;
thence South 0 degrees 30 minutes West 414.75 feet;
thence North 53 degrees 32 minutes West 61 feet;
thence North 49 degrees 26 minutes West 100 feet;
thence North 47 degrees 14 minutes West 50 feet;
thence North 42 degrees West 56 feet;
thence North 36 degrees 10 minutes West 45.2 feet;
thence South 56 degrees 59 minutes West 165.15 feet;
thence North 45 degrees 35 minutes West 458.85 feet;
thence North 56 degrees 56 minutes East 327 feet;
thence North 0 degrees 7 minutes West 41.15 feet;
thence North 15 degrees 43 minutes East 60 feet;
thence North 20 degrees 52 minutes East 40 feet;
thence North 32 degrees 19 minutes East 38 feet to the point of beginning, said tract containing 6.149 acres more or less.

And an easement in and to a roadway over the following described property;

A road 20 feet in width 10 feet on either side of a line described as follows:

Commencing at the intersection of the centerline of County Highway No. 5 and the North line of a tract of land described as follows: "The North 70 acres of the South 110 acres, West of County Highway No. 5, in the Northeast Quarter of Section 31, Township 109 North, Range 26 West";
thence West along said North line approximately 1100 feet;
thence Northwesterly approximately 340 feet to a point on the West line of a tract of land described as follows: "The 16.92 acres of the North 24 acres of the Northwest Quarter of the Northeast Quarter of Section 31, Township 109 North, Range 26 West"; said point being

4.6.1 OMG Reciprocal Easement Agreement.pdf - Page 13

approximately 100 feet North of the Southwest corner of said last described tract;
thence continuing Westerly across the Northeast Quarter of the Northwest Quarter of said Section 31, approximately 100 feet to a point of termination, said terminal point being located as follows: commencing at a point on the North line of Section 31, Township 109 North, Range 26 West, 2179.8 feet East of the Northwest corner of said Section 31;
thence South 184.6 feet;
thence South 44 degrees 26 minutes East 520.5 feet;
thence South 0 degrees 30 minutes West, 147.3 feet to said point of termination. In the event that should a survey of the above described roadway as it now exists show the above description to be inaccurate the vendor agrees at the request of the vendee to execute and deliver a Quit Claim Deed transferring to said vendee the road area in accordance with such survey. The covenants of warranty in this instrument shall be deemed not to apply to the last above described tract, said tract being the roadway conveyed hereby.

Torrens Property
Torrens Certificate No. 20,237

Parcel 2:

T Lots A and B, Registered Land Survey No. 36, according to the plat thereof on file and of record in the office of the Register of Deeds, Blue Earth County, Minnesota.

Torrens Property
Torrens Certificate No. 20,239

Parcel 3:

X That portion of the abandoned right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company lying within the Northwest Quarter of the Northwest Quarter of Section 32, Township 109 North, Range 26 West, Blue Earth County, Minnesota, and shown as Tract A on the drawing attached as Exhibit A in Quit Claim Deed recorded March 29, 1999, as Document No. 384CR870.

Said legal description for Parcel 3 no longer meets the minimum sufficiency requirements for Blue Earth County. The record legal has been revised by the Surveyor's Affidavit, recorded 2-13-14, 2014 as Document No. 532CR487 which reflects a correct legal description as follows:

That part of the abandoned right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company located within the Northwest Quarter of the Northwest Quarter of Section 32, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the northwest corner of Section 32; thence South 89 degrees 56 minutes 56 seconds East (assumed bearing) along the north line of the Northwest Quarter of Section 32, a distance of 726.80 feet to a point on the westerly right-of-way line of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad; Said point being the point of beginning; thence South 27 degrees 48 minutes 06 seconds West along said westerly railroad right-of-way line, 300.00 feet; thence South 34 degrees 41 minutes 06 seconds West along said westerly railroad right-of-way line, 400.00 feet; thence South 42 degrees 24 minutes 06 seconds West along said westerly railroad right-of-way line, 159.00 feet to the point of intersection with the northwesterly right-of-way line of the abandoned Chicago and Great Western Railway; thence North 45 degrees 28 minutes 30 seconds East along said northwesterly right-of-way line, 653.40 feet to the point of intersection

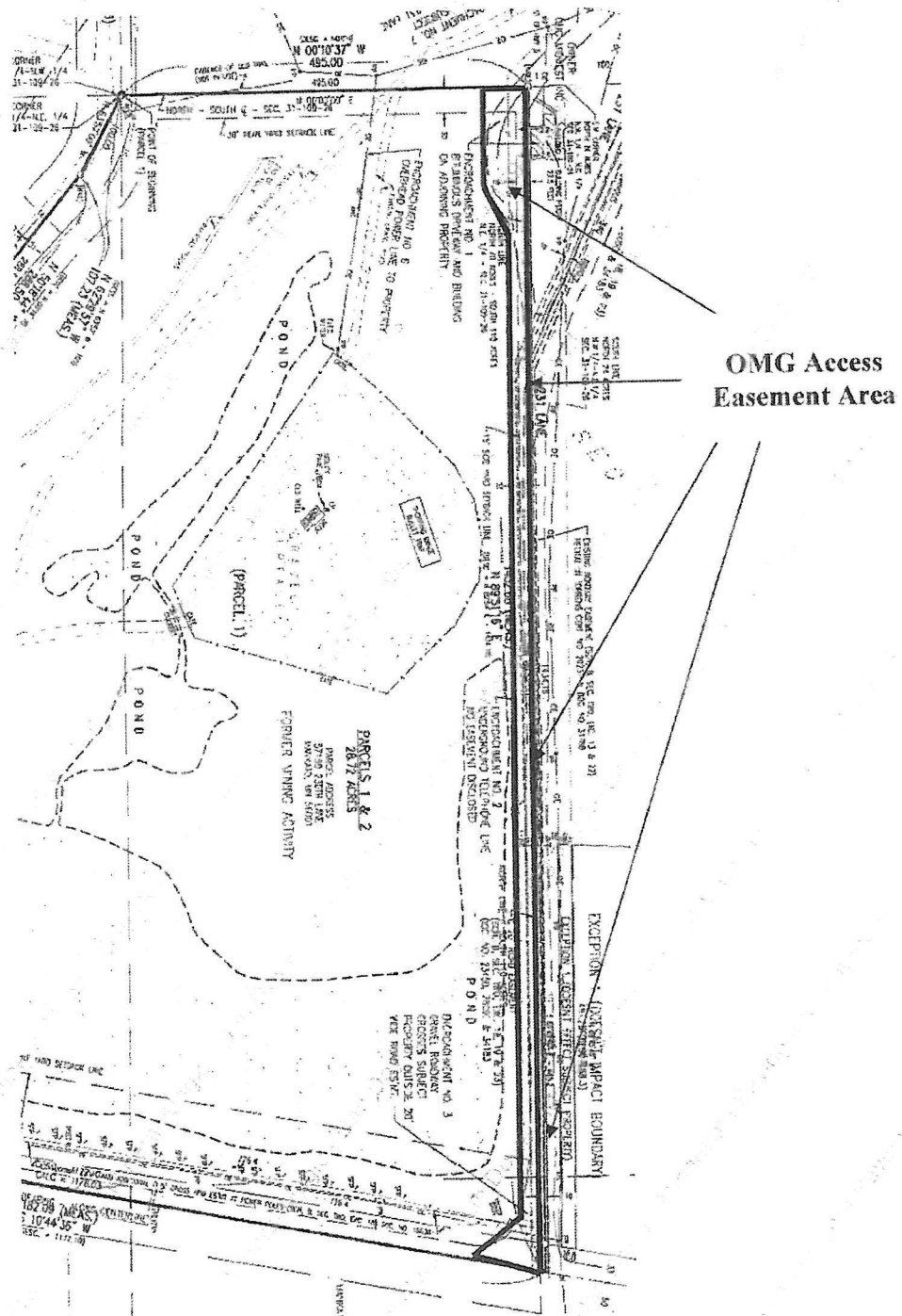
4.6.1 OMG Reciprocal Easement Agreement.pdf - Page 14

with a line distant 50.00 feet easterly of, as measured radially to the centerline of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad, said point being on a circular curve which center of radius bears North 60 degrees 01 minutes 07 seconds West; thence northeasterly along a line parallel with and distant 50.00 feet easterly of, as measured radially to said abandoned rail road centerline along a 2909.02 foot radius curve, central angle = 05 degrees 36 minutes 46 seconds along a chord bearing North 27 degrees 10 minutes 30 second's East, a chord distance of 284.86 feet to the point of intersection with the north, line of the Northwest Quarter of Section 32; thence North 89 degrees 56 minutes 56 seconds West along said north line, 121.17 feet to the point of beginning. Said tract contains 55,554 square feet.

Abstract Property

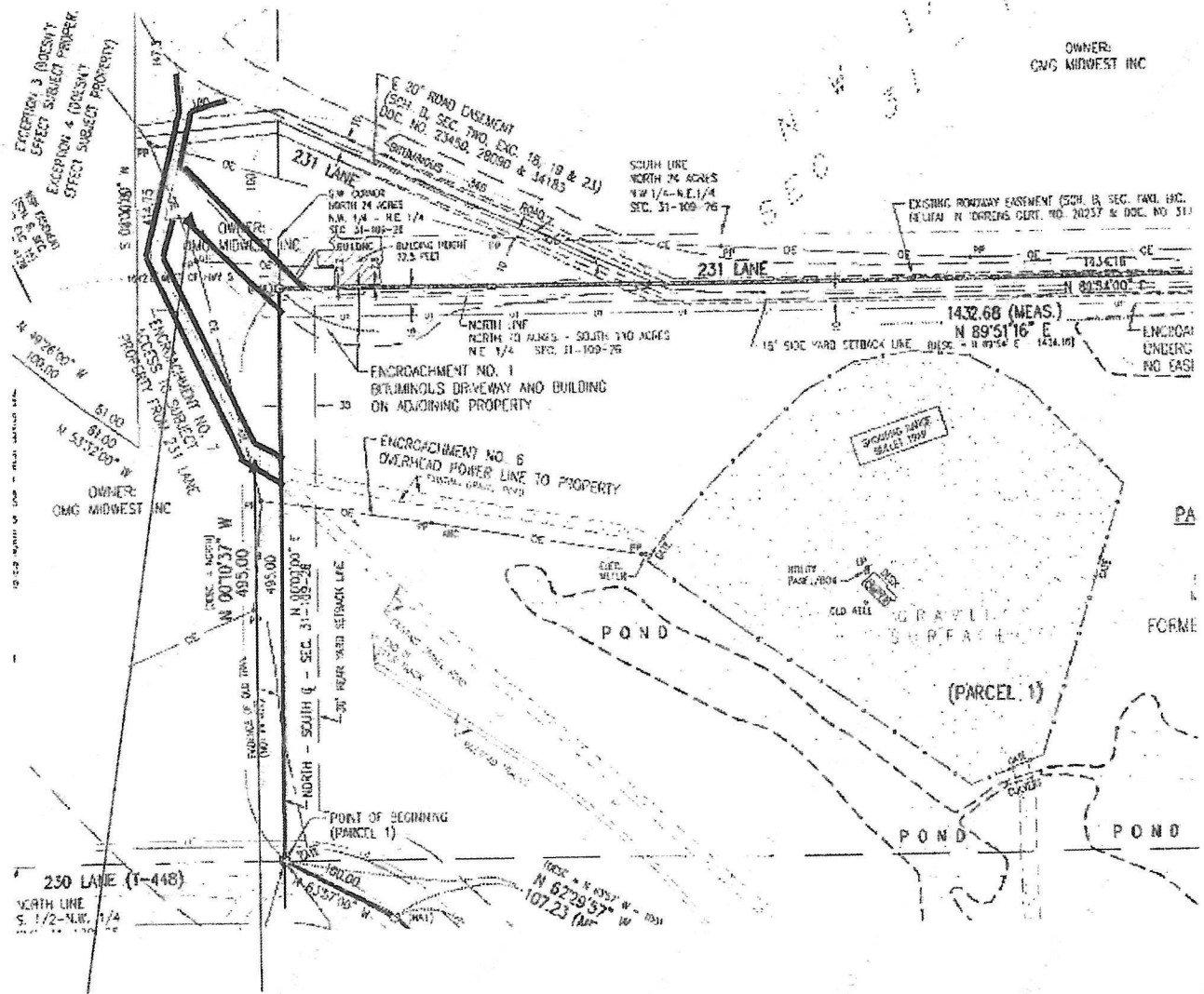
APN: R40.04.31.200.005 and R40.04.31.200.006

EXHIBIT C

Depiction of OMG Access Easement Area

C-1

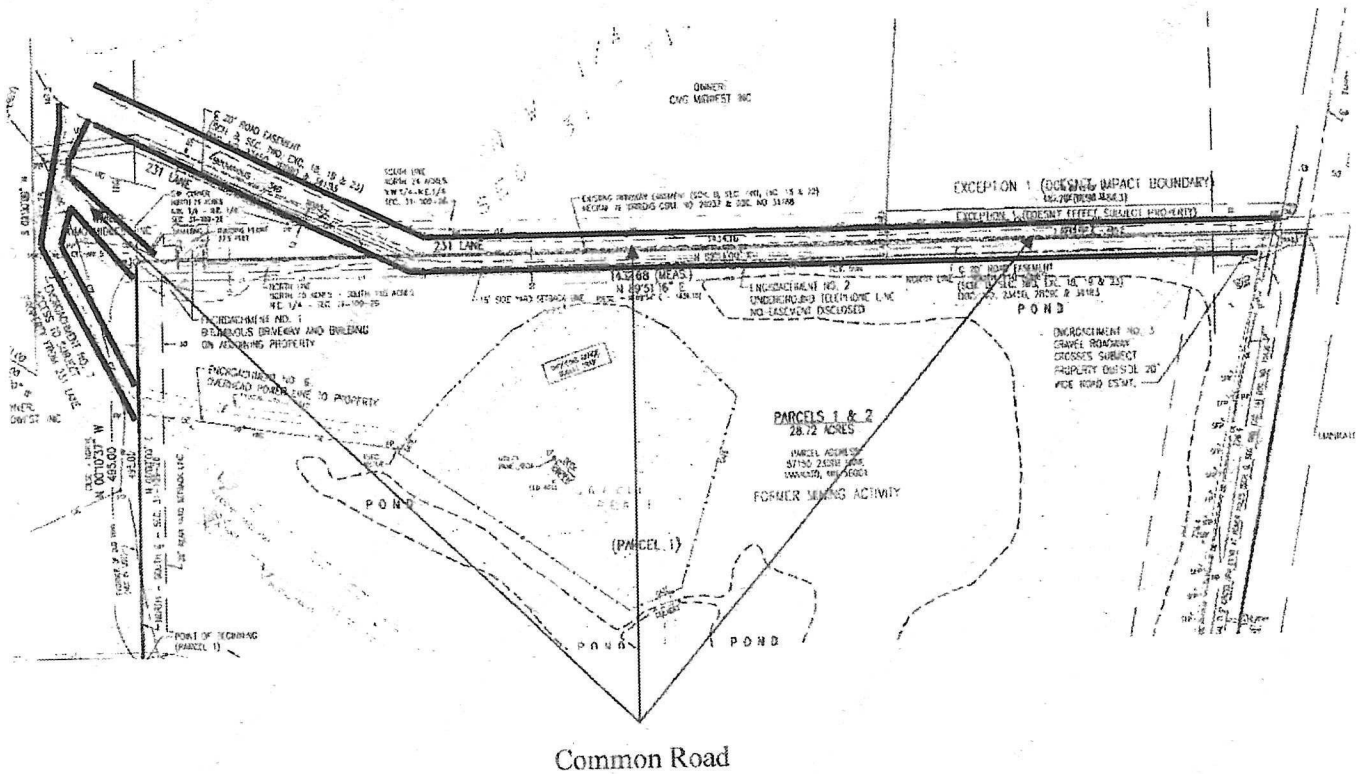
EXHIBIT D

Depiction of Coughlan Access Easement Area

Coughlan Access Easement Area

4.6.1 OMG Reciprocal Easement Agreement.pdf - Page 17

EXHIBIT E

Depiction of Common Road

Minutes for November 12, 2024

ALL MOTIONS ASSUMED TO BE UNANIMOUS UNLESS NOTED

Present: Karl Friedrichs, Steve Flo, Beth Proctor, Rich Resch, Cody Hilgers, Jill Hilgers, ZOOM: Adam Saidler, Linda Rossow, Andrew Fitzgerald, Members of the Public.

