



MINUTES

Mankato Planning Commission July 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.

Commissioner's Present: Chair Zehnder, Mr. Filipovitch, Mr. Wilke, Mr. Dieken, Mr. Iddings.

Staff Present: Molly Westman-Planning and Zoning Administrator, Mark Konz-Director of Planning and Development Services, Bennett Hanson-Economic Development Specialist, Travis Johnson-Permit Technician, Brittany Mitchell-Planning Coordinator, Victoria Potts-MVCOG Program Administrator, Ean Pringnitz-Intern.

2. APPROVAL OF AGENDA

Mr. Iddings made a motion to approve the agenda. Mr. Dieken seconded the motion. The motion carried unanimously.

3. APPROVAL OF MINUTES

Mr. Wilke made a motion to approve the minutes from June 25th, 2025. Mr. Iddings seconded the motion. The motion carried unanimously.

1. June 25, 2025 Draft Planning Commission minutes

4. OLD BUSINESS

No old business

5. NEW BUSINESS

Mr. Konz introduced Mr. Filipovitch as a new member of the planning commission. He also indicated there will be another new member that will be attending next month.

1. CY32-25

Request of Leo A. Daly, with permission of the property owner, for a preliminary and final plat review of BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County. The subject property is described as Outlot A, Blue Earth County Justice Center Subdivision, Blue Earth County (Blue Earth County PID R010915200011).

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

1. General Requirements

1. The subdivided site will be used for commercial purposes as a regional Bureau of Criminal Apprehension, BCA, facility.
2. Drainage for the development of the public street is being accommodated as part of the public street project. Drainage and storm water management for Lot One, Block 1 of the development, will be required to conform to City drainage requirements. Concept plans for the future site development show private biofiltration ponds on Lot 1, Block 1.
3. The site provides storm connections.
4. On-site wetlands are not shown on the plat.

2. Streets

1. New streets are not being dedicated with the subject plat. The street right-of-way widths from the previously approved Blue Earth County Justice Center plat are in line with the existing street right-of-way widths for a minor arterial street at 100 feet, which is consistent with the current corridor width of Bassett Drive.

3. Easements

1. The plat provides drainage and utility easements of 10' around the subject site.

4. Block Standards

1. The blocks within the subdivision were designed for the intended end use as commercial property. The proposed Lot 1, Block 1 achieves the Block standard as it is approximately 889 feet, which is less than the maximum block length of 1,200 feet.

5. Lot Standards

1. The lot within the subdivision is intended for commercial use and provides an adequate size to allow off-street parking, loading and other facilities for the intended end use.
2. The outlot contained within the platted area will be reserved for future possible access connection to the northerly property.

6. Public Sites and Open Spaces

1. The applicant will not be required to pay a payment-in-lieu of parkland dedication fee as the subject parcel has previously been platted.

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

1. An updated Subdivider's agreement will be required for the public infrastructure improvements.
2. Outlot A shall be available in the event future access is necessary as property to the west/north develops.
3. The applicant will be subject to connection fees for sanitary sewer and water connections. Fees shall be calculated based on the assessment policy and fee schedule.

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

Emily Bolles, Minnesota Department of Real Estate and Construction Services & Matthew Keenan, Project Manager-Leo A Daly. Ms. Bolles and Mr. Keenan were present

at the meeting to answer any questions the commission may have had.

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

Mr. Wilke made a motion to approve the preliminary and final plat with conditions. The motion was seconded by Mr. Dieken. The motion passed unanimously.

The anticipated date of City Council action is August 11, 2025.

2.

CY34-25

Request of Bolton and Menk, with permission of the property owner, for a preliminary and final plat review of Hillside Church Addition. The subject properties are described as Outlot B, Cottages at Town Hall Acres, City of Mankato (Blue Earth County PID R010920228024).

Ms. Mitchell reports that staff recommends the following findings:

General Requirements:

1. The site is designed in conformance with the location and width of streets, the general drainage location, lot sizes and arrangement.
2. A drainage study has been submitted to verify compliance with the city drainage requirements.
3. The site provides storm drains and stormwater ponds that outlet into the city's stormwater facilities at the rates and volumes allowed by the MS4 permit.

Streets:

1. The street right-of-way widths conform to the standards listed in Chapter 10 of the Mankato City code by meeting the right-of-way standards.

Easements:

1. The proposed preliminary plat provides the standard easements required in Chapter 10 of the Mankato City Code.

Block Standards:

1. The blocks within the subdivision were designed for the intended end use in an R-1 district.

Lot Standards:

1. The lots within the subdivision are intended for development. The lots are designed in conformance with the standards set forth in Chapter 10.
2. The concept plan for the residential areas conforms to the minimum lot size requirements.

