



MINUTES

**Mankato Planning Commission
May 28, 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. Ms. Surdy seconded the motion. The motion carried unanimously.

3. **APPROVAL OF MINUTES**

Mr. Wilke made a motion to approve the minutes from April 23rd, 2025. Mr. Meister seconded the motion. The motion carried unanimously.

1. **April 23, 2025 Draft Planning Commission Meeting Minutes**

4. **OLD BUSINESS**

No 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).

Ms. Mitchell reports staff submits the following findings of fact that the Land Use Plan Amendment conforms to the following goals of the Land Use Plan and future review of

development proposals will be conditions to the following:

1. 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.

Ms. Mitchell reports that staff additionally submits 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.

Ms. Mitchell 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, staff recommended the following:

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

Chair Zehnder wanted to confirm that the land use district would not govern the parking, but this would rather be governed by any future zoning changes.

Mr. Konz indicated that both zoning and the use of the building would be reviewed by the planning commission to determine if there is sufficient parking. A recommendation would then be forwarded to the City Council.

Ms. Surdy questioned if the hotel was proposed to go along Jackson Street.

Ms. Mitchell indicated that these were only potential development ideas, but the hotel would sit adjacent to Jackson St. and a parking garage would fill the remainder of the lot.

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

Ms. Johnson made a motion to approve the Land Use Plan Amendment. The motion was seconded by Mr. Wilke. The motion passed unanimously.

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).

Ms. DePrenger reports that 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.

Ms. DePrenger reports that 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 by 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.

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

Mr. Dieken made a motion to approve the Land Use Plan amendment. The motion was seconded by Mr. Meister. The motion passed unanimously.

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).

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

1. General Requirements

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

2. Streets

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

3. Easements

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

4. Block Standards

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

5. Lot Standards

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

6. Public Sites and Open Spaces

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

Ms. Westman reports that, based on the conformance with the recommendations in the preliminary plat review, staff recommended approval of the final plat.

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

Ms. Johnson made a motion to approve the final plat. The motion was seconded by Ms. Surdy. The motion passed unanimously.

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).

Ms. DePrenger reports that 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:

1. "Dance Halls" generally host classes that are instructor-run and in a group setting and are structured. The applicant is proposing a similar use.
2. "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.
3. "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.
4. "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.
5. "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.

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

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.

Ms. DePrenger reports that staff recommend 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.

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

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

The anticipated date of City Council action is 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).

Ms. Mitchell reports that 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.

Ms. Mitchell reports that staff recommend 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.

Chair Zehnder opened the public hearing for comment.

Rick Straka, 211 Willard St. Mankato, MN. Mr. Straka indicated that he was very supportive of the project but wanted to focus on condition 2. He indicated that the current lighting in the parking lot does spill over into the neighborhood and has a significant impact. He would ask if the project moved forward, the lighting impact should be considered.

Chair Zehnder questioned if the lights would be facing away from the surrounding properties.

Mr. Konz indicated that this was a requirement in the City Code, and they should adhere to it. He indicated the City would look at the current lighting and notify Mankato Area Public Schools.

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

Ms. Johnson made a motion to approve the Conditional Use Permit with conditions. The motion was seconded by Mr. Wilke. The motion passed unanimously.

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

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.

Ms. Westman presented the staff report pertaining to signage in the O-R, office residential, zoning district.

Ms. Westman reports that staff recommends approval of the ordinance amendments.

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

Mr. Meister made a motion to approve the ordinance amendments. The motion was seconded by Ms. Surdy. The motion passed unanimously.

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 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).

Ms. Potts reports that staff respectfully submit 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.

Ms. Potts reports that staff respectfully submit the following findings in relation to the 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.

Ms. Potts reports that 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.

Ms. Potts reports 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 the private drive of 231st Lane.

Mr. Dieken questioned whether the reciprocal access easement agreement was a permanent agreement.

Ms. Potts indicated that this was correct.

Terry Overn (Minnesota Paving & Materials), 1905 3rd Ave, Mankato, MN. Mr. Overn was present as an aggravate permit agent for MPM. He mentioned that this was a registered land survey and there is no preliminary plat, but rather, this would be the final plat. Mr. Overn also referred to (in relation to the variance) a cemetery on one side and a cliff on the other. This would explain the need to reduce the frontage required by code from 150 ft down to 0. He also stated that the plat itself shows all the land as purchased from the previous owner and there have been no changes to any of the land.

Chair Zehnder opened the public hearing for comment.

Jeff Schmidt. Mr. Schmidt was present at the meeting as an adjacent property owner. He questioned the use of some of the parcels that were being sold.

Mr. Overn indicated he did research with the county recorder in addition to the township in relation to the parcel on the east side of County Road 5. He was curious if anyone had ever indicated that this was a road, but the road does go about 750 ft, and they would be giving this away for \$1.

Mr. Konz indicated that what the applicant was proposing to do was to create a new parcel line on the western edge abutting County Road 5. The northern section of that will be sold to the property to the north and the southern section will be sold to the property owner to the south. Additionally, the portion that is located on County Road 5 (tract 3) will be given to the County.

Mr. Overn stated that they would not be doing anything with the property owned by Mr.

Schmidt.

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

Mr. Wilke made a motion to approve the preliminary plat and variance request. The motion was seconded by Mr. Dieken. The motion passed unanimously.

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.

Ms. Potts reports that staff respectfully submits the finding that the proposed ordinance conforms to the goals of Lime Township Land Use Plan.

Ms. Potts reports that staff recommends approval of the proposed addition of Section 16, Recreation and Campground Ordinance, to the Lime Township Zoning Ordinance.

Mr. Wilke questioned why an interim use permit.

Christine Gregory, Township Supervisor. Ms. Gregory stated that the reason for the interim is to be able to monitor it because of the time and oversight of the project compared to a conditional use that has a longer duration.

Mr. Wilke wanted to clarify if the potential project was considered temporary.

Ms. Gregory indicated that it can be perpetual. However, within that approval the conditions allow it to be reviewed depending on interim use.

Mr. Wilke questioned if it would be reviewed periodically.

Ms. Gregory indicated that this was correct and was one of the desires of the Lime Township Board.

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

Chair Zehnder clarified that, based on his previous training, if you have a conditional use permit where you want to have a review of it periodically, an interim use permit would be what is recommended.

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

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

6. **MISCELLANEOUS**

Mr. Konz indicated that the City Council recently adopted modifications to the City Code. He indicated that many of the numbers in relation to code references will change at some point next week and wanted to make the Commission members aware of it.

Mr. Konz indicated that next month would be the last month as Planning Commission members for Ms. Johnson and Mr. Meister.

7. **ADJOURNMENT**

There being no further business, Ms. Surdy moved to adjourn the meeting. The motion was seconded by Mr. Meister. The meeting adjourned at 7:03 p.m.

MINUTES APPROVED.

Chair, Mankato Planning Commission