Karl Called the Meeting to Order at 7:30 pm and led the Pledge of Allegiance.

Motion 2024.11.01 Rich, Second Cody to approve the Minutes.

Motion 2024.11.02 Rich, Second Beth to accept the Treasurer's Report.

A CD is due 12/24. Steve will have current rates at the December meeting to discuss.

Motion 2024.11.03 Beth, Second Cody to pay the Claims and Payroll.

Staff Report: None to be presented. 15 Hensonshire Court has requested to build an auxillary garage/shed and Victoria wanted to know if it was allowed in the side yard in the subdivision. If it meets other set backs, then it was going to be allowed. She will approve the permit.

Road Report: It rained enough to grade the roads. The mowing is complete. They removed a mattress from Lime Valley Road. A gravel road survey from an outfit in Virginia requested information on dust control measures used in the township. Karl filled out the survey and returned it.

Hensonshire Road Update: Cody stated he met with Nate Armstrong and Mark Smith (residents). They walked the roads and made note of where the raising of the grade would be too steep. The next step will be to contact a few road construction contractors to see what their thoughts were in regards to repairing the worst areas and doing an overlay instead of the proposal from Bolton & Menk. Would it be possible to save money by not using an engineering firm? The residents would all have to sign off on agreeing to the assessment in order to skip using an engineering firm. A resident's opinion was that had the township seal coated the road a few years ago it wouldn't be in the shape it's in now. Seal coating would not have fixed the asphalt from alligator cracking. The patches that were done have been holding up. It's the areas around the patches that have deteriorated. The ditches need more slope on the west end of the subdivision. Dan would be able to go out and shoot elevations to see if there's a possibility of adding tile and larger culverts under driveways. Mark Smith said he has a Facebook page and all contact information for the residents. This will be a good way to get information to the residents.

Motion 2024.11.04 Cody, Second Beth to send Dan out to check grade on the west side of Hensonshire.

231st Lane – Minnesota Paving – There will be a property division on Tract One and Tract Two. We need to clean up the language for the township right of way. MPM has always done the maintenance of this lane and has it as a private road. The township does not want any ownership or maintenance of this lane. The issue lies in the westerly most property. The township would like to make sure there is written Right of Way Easement for the west property owner so we don't get hit with a cart way petition in the future.

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: Blue Earth County	County: Blue Earth
Applicant Name: Minnesota Paving and Materials – Terry Overn Applicant Representative: Addeline Theis - Bolton & Menk	
Project Name: MN Paving and Materials Wetland Delineation	LGU Project No. (if any): PL2023119
Date Application Received by LGU: 10/12/2023	
Date of LGU Decision: 12/6/2023	
Date this Notice was Sent: 12/6/2023	

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type	☐ Sequencing	☐ Replacement Plan	☐ Bank Plan (not credit purchase)
☐ No-Loss (8420.0415)	☐ Exemption (8420.0420)		
Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H		Subpart: ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9	

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits: ☐ Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☒ Approve ☐ Approve w/Conditions ☐ Deny ☐ No TEP Recommendation
--

LGU Decision

☐ Approved with Conditions (specify below) ¹ List Conditions:	☒ Approved ¹	☐ Denied
Decision-Maker for this Application: ☒ Staff ☐ Governing Board/Council ☐ Other:		
Decision is valid for: ☒ 5 years (default) ☐ Other (specify):		

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

☒ Attachment(s) (specify): Minnesota Paving and Material Boundary and Type Revised November 17th ☒ Summary: The TEP reviewed the submitted report at the October 18th TEP meeting. Discussions surrounding the Calcareous fen designation were discussed and the TEP recommended that coordination with the Minnesota DNR Calcareous Fen program to review the report for the boundary of the calcareous fen, and that the DNR must be in agreement with the TEP before a decision can be made. The TEP at this time also looked at the incidental wetland request for the active mining location. Review of aerial photos show mining at the site back to the 1930's and that the entire site has been manipulated. The TEP agreed that all of the areas of interest, identified within the report in the active mining operation are not regulated under the Wetland Conservation Act. At the October 15th TEP meeting, the TEP again discussed the application with Addie Theis and communicated that the boundary of the Calcareous Fen known as Lime 30 is well documented by the DNR and that revisions to the report are needed to separate the portion of Lime 30 from the other identified fen on the property. Blue Earth County does have a shapefile of Lime 30 from the DNR and

will share the shapefile with Bolton and Menk. On November 17th Bolton and Menk submitted an updated report that identified the portion of Lime 30 that is on the Minnesota Paving and Material property that is jointly regulated with the DNR, and the remaining fen regulated by WCA separate. The TEP is in concurrence with the revised report and Keylor Andrews , Calcareous Fen Program Coordinator with the DNR , is also in agreement with the updated report submitted November 17th.

For more information regarding this application go to:

<https://cityview.blueearthcountymn.gov/cityviewportal/Planning/Status?planningId=14999>

¹ Findings must consider any TEP recommendations.

Attached Project Documents

☐ Site Location Map ☒ Project Plan(s)/Descriptions/Reports (specify): Minnesota Paving and Material Boundary and Type Revised November 17th

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

☒ Yes¹ ☐ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Appeal of an LGU staff decision. Send petition and \$700.00 fee to:
Blue Earth County Property and Environmental Resources
PO BOX 3566
Mankato, MN 56002

Notice Distribution (include name)

Required on all notices:

☒ SWCD TEP Member: Jake Fritz	☒ BWSR TEP Member: Alyssa Core
☐ LGU TEP Member (if different than LGU contact):	
☒ DNR Representative: Erynn Jenzen	
☐ Watershed District or Watershed Mgmt. Org.:	
☒ Applicant (notice only): Minnesota Paving and Materials – Terry Overn	
☒ Agent/Consultant (notice only): Addeline Theis - Bolton & Menk	

Optional or As Applicable:

☒ Corps of Engineers: Corps of Engineers General Notification	
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
☐ Members of the Public (notice only):	☒ Other: Keylor Andrews – MN DNR, Molly Westman – City of Mankato

Signature: 	Date: 12/6/23
---	------------------

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

Dane Lynch

From: Andrews, Keylor (DNR) <keylor.andrews@state.mn.us>
Sent: Tuesday, December 5, 2023 10:33 AM
To: Dane Lynch
Subject: [External]RE: Lime 30 -Minnesota Paving and Materials Calcareous Fen Wetland Delineation

CAUTION: This email originated from outside the BEC Network. Be aware that if the email contains links, use extreme caution before clicking. If the sender appears to be impersonating a coworker or department, report the email using the phishing alert button.

Dane,

Ah this got away from me, I did look over the revisions and the updated report looks good I have no further comments.

I assume this response is all you need or do you want it in a different format?

Thank you.

Keylor Andrews

(He/Him/His)

Calcareous Fen Program Coordinator | Ecological and Water Resources

Minnesota Department of Natural Resources

500 Lafayette Rd.

Saint Paul, MN, 55155

Phone: 651-259-5259

Email: Keylor.Andrews@state.mn.us

mndnr.gov

 **DEPARTMENT OF
NATURAL RESOURCES**



From: Dane Lynch <Dane.Lynch@blueearthcountymn.gov>
Sent: Tuesday, December 5, 2023 10:17 AM
To: Andrews, Keylor (DNR) <keylor.andrews@state.mn.us>
Subject: RE: Lime 30 -Minnesota Paving and Materials Calcareous Fen Wetland Delineation

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Keylor,

Have you had time to look at the attached report? The 15.99 decision deadline is approaching, and I would like to know if I need to ask for revisions and an extension or if I can issue a decision. Please let me know by the end of the day on Thursday.

Thank You,
Dane

Dane Lynch | Wetland Specialist

Blue Earth County

Property & Environmental Resources

Desk: 507-304-4391

410 South Fifth Street | PO Box 3566 | Mankato, MN

[44.1618127, -94.0011511](#)

www.blueearthcountymn.gov



Please consider the environment before printing

From: Dane Lynch

Sent: Wednesday, November 29, 2023 9:12 AM

To: keylor.andrews@state.mn.us

Subject: Lime 30 -Minnesota Paving and Materials Calcareous Fen Wetland Delineation

Keylor,

Attached is the revised report from Bolton and Menk regarding Lime 30. Will you please review and let me know if you see any issues with the amount of calcareous fen identified. The amount of calcareous fen was identified based on a shapefile of Lime 30 from the DNR. I have attached a copy of the map that we have for Lime 30. If you have any questions, please let me know.

Regards,
Dane

Dane Lynch | Wetland Specialist

Blue Earth County

Property & Environmental Resources

Desk: 507-304-4391

410 South Fifth Street | PO Box 3566 | Mankato, MN

[44.1618127, -94.0011511](#)

www.blueearthcountymn.gov



Please consider the environment before printing

From: Dane Lynch

Sent: Tuesday, October 17, 2023 12:17 PM

To: keylor.andrews@state.mn.us

Subject: Lime 30 -Minnesota Paving and Materials Calcareous Fen Wetland Delineation

Keylor,

I got you contact information from my BWSR Wetland Specialist. I received a wetland delineation report for the parcel that abuts the calcareous fen described as Lime 30 in Blue Earth County. I have attached the wetland delineation. The delineation is classifying all of the wetland along the edge of the property as calcareous fen. I have a shapefile that shows what I believe the boundary of Lime 30 is and much of the area is outside of this boundary(I have attached a map). Can you please look at the delineation and give me an idea if this wetland basin is entirely under DNR jurisdiction or if portions of it are under the Wetland Conservation Act and other portions are under DNR review. I believe this wetland delineation is the result of a potential sale of part of the property. If you have any questions for me, please let me know.

Regards,

Dane

Dane Lynch | Wetland Specialist

Blue Earth County

Property & Environmental Resources

Desk: 507-304-4391

410 South Fifth Street | PO Box 3566 | Mankato, MN

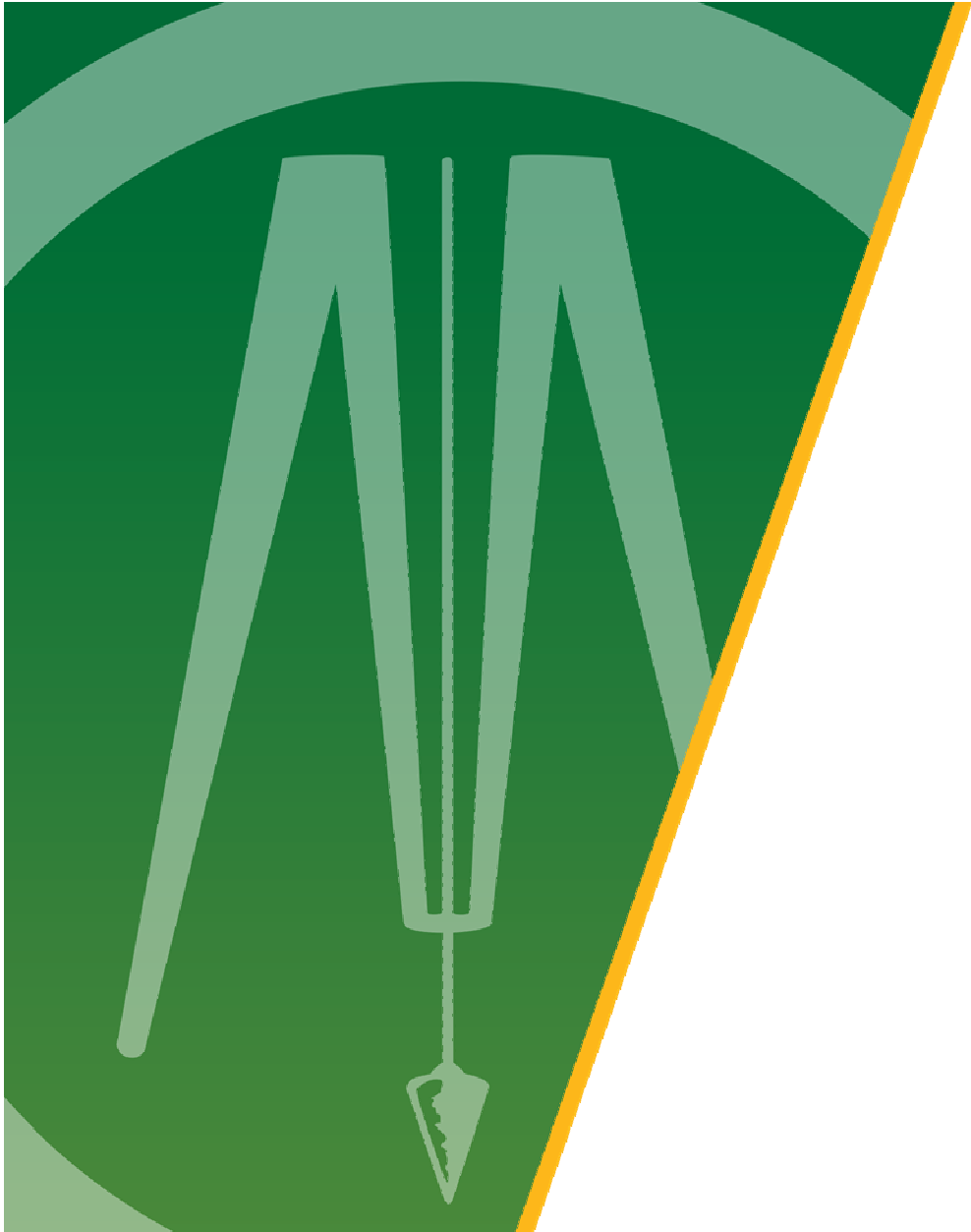
[44.1618127, -94.0011511](https://www.blueearthcountymn.gov)

www.blueearthcountymn.gov



Please consider the environment before printing

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MN Paving & Materials

Type and Boundary

Minnesota Paving and Materials
October 6th, 2023

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: (507) 625-4171
F: (507) 625-4177