Public Sites and Open Spaces:

1. The applicant is not required to make a park dedication as the property was previously platted.

Ms. Mitchell reports that staff recommends approving the preliminary and final plat with the following conditions:

1. The applicant shall dedicate any easements or right-of-way on the final plat.

2. The applicant shall obtain a final plat prior to any construction beginning on the site.

Nate Myhra, Bolton & Menk. Mr. Myhra was present at the meeting to answer any questions the commission members may have had.

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 preliminary and final plat with conditions. The motion was seconded by Mr. Iddings. The motion passed unanimously.

The anticipated date of City Council action is August 11, 2025.

3.

CY33-25

Request of Larry Krmpotich for a conditional use permit to allow the installation of a retaining wall in an area having a slope equal to or in excess of 17.6 percent. The subject property is described as Lot 3, Block 1, Mayan Way Subdivision Phase 3, Mankato. (208 Mayan Way).

Ms. Westman reports that staff submits the following findings with respect to the Conditional Use Permit request:

1. The proposed use, an existing residential dwelling, is not proposed to change. The fill, cut and development activities within the slope area equal to or in excess of seventeen point six (17.6%) percent is considered a conditional use permit in Mankato City Code Chapter 10, Article X, Division 2, Sec. 10-1499.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Low Density Residential", which is in keeping with this request that is not seeking any changes to the current use of the property.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The primary structure will continue to be served by public facilities and services, and no utility service provider changes are proposed with this proposal.
5. The proposal does not cause undue traffic congestion as no changes are proposed to the public street system.
6. There are no known historical or architectural resources on the site.
7. The site contains bluffs and woodlands as natural or environmental features on the site. With the recommended conditions, it is intended that impacts to these areas will be corrected and minimized.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

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

1. All drainage from the subject property, including, but not limited to, retaining wall drainage, skating rink drainage, roof and gutter drains, shall outlet to the bottom of the ravine. Additional bluff disturbance when installing said drain pipe is prohibited.
2. The applicant shall obtain written approval from the adjacent property owners if encroachments are necessary for the construction and installation, or other, of the

- proposed retaining wall.
3. Prior to work occurring, and after the installation of the BMP's, such as the silt fence, a pre-construction meeting shall be held onsite with the owner, the contractor and City staff.
 4. Prior to work occurring, the applicant should obtain a building permit.
 5. Prior to beginning work, the property should have the property lines staked and visible for an inspector and these stakes/pins should be visible during a pre-construction meeting.

Daniel Shevtsov, applicant's designee. Mr. Shevtsov was present at the meeting to answer any questions the commission members may have had.

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

Mr. Wilke made a motion to approve the conditional use permit with conditions. The motion was seconded by Mr. Filipovitch. The motion passed unanimously.

The anticipated date of City Council action is August 11, 2025.

4.

CY36-25

Request of Wrestling Brotherhood, with permission of the property owner, for a rezone of the subject properties from M-1, Light Industrial, to R-3, Limited Multiple Dwelling. 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. Westman reports that staff respectfully submits the following findings regarding the proposed rezone from M-1, Light Industrial, to R-3, Limited Multiple Family Residential.

1. The rezoning from M-1, Light Industrial, to R-3, Limited Multiple Dwelling District is consistent with the goals, objectives, and policies of the comprehensive land use plan, as adopted and amended from time to time by the City Council.
2. The rezoning is compatible with the overall character of existing development in the immediate vicinity of the affected property.
3. The proposed R-3 zoning classification is consistent with adjacent properties in the immediate vicinity.
4. The proposed rezoning will not interfere with or diminish the use of property in the immediate vicinity.
5. The properties will continue to be served with public utilities.

Ms. Westman reports that staff recommends approval of the rezoning of the subject parcels from M-1, Light Industrial, to R-3, Limited Multiple Family Residential.

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 rezoning of the subject parcels. The motion was seconded by Mr. Wilke. The motion passed unanimously.

The anticipated date of City Council action is September 8, 2025.

5.

CY35-25

Request of AJK Mankato Holdings LLC for a final plat review of The Station subdivision; for a rezoning of the subject property from Agriculture/Transition to M-1, Light Industrial; for a planned unit development to allow the development and operation of commercial condos with shared accessways and utilities; for a conditional use permit to allow a display area and retail sales in a warehouse space; and for the annexation of said parcel. The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way. (Blue Earth County PID R430903200005).