Table Of Contents

PART ONE: APPLICANT INFORMATION.....	1
PART TWO: SITE LOCATION INFORMATION	1
PART THREE: GENERAL PROJECT/SITE INFORMATION	1
PART FOUR: AQUATIC RESOURCE IMPACT SUMMARY.....	2
PART FIVE: APPLICANT SIGNATURE.....	2
ATTACHMENT A.....	3
ATTACHMENT B	4

Appendix

WETLAND DELINEATION REPORT

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name:	MN Paving & Materials Terry Overn
Mailing Address:	2350 S 1900 W Ogden, UT 84401
Phone:	507-327-5281
E-mail Address:	Terry.overn@minnnp.com

Authorized Contact (do not complete if same as above):

Mailing Address:

Phone:

E-mail Address:

Agent Name:	Bolton & Menk, Inc. Addeline Theis Natural Resource Technician
Mailing Address:	1960 Premier Drive Mankato, MN 56001
Phone:	507-625-4171 ext 3745
E-mail Address:	Addeline.theis@bolton-menk.com

PART TWO: Site Location Information

County:	Blue Earth	City/Township:	Lime Valley Twp
Parcel ID and/or Address:	Reference Exhibit A		
Legal Description (Section, Township, Range):	30 & 31, 109N, 26W		
Lat/Long (decimal degrees):	44.20926, -94.00187		
Attach a map showing the location of the site in relation to local streets, roads, highways.			
Approximate size of site (acres) or if a linear project, length (feet):	119.07 ac		

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted **prior to** this application then describe that here and provide the Corps of Engineers project number.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

PART FOUR: Aquatic Resource Impact¹ Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) ¹	Size of Impact ²	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	County, Major Watershed #, and Bank Service Area # of Impact Area ⁵

¹If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

²Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

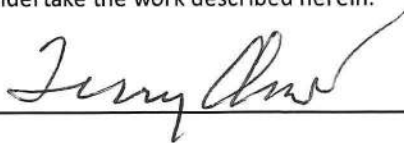
N/A

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: _____



Date: 10/12/23

I hereby authorize **Bolton & Menk, Inc** to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

Attachment A

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

☒ **Wetland Type Confirmation**

☒ **Delineation Concurrence.** Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

☐ **Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☐ **Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

Attachment B

Supporting Information for Applications Involving Exemptions, No Loss Determinations, and Activities Not Requiring Mitigation

Complete this part *if* you maintain that the identified aquatic resource impacts in Part Four do not require wetland replacement/compensatory mitigation OR *if* you are seeking verification that the proposed water resource impacts are either exempt from replacement or are not under CWA/WCA jurisdiction.

Identify the specific exemption or no-loss provision for which you believe your project or site qualifies:

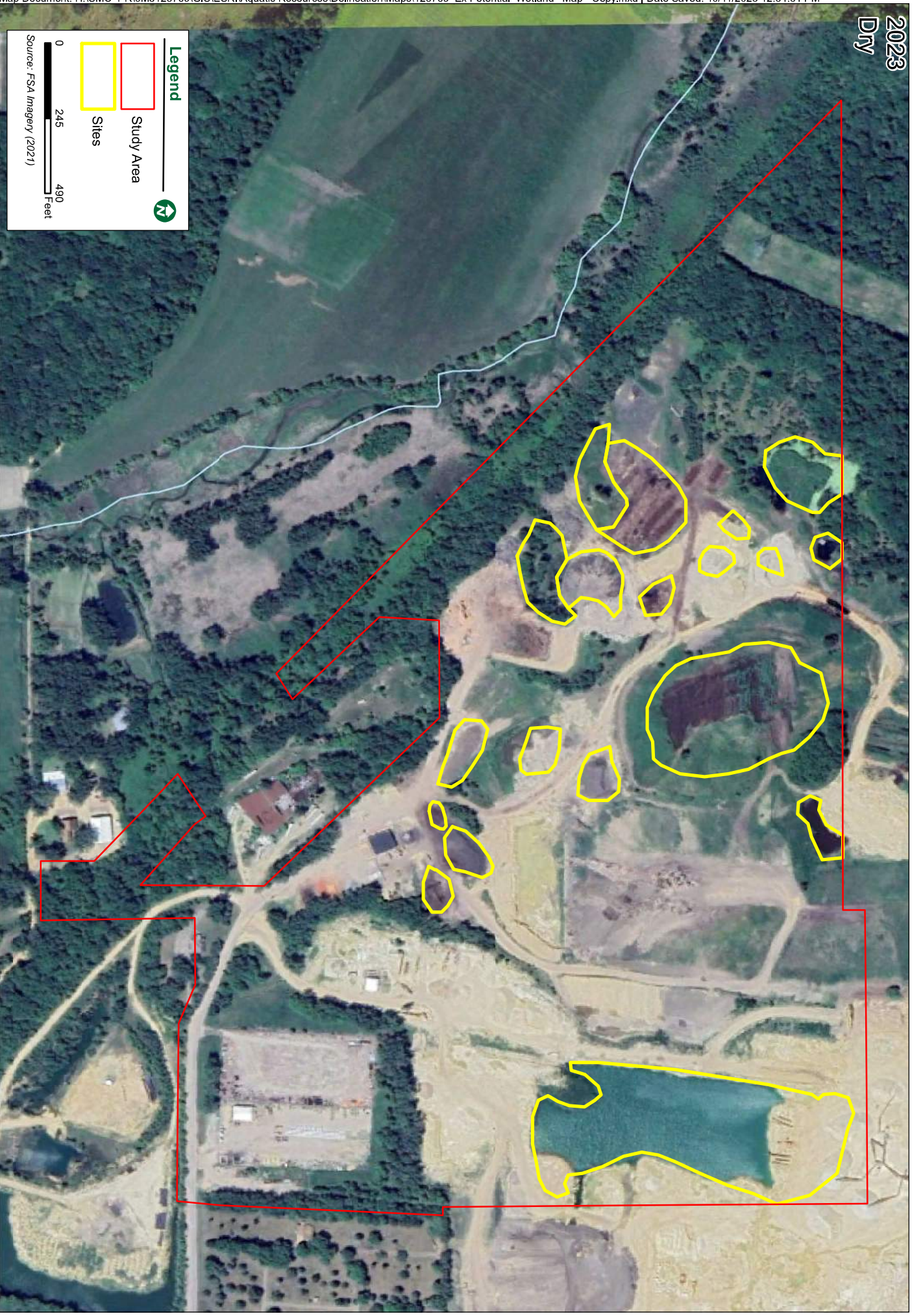
8420.0150.D- Incidental Wetlands

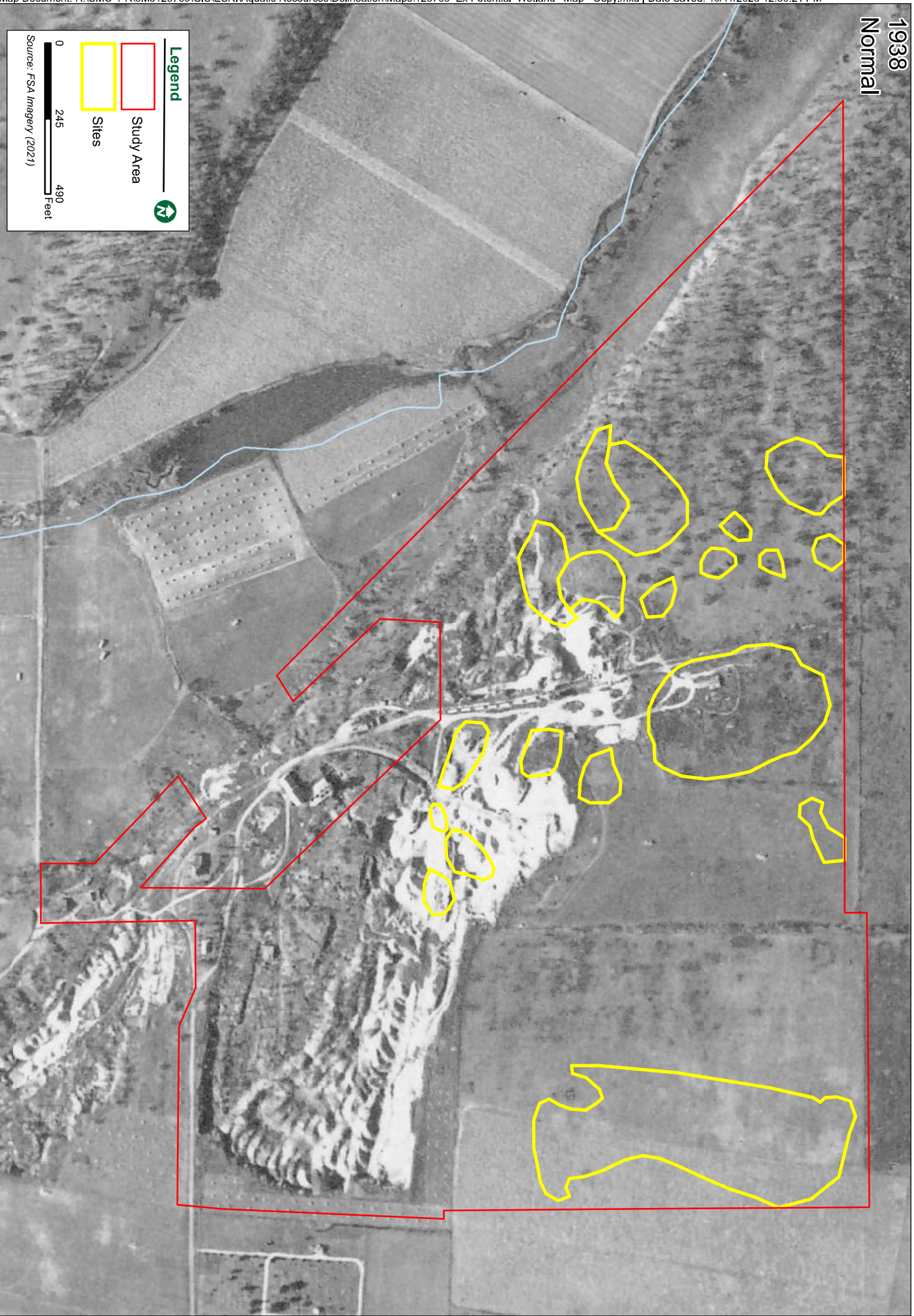
Provide a detailed explanation of how your project or site qualifies for the above. Be specific and provide and refer to attachments and exhibits that support your contention. Applicants should refer to rules (e.g. WCA rules), guidance documents (e.g. BWSR guidance, Corps guidance letters/public notices), and permit conditions (e.g. Corps General Permit conditions) to determine the necessary information to support the application. Applicants are strongly encouraged to contact the WCA LGU and Corps Project Manager prior to submitting an application if they are unsure of what type of information to provide:

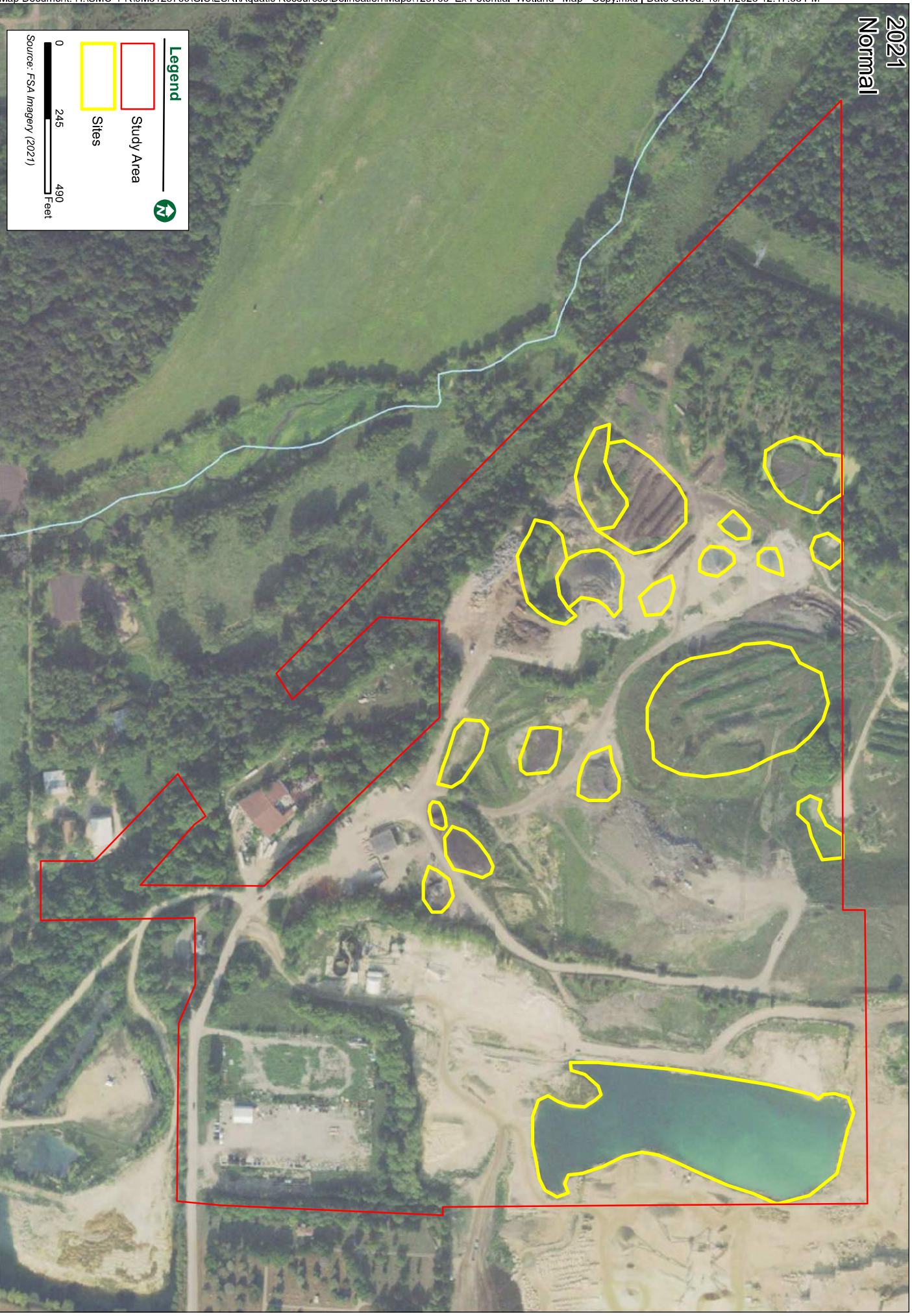
8420.0105.D- Incidental Wetlands

Much of the site in question is a terraced upland prairie and has been quarried for decades, and the first photo taken in 1938 (Figure 1B) shows no sign of any wetlands being present. Land work is a common occurrence at this site with significant changes land elevation and grading being possible year after year. While the most recent aerial imagery (Figure 1A) that was taken during the dry precipitation growing season was 2023. The Aerial Imagery from 2021 (Figure 1C) was taken during the normal precipitation growing season, again showing that all potential wetlands in the terraced upland prairie are man-made and not historic.

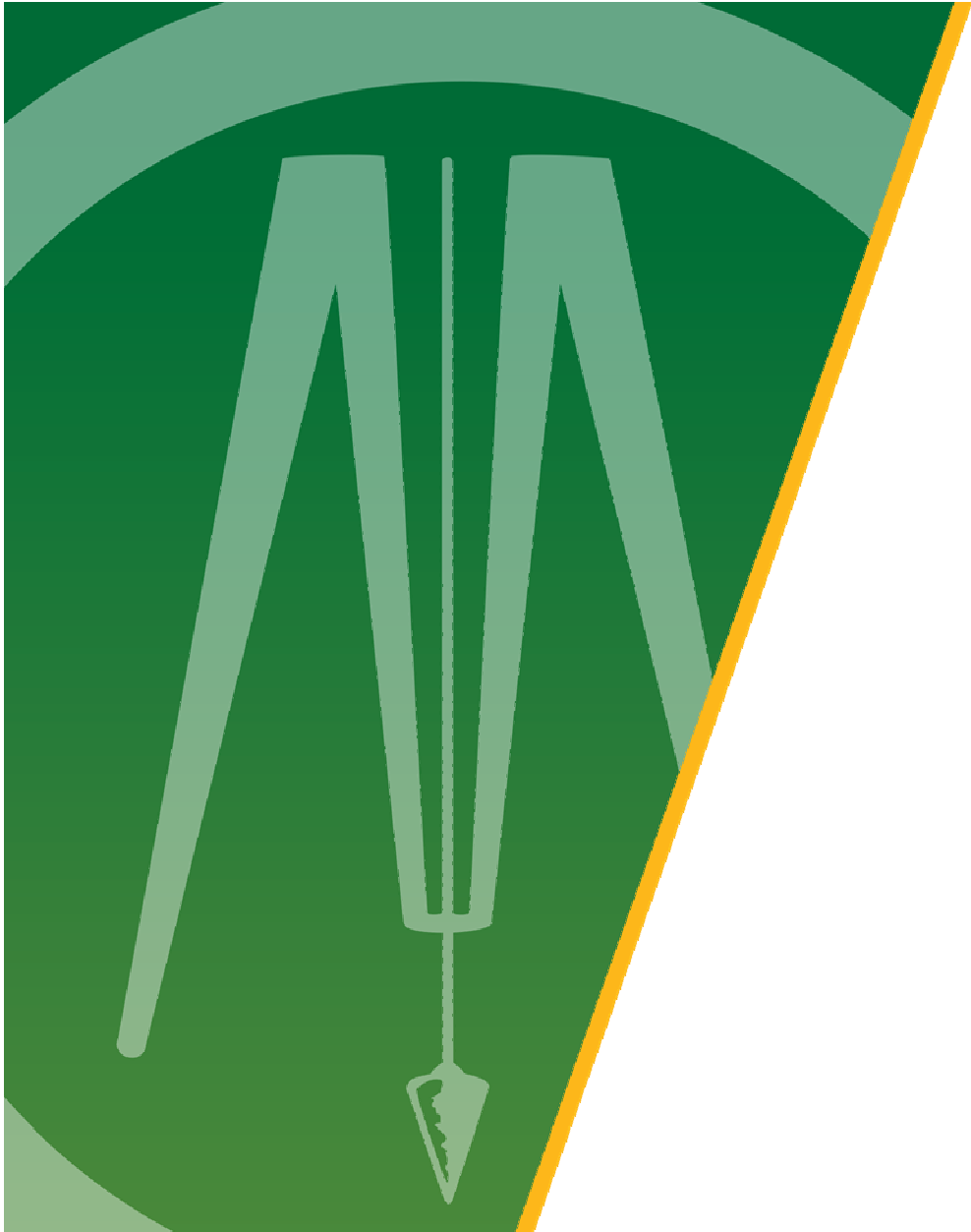
Due the constant presence of work being conducted in this portion of the study area it was determined to not do a field investigation of these incidental wetlands. The incidental status was determined based on historic imagery and the absence of hydric soil. Therefore, the applicant is requesting that these wetlands be considered incidental under the WCA.







Appendix



MN Paving & Materials

Delineation Report

Minnesota Paving and Materials
October 6th, 2023

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: (507) 625-4171
F: (507) 625-4177



Table of Contents

I.	INTRODUCTION	1
II.	WETLAND DELINEATION METHODOLOGY	1
III.	BACKGROUND INFORMATION	1
IV.	CLIMATE DATA	2
V.	FINDINGS	3
VI.	CONCLUSION.....	6

Tables

WETLAND SUMMARY	6
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Exhibits

MONTHLY TEMPERATURE RANGE.....	2
ANTECEDENT PRECIPITATION CONDITIONS	2

Appendix

- Exhibit A: Site Location Map
- Exhibit B: 2-Foot LiDAR Contours Map
- Exhibit C: National Wetlands Inventory Map
- Exhibit D: Public Waters Inventory Map
- Exhibit E: Blue Earth County Soil Survey Map
- Exhibit F: Delineated Wetlands Map
- Exhibit G: Delineation Data Sheets

I. INTRODUCTION

MN Paving & Materials is having their parcel lines evaluated and by county rule, a wetland delineation is required. This report details the findings of the field delineation completed on October 4th, 2023. The project is found in Section 30 & 31, in Township 109 North of Range 26 West.

II. WETLAND DELINEATION METHODOLOGY

The wetland boundaries were delineated and staked in the field in October 2023, using methods described in the “Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)”. Wetlands identified were classified using “Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, et al., 1979)”, “Wetlands of the United States (United States Fish and Wildlife Service Circular No. 39, 1971 edition)” and “Wetland Plants and Plant Communities of Minnesota and Wisconsin” (Eggers and Reed Third Edition). Subsequently, the three mandatory technical criteria for wetland determinations are as follows:

Hydrophytic Vegetation. A hydrophytic plant community is present when the dominant plant species present can endure prolonged inundation and/or soil saturation during the growing season. A plant’s Wetland Indicator Status is determined using the 2016 National Wetland Plant List for Minnesota, published by the Army Corp of Engineers.

Hydric Soils. A hydric soil is defined as a soil that is formed under conditions of saturation, flooding or ponding long enough during the growing season (the portion of the year when there is above ground growth and development of vascular plants and/or soil temperature at 12 inches below the soil surface is above 41 degrees Fahrenheit or higher) to develop anaerobic conditions in the upper part.

Wetland Hydrology. An area has wetland hydrology if it experiences 14 or more consecutive days of flooding, ponding or a water table within 12 inches of the surface during the growing season at a minimum frequency of five out of ten years. This is determined by using both primary and secondary Wetland Hydrology indicators.

III. BACKGROUND INFORMATION

Prior to conducting a field investigation of this site, Exhibits A through E were used to complete a preliminary evaluation. The data gathered during the preliminary investigation was used as described below:

Exhibit A is a location map of the study area.

Exhibits B is an aerial photo with topographic information overlaid on it. This provides information regarding the topography of the site, helping to identify areas that may have wetland characteristics.

Exhibit C is the National Wetlands Inventory of the site and surrounding properties. This information is used to complete a preliminary investigation of the wetlands that may or may not exist on the site.

Exhibit D is used to identify waters that are regulated by the DNR. This exhibit shows where there are DNR public waters relative to the site.

Exhibit E is the Blue Earth County Soil Survey and is used to identify hydric soils that may lie within the study area.

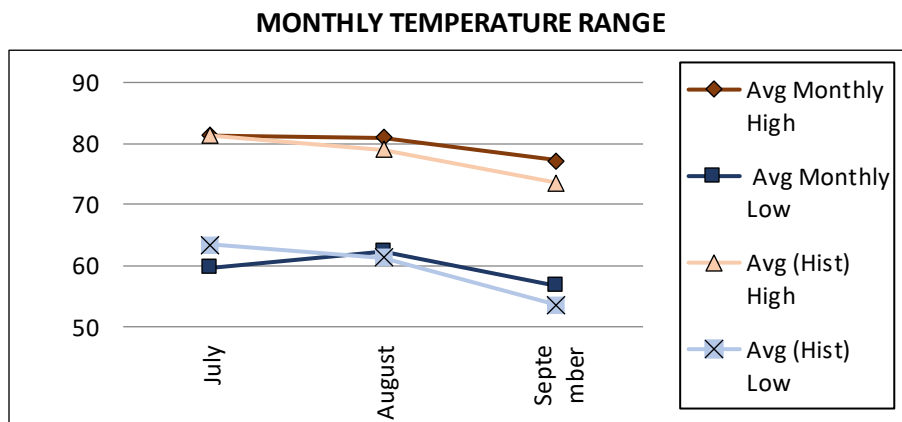
Delineation Exhibits F and G were prepared from the information gathered at the site.

Exhibit F is the site map showing the delineated aquatic resources.

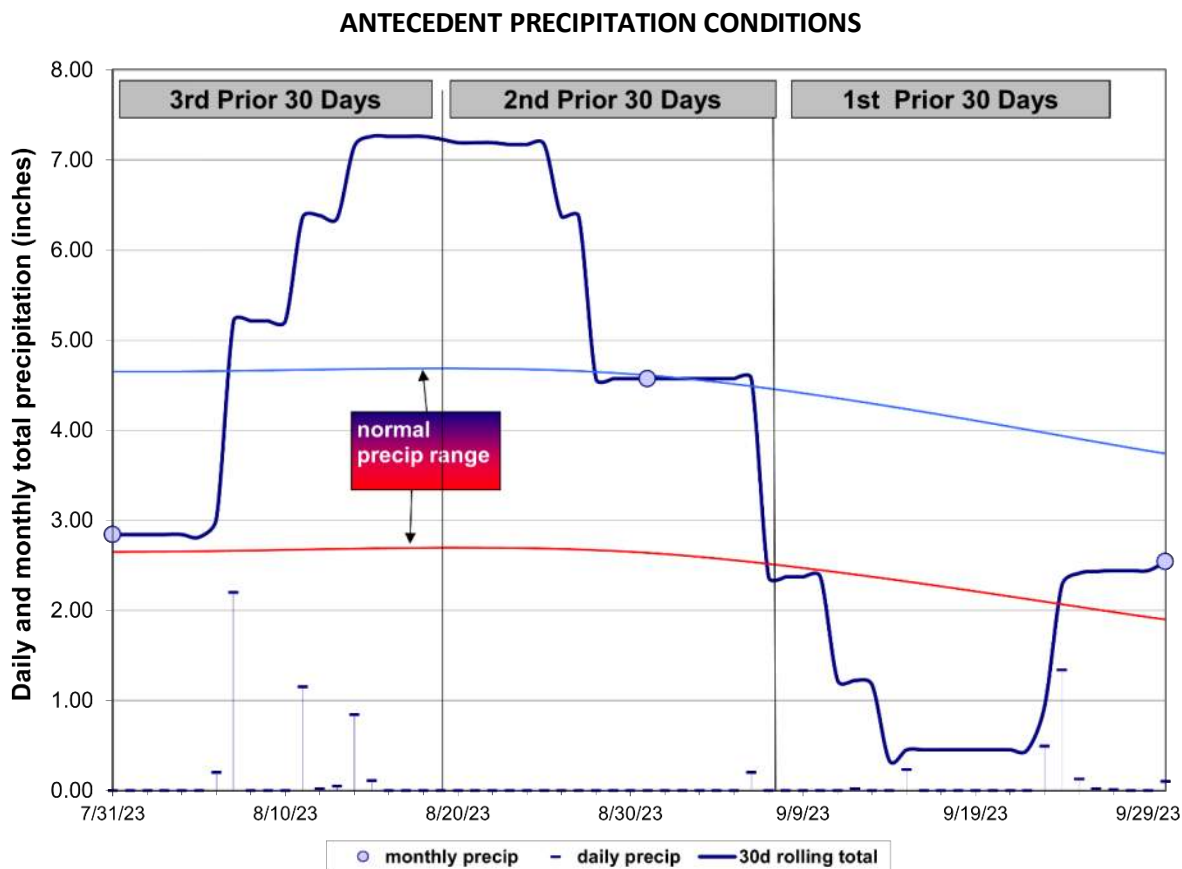
Exhibit G includes the wetland delineation data sheets.

IV. CLIMATE DATA

The monthly temperature table below shows the average high and low temperatures for the three months prior to the field delineation, along with the historical averages for these months. The monthly low and high temperatures have been within normal ranges for this period.



Antecedent precipitation was evaluated using a combination of the NRCS Method and the Rolling Totals Method. The analysis found that precipitation was normal or above normal for the 3rd and 2nd prior months and then below normal and normal for the 1st prior month.



This climatic data was gathered using the Climatology Working Group Website, <http://climate.umn.edu/> and the National Weather Service Forecast Office, <http://w2.weather.gov/climate/>. The information for the investigation was retrieved from the WETS Station in MANKATO MUNICIPAL AP

V. FINDINGS

On October 4th, 2023, a field investigation was performed to evaluate and verify the existence and boundary of any aquatic resources located within the study area. One wetland complex was found to exist within the study area. The following describes the aquatic resource identified, together with a brief description of wetland types and observations made during the field investigation.

Wetland 1:

NWI Cowardin: PFO1A, PEM1A, PEM1A, PFO1C, PEM1C, PSS1A

PWI (Hydro) ID: None

Field Observation Circular 39: Types 2 & 3

Field Observation Eggers and Reed: Fresh (wet) Meadow, and Shallow Marsh

Soil Mapping Unit(s): 317-Oshawa silt loam, 992-Rock outcrop-Copaston complex, very steep

Wetland 1 consists of a large wetland complex with multiple wetland types within it. The complex runs in between an unnamed channel that flows in an old oxbow of the Minnesota river and a rocky outcropping. A Fresh (wet) Meadow and Shallow Marsh make up the wetland complex and is a combination of Fen and Calcareous Fen as part of the wetland is fed from run off from the sandstone bluff.