Mr. Hanson reports that staff respectfully submit the following findings of fact for the preliminary and final plat:

1. General Requirements

1. One on-site wetland has been delineated. A condition requiring a finding of no-loss condition has been included.
2. The site is designed in conformance with the location and widths of streets, the general drainage situation, lot sizes and arrangement.
3. The site provides storm drains and stormwater ponds that outlet into the adjacent drainage ditch.
4. A grading and drainage plan has been submitted for review by City Engineering Staff.
5. The subject property is located within Flight Zone C and is subject to the FAA flight zone ordinances.

2. Streets

1. The applicant will not construct any new public streets.
2. The applicant will construct a temporary private drive from 227th Street to serve the development.
3. Addressing for the development will be coordinated at the time of Annexation. Addressing will temporarily be from Station Trail.
4. The northern boundary of the subject property will remain the front yard for the development, so long as it abuts Blue Earth County ROW.

3. Easements

1. The plat provides the standard easements required in Chapter 10. Article 7 of the Mankato City Code.
2. The plat dedicates a 30' wide drainage and utility easement along the entire western and southern property lines of Block 1.

4. Block Standards

1. Block one, Lot one of the proposed subdivision, was designed for the intended end use as a warehouse, office, and showroom.
2. Block one, Lot two of the proposed subdivision, was designed for the intended end use of industrial condos.

5. Lot Standards

1. The proposed subdivision depicts a development that achieves the required setbacks in the M-1 zoning district.
2. The proposed subdivision abuts a drainage ditch which drains from and into public stormwater. The proposed project is designed to accommodate drainage and access easements, which provide access to and preservation of the drainage ditch.

6. Public Sites and Open Spaces

1. The applicant will be making a \$40,161 payment-in-lieu of parkland dedication.

Mr. Hanson reports that staff respectfully submit the following findings of fact for the planned unit development:

1. The applicant is proposing to utilize efficiencies in development by sharing private utilities, storm water, and access.
2. The planned unit development satisfies the intent of the City of Mankato ordinance and does not jeopardize public health, safety, or welfare.
3. The development of the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
4. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
5. As a development with shared access and utilities, the frontage for signage is associated with the linear length of the northern property line. In the M-1 District, the maximum total signage area of all signs cannot exceed more than two times the front linear frontage of the lot.

Mr. Hanson reports that staff respectfully submits the following findings of fact for the proposed rezoning of the subject parcel to M-1, Light Industrial:

1. The subject property is currently in Mankato Township and zoned AG, Agricultural.
2. The subject property is proposed to be annexed into the City of Mankato, at which time its zoning will be assigned as T- Transition.
3. The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council. The Land Use Plan identifies the subject property as Light Industrial, which is consistent with the proposal.
4. The proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property. Multiple properties located to the south are zoned as M-1, Light Industrial, but some are yet to be developed. These properties were previously subject to equivalent Land Use and Zoning amendments as proposed here.
5. The applicant is proposing to extend municipal water, sanitary, and storm from existing services to the West of the property along 227th St as part of site development.

Mr. Hanson reports that staff respectfully submits the following findings of fact for the Conditional Use Permit:

1. The proposed use of a showroom is considered a Conditional Use in the M-1, Light Industrial zoning district.
2. The proposed use of a professional service office exceeding 10,000 Sq. Ft. in floor area is considered a Conditional Use in the M-1, Light Industrial zoning district.
3. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Light Industrial".
4. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
5. The proposal does not cause undue traffic congestion. Temporary private access is proposed to be extended off of 227 Street until which time the adjacent western property is annexed and developed.
6. There are no known historical or architectural resources on the site.
7. There is a natural and environmental feature on the site, a wetland. There are no impacts proposed, and the applicant intends to maintain the code required setbacks and provide wetland signage.
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.

Mr. Hanson reports that staff recommends the approval of the preliminary plat and final plat with the following conditions:

1. The applicant will coordinate addressing with the City of Mankato following annexation.
2. Future site access from the West shall conform to the standards of the MAPO Long Range Transportation Plan.
3. The applicant will agree to be a willing petitioner for any future road/street network improvements at such time as the property to the West (Hodapp property) develops.
4. Wetland signage shall be installed in accordance with standards provided by the City of Mankato.
5. Development of the property must conform to FAA Flight Zone standards. The Applicant shall confirm and comply with any approvals/permits needed in order to conform with Flight Zone C.
6. Payment in lieu of parkland dedication, in the amount of \$40,161, shall be submitted prior to affixing signatures to a final plat for the development.
7. The property will be subject to water and sewer connection fees based on the City of Mankato assessment policy and fee schedule.

Mr. Hanson reports that staff recommends the approval of the rezoning of the property from T-Transition, to M-1, Light Industrial.