The field investigation found that the site has met all three wetland indicators, and this wetland complex should be considered a combination of a palustrine emergent persistent seasonally saturated (PEM1B) wetland, a palustrine emergent persistent seasonally flooded (PEM1C) wetland. Two sample points were taken to determine the wetland boundary. The wetland boundary was largely drawn based on the changes in topography.

At the W1-A wetland survey location, the plant community was dominated by common boneset, narrowleaf cattail, and lake sedge. The W1-B upland survey location was dominated by common buckthorn, Virginia creeper, Canadian goldenrod, and timothy grass. Only the wetland locations met hydrophytic vegetation.

No soil samples were taken for wetland one to reduce impact on the Calcareous Fen. At the time of the site visit, it was thought the entire fen was calcareous. In addition, the water entering wetland one is run off from a construction landfill.

The W1-A wetland location met the Primary hydrology indicator A1-Surface water and secondary hydrology indicators B10-Drainage Patterns and D5- FAC-Neutral Test. The W1-B upland pit location did not meet any of the secondary hydrology indicators.

The wetland boundary was determined by following topographic breaks, and the calcareous fen



Photo 1: Looking southwest into wetland 1A, at transect. Green flag is W1-A and blue flag is W1-B



Photo 2: Looking west at wetland 1A.



Photo 3: Looking west at wetland 1A.

boundary was determined from DNR database.



Photo 4: Looking northwest at wetland 1A.



Photo 5: Looking southwest at a drainage feature in wetland 1A.



Photo 6: Looking northwest at wetland 1A.



Photo 7: looking west at wetland 1B.



Photo 8: Looking south at Tributary.



Photo 9: Looking west at tributary.



Photo 10A: Looking north.



Photo 10B: Looking south.



Photo 11A: Looking southeast.



Photo 11B: Looking north.



Photo 11C: Looking west.

VI. CONCLUSION

The delineation was performed on October 4th, 2023. The boundaries of the wetlands were staked in the field with three foot “Wetland Delineation” pin flags. The location of the pin flags were surveyed by Bolton & Menk, Inc. using a Juniper Geode GNS3S GPS Receiver and ESRI Data Collector app and tied to the Blue Earth County coordinate system. The delineated limits are believed to be the upper limits of where all three of the required wetland criteria were present.

Bolton & Menk, Inc., was asked to determine the boundaries of those jurisdictional wetlands that exist upon this property as defined by the Wetland Conservation Act.

Based upon all available information, the existing conditions that currently prevail, and the on-site investigation, evidence supports the presence of one wetland complex within the boundaries of the study area.

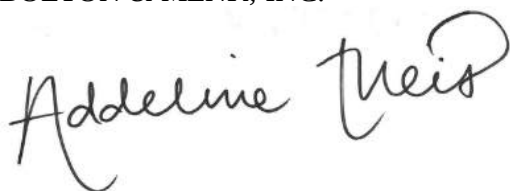
WETLAND SUMMARY

Id #	Wetland Type^	Size*
W1	Calcareous Fen: Type 2/3	0.25 ac
	Fen: Type 2/3	3.50 ac
	Total	3.75 ac

**size measured within study area.*

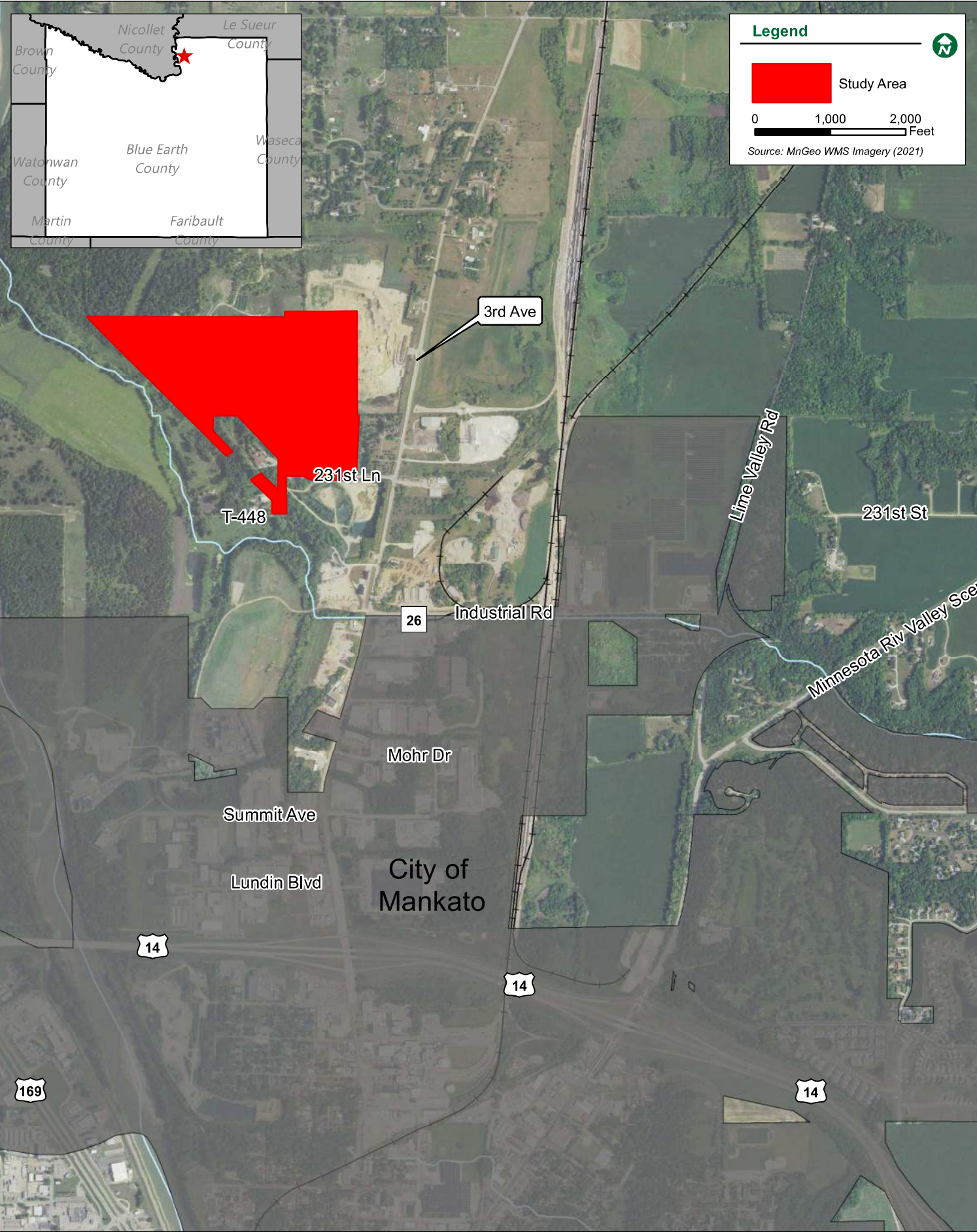
^wetland type within study area

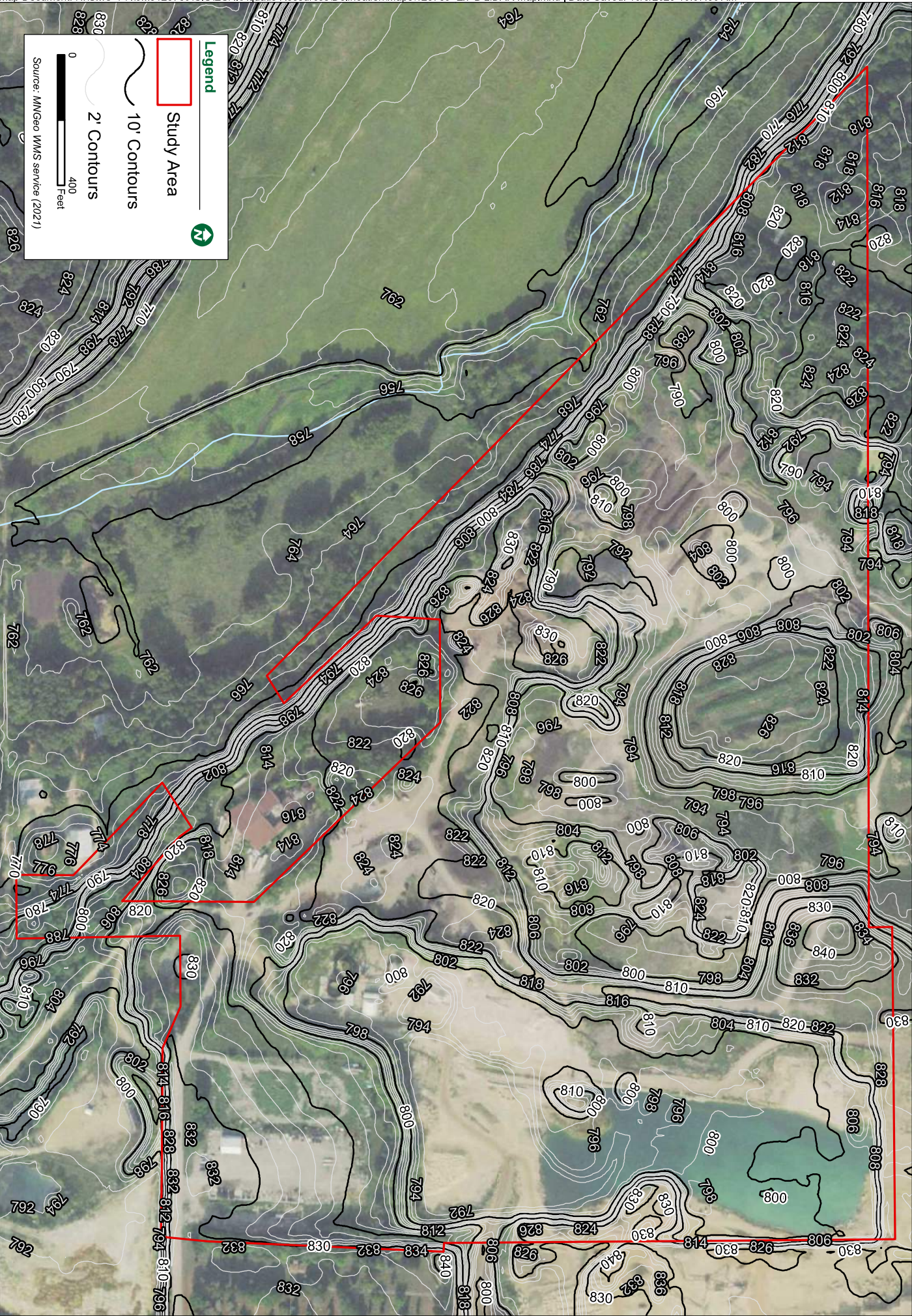
Sincerely,
BOLTON & MENK, INC.



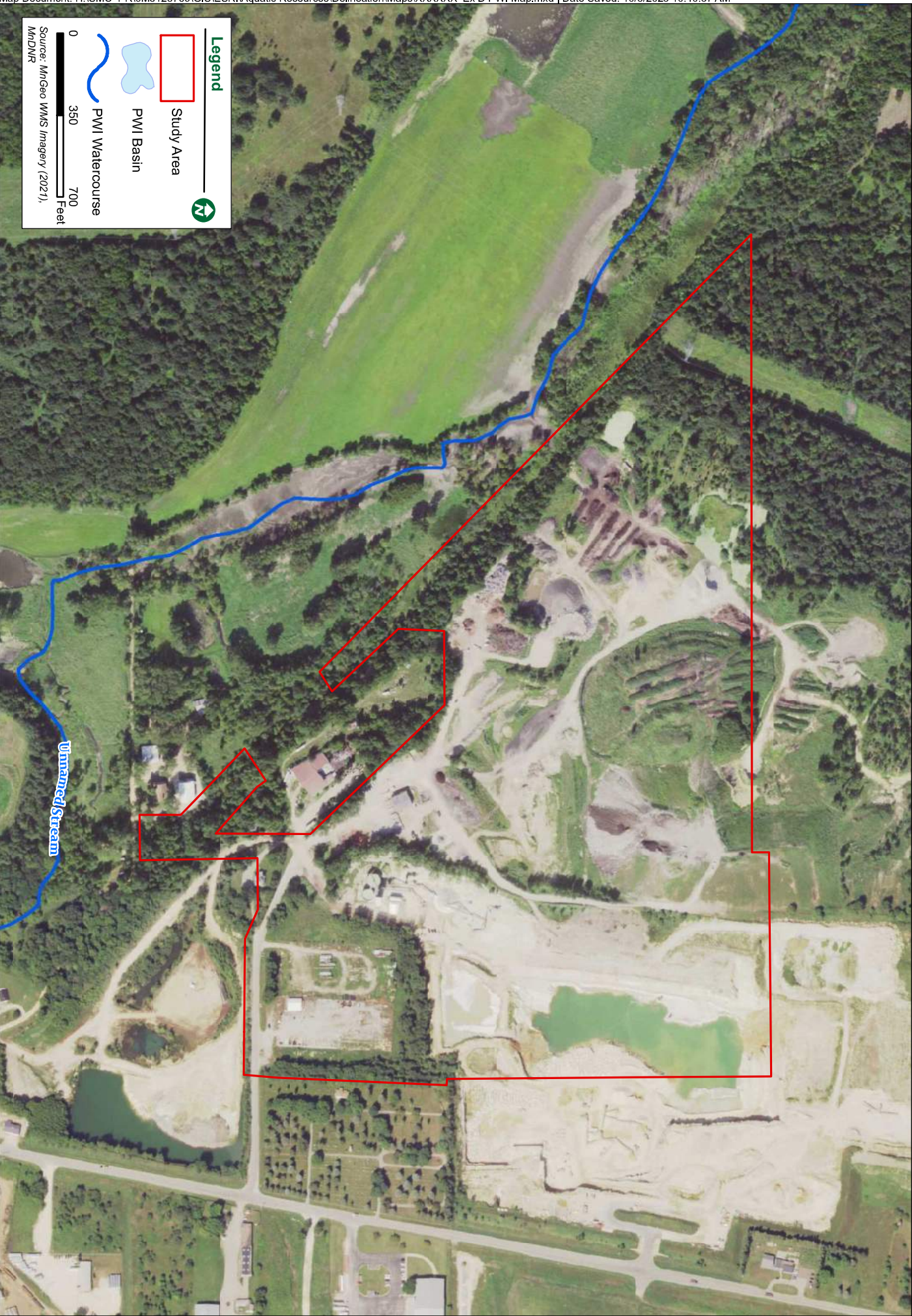
Addeline Theis
Certified Wetland Delineator (Wetland Delineator In-Training), No. 5356

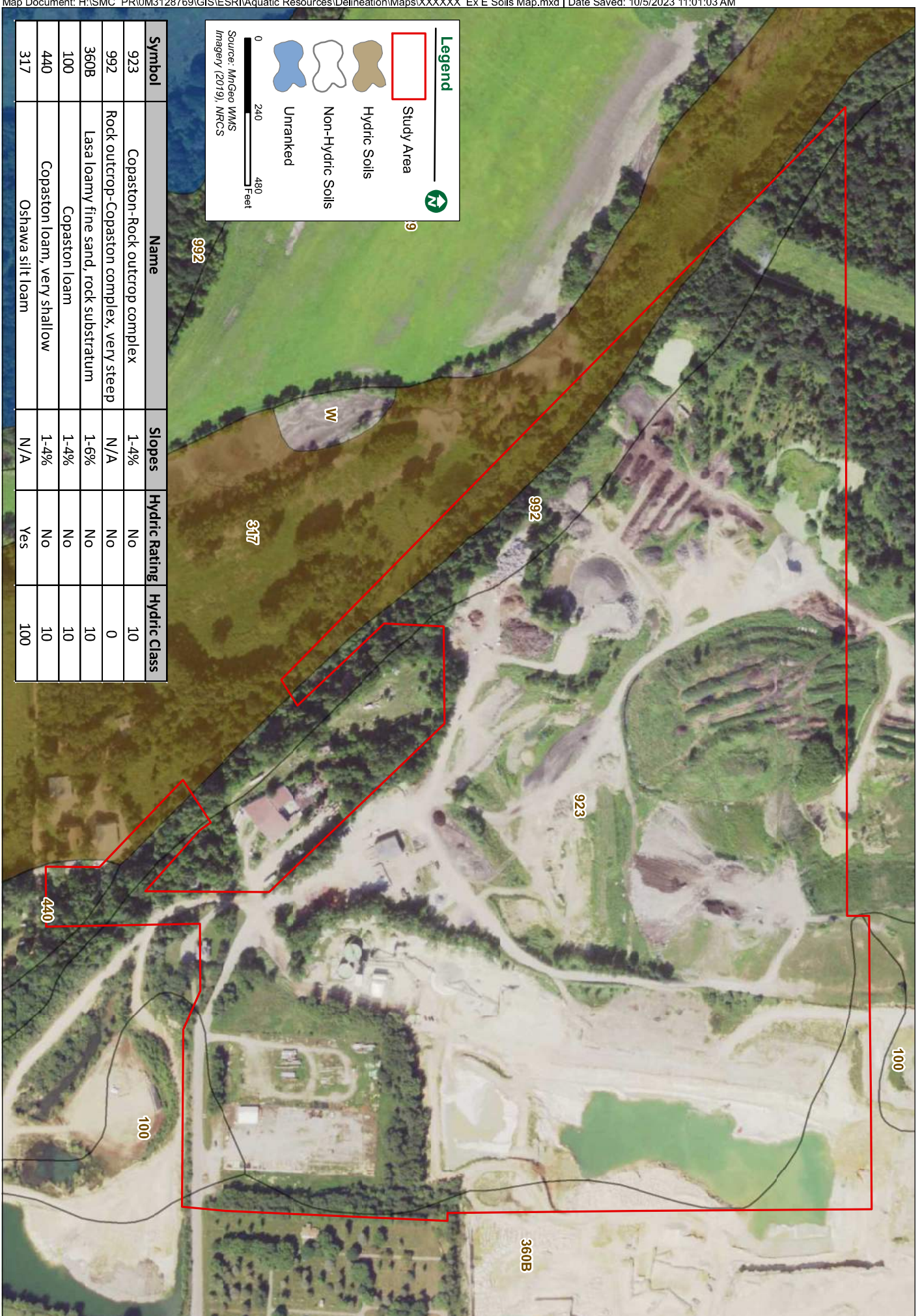
APPENDIX













WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: MN Paving & Materials City/County: Blue Earth County Sampling Date: 2023-10-04
 Applicant/Owner: Minnesota Paving and Materials State: Minnesota Sampling Point: W1-A
 Investigator(s): Addeline Theis & Cortiney Galuska Section, Township, Range: sec 30 T109N R026W
 Landform (hillslope, terrace, etc.): Footslope Local relief (concave, convex, none): None
 Slope (%): 3-7 Lat: 44.211740 Long: -94.005605 Datum: WGS84
 Soil Map Unit Name: Oshawa silt loam NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No _____	Is the Sampled Area within a Wetland? Yes ☒ No _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes ☒ No _____	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____	Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species <u>85.00</u></td> <td>x 1 = <u>85.00</u></td> </tr> <tr> <td>FACW species <u>20.00</u></td> <td>x 2 = <u>40.00</u></td> </tr> <tr> <td>FAC species <u>0.00</u></td> <td>x 3 = <u>0.00</u></td> </tr> <tr> <td>FACU species <u>0.00</u></td> <td>x 4 = <u>0.00</u></td> </tr> <tr> <td>UPL species <u>0.00</u></td> <td>x 5 = <u>0.00</u></td> </tr> <tr> <td>Column Totals: <u>105.00</u> (A)</td> <td><u>125.00</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>1.19</u>	Total % Cover of:	Multiply by:	OBL species <u>85.00</u>	x 1 = <u>85.00</u>	FACW species <u>20.00</u>	x 2 = <u>40.00</u>	FAC species <u>0.00</u>	x 3 = <u>0.00</u>	FACU species <u>0.00</u>	x 4 = <u>0.00</u>	UPL species <u>0.00</u>	x 5 = <u>0.00</u>	Column Totals: <u>105.00</u> (A)	<u>125.00</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>85.00</u>	x 1 = <u>85.00</u>																	
FACW species <u>20.00</u>	x 2 = <u>40.00</u>																	
FAC species <u>0.00</u>	x 3 = <u>0.00</u>																	
FACU species <u>0.00</u>	x 4 = <u>0.00</u>																	
UPL species <u>0.00</u>	x 5 = <u>0.00</u>																	
Column Totals: <u>105.00</u> (A)	<u>125.00</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15</u>) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover																		
Herb Stratum (Plot size: <u>5</u>) 1. <u>Eupatorium perfoliatum</u> <u>35</u> <u>Y</u> <u>OBL</u> 2. <u>Typha angustifolia</u> <u>25</u> <u>Y</u> <u>OBL</u> 3. <u>Carex lacustris</u> <u>25</u> <u>Y</u> <u>OBL</u> 4. <u>Pycnanthemum virginianum</u> <u>15</u> <u>N</u> <u>FACW</u> 5. <u>Impatiens capensis</u> <u>5</u> <u>N</u> <u>FACW</u> 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ = Total Cover																		
Woody Vine Stratum (Plot size: <u>30</u>) 1. _____ 2. _____ _____ = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: W1-A**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ 2 cm Muck (A10)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
☐ Dark Surface (S7)
☐ Iron-Manganese Masses (F12)
☐ Very Shallow Dark Surface (TF12)
☒ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Due to the degraded nature of this wetland and the desire to reduce any further impact, no soil samples were taken for this site. Soils are assuming to be hydric from county soil map, hydrophytic vegetation, and the presence of surface water at time of site visit.



HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☒ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9)
☐ Aquatic Fauna (B13)
☐ True Aquatic Plants (B14)
☐ Hydrogen Sulfide Odor (C1)
☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Thin Muck Surface (C7)
☐ Gauge or Well Data (D9)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☒ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☒ FAC-Neutral Test (D5)

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? Yes ☐ No ☒ Depth (inches): _____
(includes capillary fringe)Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: MN Paving & Materials City/County: Blue Earth County Sampling Date: 2023-10-04
 Applicant/Owner: Minnesota Paving and Materials State: Minnesota Sampling Point: W1-B
 Investigator(s): Cortiney Galuska, Addeline Theis Section, Township, Range: sec 30 T109N R026W
 Landform (hillslope, terrace, etc.): Rise Local relief (concave, convex, none): None
 Slope (%): 8-15 Lat: 44.211800 Long: -94.005448 Datum: WGS84
 Soil Map Unit Name: Oshawa silt loam NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No ☒	Is the Sampled Area within a Wetland? Yes _____ No ☒
Hydric Soil Present? Yes _____ No ☒	
Wetland Hydrology Present? Yes _____ No ☒	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>25.00</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0.00</u> x 1 = <u>0.00</u> FACW species <u>0.00</u> x 2 = <u>0.00</u> FAC species <u>35.00</u> x 3 = <u>105.00</u> FACU species <u>50.00</u> x 4 = <u>200.00</u> UPL species <u>0.00</u> x 5 = <u>0.00</u> Column Totals: <u>85.00</u> (A) <u>305.00</u> (B) Prevalence Index = B/A = <u>3.59</u>
<u>0</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15</u>)				
1. <u>Rhamnus cathartica</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>30.0</u> = Total Cover				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: <u>5</u>)				
1. <u>Parthenocissus inserta</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Solidago canadensis</u>	<u>15</u>	<u>Y</u>	<u>FACU</u>	
3. <u>Phleum pratense</u>	<u>15</u>	<u>Y</u>	<u>FACU</u>	
4. <u>Toxicodendron rydbergii</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
<u>55.0</u> = Total Cover				
Woody Vine Stratum (Plot size: <u>30</u>)				Hydrophytic Vegetation Present? Yes _____ No ☒
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
<u>0</u> = Total Cover				
Remarks: (Include photo numbers here or on a separate sheet.)				

SOILSampling Point: W1-B**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ 2 cm Muck (A10)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 5 cm Mucky Peat or Peat (S3)

☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

☐ Coast Prairie Redox (A16)
☐ Dark Surface (S7)
☐ Iron-Manganese Masses (F12)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:****Primary Indicators (minimum of one is required; check all that apply)**

☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)

☐ Water-Stained Leaves (B9)
☐ Aquatic Fauna (B13)
☐ True Aquatic Plants (B14)
☐ Hydrogen Sulfide Odor (C1)
☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Thin Muck Surface (C7)
☐ Gauge or Well Data (D9)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

☐ Surface Soil Cracks (B6)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ FAC-Neutral Test (D5)

Field Observations:Surface Water Present? Yes _____ No ☒ Depth (inches): _____Water Table Present? Yes _____ No ☒ Depth (inches): _____Saturation Present? Yes _____ No ☒ Depth (inches): _____
(includes capillary fringe)**Wetland Hydrology Present?** Yes _____ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Meeting Date: 05/28/2025

Title

CYL27-25

Request of Lime Township Board for review of the addition of Section 16 to the Lime Township Zoning Ordinance related to the adoption of a Recreation and Campground Ordinance.

The anticipated date of Lime Township Board action is June 10, 2025.

Applicant

The applicant is the Lime Township Board.

Request

The applicant, Lime Township Board, is requesting for a review of the addition of Section 16 to the Lime Township Ordinance related to the adoption of a Recreation and Campground Ordinance.

City Code

[Lime Township Zoning Ordinance](#)

Site Plan Review Comments

Applicant shall provide documentation, and any necessary approvals, that the proposal conforms to the [Orderly Annexation Agreement](#) (OAA) between the City of Mankato and Lime Township.

Review

The Lime Township Board is requesting for a review of the addition of a Recreation and Campground ordinance. Over the past few years, the board has met to discuss an alternative option for reclamation plans for areas that have been previously mined. The proposed ordinance addresses the permitted location of recreation and campground sites as well as the performance standards that each applicant shall conform to.

Findings

Staff respectfully submits the finding that the proposed ordinance conforms to the goals of Lime Township Land Use Plan.

Recommendation

Staff recommends approval of the proposed addition of Section 16, Recreation and Campground Ordinance, to the Lime Township Zoning Ordinance.

Attachments

Draft Ordinance

Section 16. Recreation and Campgrounds Ordinance Layout:

- A. Purpose.
- B. Locations.
- C. Definitions.
- D. Interim Use, Scope and Applicability.
- E. Permitted Accessory Uses.
- F. Setback and Location Requirements.
- G. Campground Performance Standards.
- H. Recreation including Campground Areas - General Performance Standards and Conduct.
- I. Submittal Requirements– Recreation or Campground Areas.
- J. Permit Application Procedure.
- K. Term of Permit.

Section 16. Recreation and Campgrounds

A. Purpose.

The purpose of this chapter, which is enacted pursuant to state statutes, is to create a reclamation option for aggregate and dimensional stone mining areas, to secure the quiet, orderly, and suitable use of recreation and campground areas established for enjoyment and to protect and promote health, safety and general welfare with the township and county through uniform standards, regulations and procedures. This Section is adopted for the purposes of:

1. Identifying areas in the Township where recreation and campground areas are most appropriate, and minimizes conflicts with agricultural, commercial, industrial, residential and other land uses.
2. Establish standards which prevent or minimize environmental and aesthetic impacts on recreation and campground properties, adjacent properties, and the community.
3. Providing for the economic availability of recreation and campground areas in Lime Township.
4. Establishing regulations, safeguards and controls regarding noise, dust, traffic, drainage, groundwater quality and other factors which will minimize the environmental and aesthetic impacts on recreation and campground parcels or adjacent property.
5. Establishing locations, orderly approval process and operating conditions under which recreation and campground areas will be allowed in the township and to establish conditions which ensure the restoration of mined areas are consistent with the existing and planned land use patterns.

B. Locations.

Recreation or campground areas are an allowed use on parcels which have been previously issued a land use permit for aggregate and dimensional stone mining operations, or parcels on which mining or setback operations related to a mining permit were installed and such parcels have not already reclaimed pursuant to a reclamation plan, in the Industry and Rural Conservation Zones in Lime Township with an interim use permit. The recreation or campground use may not occur until completion of the aggregate and dimensional stone mining operation.

Limited Recreation or Limited Campground Uses may be permitted on any land that adjoins recreation or campground areas as part of the Interim Use Permit provided that such Limited Recreation or Limit Campground use area shall not exceed ten (10%) of the total Campground subject to the Interim Use Permit not exceeding three (3) acres. The adjoining property must be in the same zoning district.

C. Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Best Management Practices (BMP). Means the most effective and practicable means of erosion prevention and sediment control, and water quality management practices that are the most effective and practicable means to control, prevent, and minimize degradation of surface water and ground water, including avoidance of impacts, construction-phasing, minimizing the length of time soil areas are exposed, prohibitions, pollution prevention through good housekeeping, and other management practices published by state or designated area-wide planning agencies including, to the extent practical Minnesota Department of Transportation's Wildlife Friendly Erosion Control, Facility Lighting, and Perimeter Fencing Practices.

Campground. Means any area, whether privately or publicly owned, used on a daily, nightly, or longer basis for the placement of three or more Recreational Campground Vehicles or tents for the purpose of people occupying the unit on an overnight basis or Campground Site or Camp Site.

Campground Site. Means a space on a campground designed and promoted for the purpose of locating a trailer, tent, tent trailer or other similar device used for camping not meeting the definition of a Recreational Campground Vehicle.

Camp Site. Means the areas where Campground Sites Recreational Campground Vehicles are located.

Leisure Activities. Leisure activities includes human powered non-motorized sports such as badminton, volleyball, archery, horseshoes, slacklining/ninja line, baseball cage, ropes course, rock skipping, rock climbing, swimming, canoeing, rope swinging, ladder toss, bocce ball, corn hole, tag, playground, shuffle board, pickleball, basketball, tetherball, croquet, disk golf, large Jenga, mini golf, golf driving range, paintball, dog park, ping pong, gaga ball, triple shoot, zipline, sledding, snow tubing, ice fishing, ice climbing, and hockey/ice skating, or some other use which the Township Board deems is substantially similar to the above activities. (see also Recreational Use)

Large Group Gatherings. Large group gatherings are defined as uses and activities which during the course of their operation are likely to attract two hundred (200) or more people.

Limited Recreation Use or Limited Campground Uses. Means any uses that are clearly incidental to Recreation or Campground uses, including, but not limited to, parking lots; access roads, trail heads, check-in facilities, trails for walking, hiking, mountain biking and similar use (which must occur within a boundary fence) maintenance facilities; a caretaker

residence (which residence shall be a permanent single family dwelling or a Recreational Campground Vehicle located within a designated Camp Site); provided that Limited Recreation Use or Limited Campground Uses shall expressly exclude Campground Sites.

Mining. The process of extraction and removal of sand, gravel, rock, aggregate, dimension stone, minerals, or similar materials for financial gain.

Mining, Accessory Use. Uses customarily incidental to mining located on the same site, such as stockpiling, sorting and screening, washing, crushing, batching, scale-house, driveways, parking, storage, berming, fencing, and related maintenance activities and facilities.

Mining Operation. The Mining and Mining Accessory Uses collectively.

Noise. Maximum noise level at the perimeter of the property subject to the Interim Use Permit shall comply with the limits or standards established by the Minnesota Pollution Control Agency.

Recreational Campground Vehicle. Recreational Campground Vehicle means any of the following:

- a) Any vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, and vacation use.
- b) Any structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation, not including a manufactured mobile home.
- c) Any portable, temporary dwelling to be used for travel, recreation, and vacation, constructed as an integral part of a self-propelled vehicle; and

Recreational Use. Recreational Uses includes all uses relating to outdoor sports listed under leisure activities and recreation uses such as trails for hiking, pedal-assist E-bikes or scooters (maximum 750 watts) and human powered biking or human powered mountain biking and adaptive bikes, horseback riding, cross country skiing, snow showing, winter hiking, water activities; campground; rock climbing; kayaking/standup paddle boarding; fishing; or similar uses that are privately owned and operated with or without the intention of earning a profit by providing entertainment for the public. Sporting apparatus requiring power shall be manual or electric powered, including electrically powered personal mobility devices. This Recreational Use definition does not include bowling alleys, firing ranges, campgrounds, (see separate Campground definition) or racetracks or driving tracks. (see also Leisure activities).

Recreation Areas. Means those areas where Campground, Leisure Activities, Large Group Gathering, Recreational Use, Limited Recreation Use and Limited Campground Use may occur on the property subject to the Interim Use Permit.

Rock Climbing. Means activities associated with a person moving upon, along, or across a nonhorizontal rock surface, including but not limited to scrambling, bouldering, free climbing, assisted climbing, and technical climbing.

Tent. Means a covering or shelter, or portable lodge, made of some flexible material, as skin or cloth, or canvas, supported by one or more poles, and stretched by means of cords secured to tent pegs, on in some other way.

Tent Trailer. Means a towed recreational trailer towed behind a vehicle with a collapsible or folding roof and walls usually made canvas, fabric or other material allowing it to expand into a larger living space that can be converted into a tent for camping. They are also commonly known as a pop-up camper or folding camper.

Wildlife. Means all living creatures, not human, wild by nature, endowed with sensation and power or voluntary motion, including quadrupeds, mammals, birds, fish, amphibians, reptiles, crustaceans and mollusks.

Cross reference—Definitions generally ARTICLE 2. RULES AND DEFINITIONS.

- D. Interim Use, Scope and Applicability.** No person, firm or corporation shall hereafter engage in recreation or campground use on any land within Lime Township without first obtaining an Interim Use Permit as regulated in Article 3 of this Ordinance. All activities proposed on a site that is subject to an Interim Use Permit for recreation and campground use, whether or not they are integral to the recreation or campground operations, shall be identified within the Interim Use Permit and the approved site and development plans, and if not identified within the Interim Use Permit, they shall be a violation of the Interim Use Permit. Prior to utilizing the property in a manner that is not consistent with the approved Interim Use Permit, an application for an amendment to the Interim Use Permit must first be approved by the Town Board.

Hold Harmless: The Township Board of Supervisors shall not be liable for any loss, damage or injury sustained by a recreation or campground area visitor.

- E. Permitted Accessory Uses.** The following Accessory Uses may be permitted as part of the Interim Use Permit within the Recreational and Campground Use area: Accessory Structures or uses which are clearly incidental to Recreation or Campground and the uses noted above in definitions, located upon the same property, as regulated in Section 5 of this Ordinance.
- F. Setback and Location Requirements.** Structure height, yards and lots shall conform to the regulations herein and as regulated in Article 5 of this Ordinance. Screening and safety barriers, and access driveways may be located in the setback, but the setback shall otherwise be landscaped or vegetated. Boundaries, screening, and setbacks shall, when practical, take advantage of natural and constructed features established in the original mining permit, when applicable. Consideration of vegetation retention is of importance in the event of requests to relocate existing berms or vegetation. Campground and Recreation

Area operations, campground spaces, and structural amenities shall be contained entirely outside the setback and location requirements listed herein:

1. **Structure Height.**

- a. Industry District structures shall have no height limitation.
- b. Rural Conservation District commercial structures shall not exceed thirty-five (35) feet in height.
- c. Accessory structure height shall not exceed thirty-five (35) feet in height in the Rural Conservation District.

2. **Fencing.**

- a. Entire Recreation Areas must be fenced wherever possible with a minimum six (6) foot high fence. MN Department of Natural Resources (MNDNR) shall review the fencing plan to assure wildlife safety and access.
- b. Fencing must be set back a minimum of fifty (50) feet from residential property lines.
- c. Fencing must be setback sixty-five (65) feet from the centerline of township roads.
- d. Fencing must be set back one hundred and thirty (130) feet from the centerline of state, federal or county highways.
- e. Fencing adjoining day care or school facilities shall be solid type of barrier to not allow children to climb through or over fencing and may be on the property line with written permission from the property owner.
- f. Fencing shall be setback a minimum of ten (10) feet from property lines from non-residential property to permit maintenance and allow for a wildlife corridor wherever possible.
- g. Each Interim Use Permit application shall include a proposed fencing plan for review.

3. **Leisure Activities Setback.**

- a. All leisure activities must occur within the boundary fenced area, and at least one hundred (100) feet from residential property lines.
- b. Recreational Uses such as hiking and biking trails must be set back at least 10 feet from the interior of the fence in order to allow fencing maintenance, and safety of use inside the fence.
- c. Lime Township Board has the right to require greater setback based on viewshed and acoustic studies.

4. **Campground Setbacks.**

- a. Camp site setbacks shall be a minimum of two hundred (200) feet from residential property line, or two hundred and fifty (250) feet from a permanent residence, whichever is greater.
- b. Camp sites must be setback at least 10 feet from interior side of fence adjoining non-residential zoned areas to allow for maintenance of the boundary.

5. **Screening.**

- a. Screening by berms, trees, shrubs, or fencing shall be required when adjacent to residential lots.
- b. Screening can be located within the boundary of the property and may be within the setback areas
- c. Each Interim Use Permit application shall include a development plan which shall show proposed screening and include height, location, width, species, and maintenance plan prepared by a landscape architect or arborist for review. Proposed berms shall show slope height and planting plans. Cross sections may be requested for review as part of the IUP application.
- d. Each Interim Use Permit application shall include viewshed analysis from residential structures to ensure that visual and acoustical impacts from activities, structures, lighting and activities are mitigated.

6. **Special Flood Hazard Area.** No Campground and Recreation Area operations, campground spaces, structural amenities, fencing, or screening shall be allowed within any location identified as a Special Flood Hazard Area on the current Flood Insurance Rate Map

7. **Height.** Recreational amenity structures shall be a minimum of two (2) feet below offsite adjacent residential viewsheds from the highest level of adjoining structures. New building structures shall not exceed thirty-five (35) feet in height.

8. **Impervious Surface.** No more than fifty (50) percent of the zoning lot site plan shall be occupied by impervious man-made surfaces.

9. **Existing Berms & Vegetation.** Boundaries, screening and setbacks shall, when practical, take advantage of natural and constructed features established in the original mining permit. Consideration of vegetation retention is of importance in the event of requests to relocate existing berms or vegetation.

G. Campground Performance Standards.

Purpose. This section is established to protect the health, safety, and general welfare within the county and township through uniform standards and regulations for campgrounds. Campgrounds in Recreation Areas are established for the convenience and pleasure of the tourist and vacationer for overnight campground use. They are not intended as a place for permanent or semipermanent residence, a base for the operation of business, or a facility for noncamper use. Campground roads and facilities are for the use of the campers and guests of the campers and shall not be used for just driving through. All campgrounds shall conform to the following standards:

1. All sewage and wastewater must be discharged into an approved municipal sewage treatment system if one is available or a subsurface sewage treatment system that meets the requirements of Minnesota Rules Chapter 7080 and the County Code, chapter 6, subsurface sewage treatment systems. No wastewater from Recreational Campground Vehicles shall be deposited on the surface of the ground.

2. Toilet facilities must be provided within 400 feet of any campsite in accordance with Minnesota Rules Chapter 4630.0900.
3. Toilet and shower facilities must be provided in all campgrounds which house Recreational Campground Vehicles which are not equipped with toilet and bathing facilities, in accordance with the schedule and standards in Minnesota Rules Chapter 4630.0900.
4. Sewage dumping station. Campgrounds accommodating Recreational Campground Vehicles having a self-contained liquid waste system with a waste reservoir shall provide a sanitary station for the disposal of wastewater. Sewage dumping stations shall be separated from any Camp Site by a distance of at least 50 feet. Final disposal of sewage from such dumping stations shall be by a method acceptable to the Minnesota Pollution Control Agency and Department of Health.
5. Water supply. The water supply for all campgrounds must meet all Minnesota Department of Health requirements for public water supplies and water wells. Drinking water from the water supply must be available within 400 feet of every campsite in accordance with Minnesota Rules Chapter 4630.0600
6. All plumbing must be installed in accordance with the Minnesota Plumbing Code, Minnesota Rules Chapter 4715.
7. Setbacks. All Camp Sites shall meet the setbacks noted in F. Setback and Location Requirements above and project conditions. All Camp Sites must also be outside the bluff impact zone.
8. Floodplain. All campsites must be located outside of the flood fringe, floodway, or general floodplain district.
9. All Recreational Campground Vehicles and their attachments shall be separated from each other or other structures by at least ten feet as required by Minnesota Rules Chapter 4630.0400.
10. Minimum Camp Site size. All Camp Sites for Recreational Campground Vehicles shall have a minimum size of 2,000 square feet as required by Minnesota Rules Chapter 4630.0400. Only one Recreational Campground Vehicle may be located on a designated Camp Site space.
11. The storage, collection, and disposal of refuse and garbage in the campground shall be conducted in accordance with chapter 16 (solid waste management) of the Blue Earth County Code so as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution.
12. Refuse and garbage collection shall be made at least twice each week and more often where necessary to prevent nuisance conditions. Final disposal of refuse and shall be accomplished at a waste management facility permitted by the state and licensed by Blue Earth County or as otherwise agreed to by the Township.
13. Adequate number of fly tight, watertight and rodent proof containers must be provided for all garbage and refuse. Garbage or refuse may not be burned, incinerated or buried on site.

14. All interior streets and roadways in the campground shall be maintained to allow safe passage of normal traffic and emergency vehicles.
15. Each Campground shall have signage identifying the site with a non-duplicated number or letter. The Campground operator shall notify the Township of any changes so that the 911-emergency response system maps are current.
16. Campgrounds adjacent to private land shall indicate the property boundary through signage, fencing, or other means.
17. All Recreational Campground Vehicles shall have a current state vehicle license for those states that require a license.
18. All Campgrounds shall have a property manager, which shall be onsite or within two (2) miles of the boundary of the parcel. Instructions shall be posted and made available to users of the campground on how to contact that person. Campgrounds may have onsite staff, or a host camper designated to be on call to address issues within the campground.
19. Campgrounds which require permanent stormwater management facilities or best management practices shall be designed in accordance with the MPCA NPDES construction stormwater permit and Blue Earth County stormwater standards.
20. Signage for the campground must meet the standards contained in section 24-311, signs of the Blue Earth County Code, and Lime Township Zoning Ordinance Section 10. Signs.
21. Parking for the campground must be off-street and meet the standards contained in section 24-310, parking and loading regulations of the Blue Earth County Code. Vehicle parking per site shall be limited to a maximum of two (2) four wheeled vehicles.
22. A permanent single-family dwelling for caretaker may be allowed provided the dwelling meets all density and applicable zoning district standards.
23. Campgrounds shall be operated on a seasonal basis and may only be open seven (7) months a year, excluding December, January, and February.
24. No storage of Tents, Tent Trailers, boats, boat trailers or Recreational Campground Vehicles may remain on-site outside the seven (7) months of operation.
25. Areas where swimming is permitted must be tested for E. coli, coliform, arsenic, nitrates, or toxic algae blooms and shall comply with Minnesota Department of Health regulations. Any test results shall be provided to Lime Township on at least an annual basis, or when requested by the Township.
26. Tents shall have no more than five (5) occupants or a family per tent or 2 tents per Camp Site. Tent only Camp Sites shall be a minimum of 2000 square feet.
27. Campers and guests shall not cause, create or make any noise which disturbs the peace, quiet and tranquility of the campground area. Each Campground shall have signage identifying that the hours between 10:00 p.m. and 8:00 a.m. are for outdoor solitude.

28. No person shall remain within any recreation or Campground area within the hours of 10:00 p.m. and 8:00 a.m., except registered campers in designated campground areas.
29. No person shall kindle, build, maintain or use a fire except in places provided for such purposes. Any fire shall be continuously under the care and direction of a competent person from the time it is kindled until it is extinguished. Campfires may not exceed three feet in diameter and should be enclosed by some sort of fire ring or stone ring. Firewood used onsite must comply with State and County ordinance.
30. Campers shall not dig trenches or make any other excavations in a recreation or campground areas, except that the placement of tent stakes or anchors in the ground for the erection of tents is permitted.

H. Recreation including Campground Areas - General Performance Standards and Conduct.

All Recreation Areas shall meet the following standards.

1. In Recreation Areas that do have a Campground refer to campgrounds and camping above for pertinent regulatory rules.
2. Radios, televisions, and other devices that create sound, including but not limited to music shall not be heard beyond the border of a camper's individual campsite during quiet hours.
3. Amplified Sound. It shall be unlawful to operate any loudspeaker or amplifier or other device by which sounds are magnified without having first secured a permit therefore or included in the interim use permit.
4. Large Group Gatherings for Events: Large group gatherings of more than 200 persons (not including registered campers) are prohibited except as provided the Interim Use Permit or approved in writing by the Township Board.
5. Any food service shall be catered, or pre-packaged, except where on-site preparation is specifically allowed in writing by the Township Board, subject to evidence that all Township, County, State or Federal permits and licenses have been obtained and are current.
6. The on-site subsurface sewage treatment system shall meet all Township, County and State design requirements at all times.

No person utilizing a Recreation Area, including Campground areas shall:

7. Remain within any recreation or campground area within the hours of 10:00 p.m. and 8:00 a.m., except registered campers in designated campground areas.

8. Use threatening, abusive, insulting or obscene language, or to act in an indecent manner, or to do any act which constitutes a breach of the peace in a recreation or campground area.
9. Be under the influence of intoxicating liquors (blood alcohol concentration above 0.08) or to use, be in possession of, or be under the influence of drugs.
10. Disturb, harass, or interfere with any recreation or campground area visitor or any visitor's property.
11. Deposit, scatter, drop or abandon in any recreation or campground area any bottles, cans, broken glass, sewage, waste, or other material, except in receptacles provided for such purposes.
12. Throw, discharge or place in or upon any lake, stream, creek, pond or other body of water in or adjacent to a recreation or campground area, or any tributary, stream, storm sewer, or drain flowing into such waters, any substance, liquid, solid or gas.
13. Use any land or body of water within a recreation or campground area for a starting or landing field for aircraft, balloons or parachutes without a permit from the Township Board.
14. Start a fire in a recreation or campground area, except a fire in a designated area such as a fire pit or fail to fully extinguish such a fire.
15. Drop, throw or otherwise leave unattended in a recreation or campground area lighted matches, burning cigars, cigarettes, tobacco, paper or other combustible material.
16. Bring or permit any pet within a Recreation or Campground Area, unless the animal is restrained on a leash no longer than six (6) feet or restrained within a visitor's campground lot. Pets are not allowed unattended in autos and trucks.
17. Fail to pick up and properly dispose of the refuse left by any pet under the person's control.
18. Kill, trap, hunt, pursue or in any manner disturb or cause to be disturbed any species of wildlife within a recreation or campground area, except that fishing may be permitted in designated areas.
19. Discharge any weapon in or into a recreation or campground area or from beyond the recreation or campground area boundaries including, but not limited to firearms, archery equipment, BB guns and slingshot. Archery is allowed only within a Recreation Area that is defined and solely for that use.
20. Release within a Recreation or Campground Area any insect, fish or other wildlife, or introduce within a recreation or campground area any plant, chemical or other agent potentially harmful to the vegetation or wildlife of the Recreation or Campground Area.
21. Wade or swim within a permitted recreation or campground area except in areas designated for that purpose, and then only between sunrise and sunset, or such hours as may be approved in the interim use permit.

22. Operate any motorized vehicles within a recreation or campground area except upon roadways, parking areas or other designated locations therefor, except for maintenance vehicles.
23. Operate a motorized vehicle in a recreation or campground area without a valid driver's license or operator's permit, operate a vehicle at a speed in excess of posted speed limits, or operate a vehicle which emits excessive or unusual noise, noxious fumes, dense smoke or other polluting matter.
24. Park or leave a vehicle standing within a recreation or campground area except in a designated parking area.
25. Operate any non-licensed motorized vehicles such as dirt bikes, minibikes, or other off-road motorized vehicle within the boundaries of any Recreation or Campground Area, except for maintenance purposes.
26. Operate any watercraft in a Recreation Area in violation of state statutes or any other law, statute or ordinance dealing with water and watercraft safety.
27. Operate any motor vehicle on roads which are posted, chained or gated prohibiting vehicular traffic.
28. Dispose of the fish or animal remains except at facilities provided for such disposal.
29. Fish in a recreation or campground area in violation of any provision of state statutes or in an area designated as a "no fishing area." or designated as a "swimming area."
30. Water supply. The water supply for all campgrounds must meet all Minnesota Department of Health requirements for public water supplies and water wells. Drinking water from the water supply must be available within 400 feet of every campsite in accordance with Minnesota Rules Chapter 4630.0600.

I. Submittal Requirements – Recreation or Campground Areas. In addition to the Interim Use Permit application required under Article 3, the following information shall be provided along with a checklist:

1. The name, address and phone number of the owner of the land.
2. The name, address and phone number of the proposed operator of the recreation or campground area if different from owner.
3. Complete legal description of the subject property suitable for recording the Interim Use Permit if granted by the Township.
4. A site plan showing the location of existing wells, sewage treatment systems, buildings, driveways, bluffs, berms, rock outcrops, vegetation, steep slopes, lakes, rivers, streams, floodplain boundaries, wetlands, marshes, wooded areas, power transmission poles and lines, existing structures, easements, encumbrances, contours at 2-foot vertical intervals, and other significant features shall be shown.

5. A site plan showing the proposed location of all improvements including, but not limited to, storage areas, Recreation Areas, bathroom facilities, solid waste and recycling collection facilities, roadways, entrances and exits, trails, parking areas, wells, sewage treatment facilities, stormwater storage, and Camp Sites with dimensions on detailed grading plan with two-foot contour intervals.
6. Written description of the operating plan for the campground and recreational areas, including all services and activities like large group events that are proposed in the campground.
7. A State Historic Preservation and Natural Heritage Information System analysis, which shall identify the onsite location of historic assets or natural heritage resources, and suggest potential conditions to include in the interim use permit which could be taken to avoid, minimize, or mitigate adverse effects to existing historical, cultural, natural heritage, and archaeological features identified by the Minnesota State Historic Preservation Office, the County's databases, and those discovered onsite.
8. Plans for sanitary sewage disposal, water supply systems, emergency shelter and evacuation, electrical service, gas services and other utilities, lighting, landscaping, screening, and collection of garbage and refuse.
9. Stormwater pollution prevention plan and operation and maintenance plans for all permanent and temporary stormwater control measures, when applicable.
10. Location and size of all proposed streets and parking areas servicing the recreation or campground area. Construction plans and specifications for roadways within the campground.
11. Grading and site plan showing details of the recreation or Camp Sites and any other uses of the site, structures, screening, setbacks, landscaping, parking, storage and all other pertinent details to review the application. Activities that are not identified on the approved site plan or narrative that is incorporated into an Interim Use Permit, whether or not they are integral to the operation proposed, shall be a violation of the Interim Use Permit.
12. A description of the proposed access routes within the township to be used in the recreation or campground operation including a map showing access to the nearest arterial road.
13. A traffic study showing the impact of the development on public streets which serve the development. A professional traffic operations engineer shall undertake the study.
14. Groundwater: A plan for groundwater quality protection shall be submitted with the application.
15. A general description of surface waters, existing drainage patterns and groundwater conditions within 200 feet of the subject property.

16. A general description of any wells or private sewer systems of record, pipelines, power lines; and other utilities or appurtenances on the subject property and include 200 feet of the adjacent properties.
17. A narrative description of the recreational amenities and activities proposed shall be included in the application.
18. A phasing plan which illustrates the plans and areas should the entire project not be constructed at one time.
19. Copies of all MPCA application documents, including but not limited to NPDES and air emission permits.
20. A description of the site hydrology and drainage characteristics identifying any locations where drainage of any graded areas will not be controlled on the subject property and plans to control erosion, sedimentation and water quality of the runoff.
21. A description of the potential impacts to adjacent properties resulting from the proposed plans and on-site and off-site transportation, including but not limited to noise, dust, surface water runoff, groundwater contamination, traffic and aesthetics.
22. A description of the plan to mitigate potential impacts resulting from grading, including, but not limited to, a plan for dust.
23. A description of site screening, landscaping and security fencing.
24. A description of site reclamation in each phase of existing mining operations and upon completion of mineral extraction on the subject property if site plan is also a mining reclamation plan.
25. A description of the method in which complaints about any aspect of the proposed operation or off-site transportation are to be received and the method which complaints are to be resolved.
26. Viewshed analysis.
27. Acoustical Study incorporating the operating and marketing plan utilizing the activities and potential noise of the uses noted in the development permit application to determine proposed decibels (dBA) at residential property lines, prepared by a Licensed Acoustical Engineer.
28. Screening and fencing shall be designed to minimize the projects noise at property lines adjacent to residential parcels. SEE:
<https://www.pca.state.mn.us/sites/default/files/p-gen6-01.pdf>
29. Photometric plan. All light fixtures shall be down lit and not be visible offsite in adjacent residential areas and to the extent practical follow the Minnesota Department of Transportation's Wildlife Friendly Facility Lighting Practices. Night lighting shall be for safety purposes only.
30. Other site-specific information may be required or requested by the county and township.
31. Application fees.

J. Permit Application Procedure. Recreation or campground permits shall be considered and processed by the Township as Interim Use Permits as regulated in Article 3 of this Ordinance. The procedures are defined in the Zoning Ordinance.

1. Applicants are encouraged to contact the Township for an administrative interpretation of the compatibility of the proposed recreation or campground activity with the Zoning Ordinance.
2. Applicants are encouraged to appear before the Lime Township Planning Commission to make a preliminary presentation on the conceptual nature of the proposed recreation or campground activity.
3. A copy of the application and required supporting information shall be forwarded to the Township or its designee. Within fifteen (15) business days of receipt of the information a determination of the completeness of the application and supporting documentation will be made as required by Minn. Stat. 15.99. If the application is complete, the environmental review process will begin, if necessary, unless it has already been completed. If the application is incomplete, the Township will identify the information which must be submitted before formal review may commence.
4. Any application which is inconsistent with the Zoning Ordinance will be denied. The applicant has the right to submit an application to the Township to amend the Zoning Ordinance, according to procedures established by the Township.
5. Within thirty (30) days of receipt of a complete recreation or campground area permit application, the Township will order an Environmental Assessment Worksheet to be prepared, according to Minnesota Rules, Chapter 4410, if necessary.
6. Upon completion of the environmental review process, the Township will process the recreation or campground area permit. The Township may require that the applicant submit additional information to address or clarify any issues raised in the environmental review. The formal review process will commence after completion of the environmental review or upon receipt of additional information required.
7. Upon receipt of all required information and upon completion of the environmental review process, the Planning Commission shall hold a public hearing for the recreation or campground permit. The hearing will satisfy the hearing requirements of the Interim Use Permit.
8. After the public hearing, the Planning Commission shall make findings on the permit application and submit recommendations to the Town Board. If the Planning Commission and the Town Board cannot act upon the permit application within sixty (60) days of the receipt of all required information and completion of the environmental review process, the Township shall notify the applicant in writing of the delay and extension of review. Unless otherwise agreed between the Township and the Applicant, the Planning Commission and Town Board must act

upon the application within one hundred twenty (120) days of the date the final application was submitted unless an extension of time is granted by the applicant.

9. The Town Board shall approve the permit application, deny the permit application or approve the permit application with modification.
10. A recreation or campground permit application denied by the Town Board may not be reapplied for, whether the same or modified application, for a period of twelve (12) months from the date of denial.
11. If there are any conflicts between this subsection and either Article 3, Sections 9 or 10, then Article 3, Sections 9 or 10 shall apply.

K. Term of Permit.

1. Each Interim Use Permit approved shall be effective for a period of five (5) years from the date of approval, provided the requirements and conditions of operation as set by the Interim Use Permit are met. Upon at least 24 hours advance notice, an examination of the premises by the Town Board, the Planning Commission, or staff shall be allowed at any reasonable time during the term of the Interim Use Permit.
2. Upon determination by the Planning Commission, Township Board, or staff that the operation is in violation of the provisions of the Interim Use Permit or other Township Ordinances, a hearing shall be held to review the existence of any alleged violations pursuant to Article 3, Section 9(E)(9) of this Ordinance.

L. Compliance.

1. Operator shall prepare an annual report for the facility for submission to the Town Board within three (3) months of calendar year-end. Potential topics to be covered in the annual report include, but are not limited to, the following: Summary and discussion of permit compliance in past year, any noise related issues, and summary and discussion of all citizen complaints received by Operator or conveyed to the Operator by the Township, including the subject of the complaint and action taken to address complaint. All complaints must be dated when received and date of actions taken. Discuss if complaint was resolved.
2. Upon failure by the person, firm or corporation to whom an Interim Use Permit is issued pursuant to the terms of this Ordinance, to fully comply with the provisions contained herein, notice shall be given to said permit holder setting forth those provisions of the Interim Use Permit being violated, and the time and place of a hearing before the Town Board to consider such violation shall be set. The Interim Use Permit may be suspended or terminated based upon the findings of the Town Board at such hearing.

M. Termination.

The Township shall have the authority to terminate the Interim Use Permit on the happening of any of the following events:

1. The date of termination specified in the Interim Use Permit.
2. Upon a violation of a condition under which the Interim Use Permit was issued, but only after the Township has first provided written notice to the operator (and the landowner, if different from the operator), describing with particularity the specific violation(s) and the steps necessary to cure the violation(s). Excepting threats to public health, safety and welfare or violations with simple remedy, the operator shall have a period not exceeding thirty (30) consecutive days to cure the specific violation(s). If the 30-day remedy period overlaps with or occurs within a period of seasonal shutdown, and the violation(s) are not easily remedied or do not pose a threat to public health, safety and welfare, the 30-day period may be extended to include the seasonal shutdown period. Upon notice of violation(s) which may threaten the public health, safety and welfare or are easily remedied, the operator shall respond promptly and cure the violation(s) in the shortest reasonable timeframe.
3. Upon a determination that the facility permitted under this Ordinance has been inactive for a period of one (1) calendar year.

N. Enforcement.

1. Upon reasonable notice, the operator (and the landowner, if different from the operator) shall grant the Township's officers and representatives access to the facility during normal operation hours to inspect the facility and enforce the provisions of this Ordinance. Any such inspection must be in the company of an employee of the operator following all site safety regulations.
2. The operator (and the landowner, if different from the operator) shall be responsible for the repair and maintenance of public and private property in the Township which is acknowledged by the operator to be or proven to be damaged by it, its agents or employees in conducting business or any other activity associated with the facility.
3. The operator (and the landowner, if different from the operator) shall hold the Township harmless against all claims by third parties for damage or costs incurred in the development and operation of the facility. The operator shall indemnify the Township for all costs, damages, or expenses incurred by the Township arising from such claims, including attorney's fees and other professional costs.