Mr. Hanson reports that staff recommends approval of a planned unit development with the following conditions:

1. The developer shall participate in a pre-construction meeting with city staff prior to construction beginning.
2. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, and drives. The document shall address financing of maintenance and future replacement of the private road, storm water facilities, and private utilities activities prior to issuance of a building permit. The private road, storm water facilities, and utilities will be subject to private covenants and/or association agreements. The agreement shall be recorded with Blue Earth County and a recorded copy shall be submitted to the City of Mankato.
3. On-site lighting shall conform to the lighting standards in Mankato City Code, including but not limited to full-cut, fully shielded fixtures. Conformance shall include, but not limited to, all signage, building, and parking lot lighting.
4. Drainage easements for ditch system shall be fully accessible and traversable from Public ROW or publicly owned property with adequate space for maintenance operations. Slopes adjacent to the ditch and within the easement shall be designed such that maintenance may be performed without issue.
5. Applicant shall confirm whether any approvals/permits that are needed from the adjacent Railroad.
6. The applicant shall review the proposed sanitary force main connection with the Public Works. The City may require the developer to obtain disclosures from each tenant or purchaser regarding the potential adverse impacts from connection to the force main.
7. The wetland at the southern extent of the site shall be analyzed to determine a no-loss condition. A suitable impervious liner shall be considered within the southerly basin to prevent adjacent drawdown from the wetland.
8. Outside storage will be limited to the M-1 standards in Mankato City Code. The applicant shall screen all items stored outside from view from adjacent properties and rights-of-way.
9. A parking analysis shall be submitted with and updated for each new tenant. Parking demand for the uses shall not exceed the number of off-street parking provided. Use may be restricted in the development if parking is insufficient. All off-street parking stalls

shall be striped and conform to dimension in the City of Mankato standards engineering plates.

10. Applicant shall submit a development signage plan that contemplates all businesses within the development. This shall include any shared monument sign, and building signage specifications and allowable sizes for possible tenants.
11. A signage management plan shall be maintained that addresses the total signage allowed on the property, the amount of signage that each tenant may use, and monument signage. This plan must be updated to reflect all approved signage within the greater development to ensure continued compliance.
12. Each individual suite will be required to have a building permit at the time of tenant build out.
13. Each individual Use shall conform to the Uses Permitted in the M-1 Zoning District. Each individual Use that seeks to operate a conforming Conditional Use in the M-1 Zoning District shall receive a Conditional Use Permit prior to occupancy.
14. Noise levels may not exceed the allowable MPCA standards and shall not be audible beyond the property lines.
15. Landscaping conforming to Mankato City Code shall be installed prior to any Certificate of Occupancy within the development.
16. The buildings/uses within the proposed planned unit development will not be issued a certificate of occupancy until all private drives, parking, and driving surfaces are completed and approved by the City of Mankato.
17. All areas upon the property intended to be used for parking/driving purposes shall be hard-surfaced.
18. Applicant shall provide a refuse plan for the site. Any refuse containers shall be fully enclosed in conformance with the Mankato City Code, or stored entirely within the buildings.
19. A snow storage plan shall be submitted and approved. Snow storage shall be in conformance with an approved plan.
20. Applicant shall provide a narrative detailing waste/ trash storage and disposal on-site prior to submittal of a building permit.
21. Applicant shall provide exterior elevations for the six-plex commercial condos and trash building prior to submittal of a building permit.
22. Applicant shall provide updated plans depicting the parcel boundary dimensions and required setbacks to submittal of a building permit.

Mr. Hanson reports that staff recommends approval of the Conditional Use Permit to allow the requested uses in the M-1, Light Industrial District with the following conditions:

1. The applicant shall provide bike parking that conforms to Mankato City Code.
2. This conditional use permit allows the following uses in the M-1 and PI District within this development (except for Adult Uses provided they comply with all other requirements of the Code): professional service offices larger than 10,000 sq. ft. of floor area, and warehousing & wholesale businesses. Any further uses within this development are subject to further review and approval.
3. The applicant shall conform to the noise standards. Noise levels may not exceed the allowable MPCA standards and noises associated with said uses shall not be audible beyond the property lines.
4. A building permit and a plan review must be conducted for each build-out and each proposed use.
5. If signage is desired, a sign permit shall be obtained prior to signage fabrication and installation and shall conform to Mankato City Code section 10.87.
6. Parking stalls shall be hard-surfaced and striped.
7. All exterior finishes shall conform to the Mankato City Code.
8. Loading and unloading shall not interfere with the operation of adjacent uses. It shall not block parking spaces during operations of the businesses within the development and shall not occupy drive aisles required for ingress/egress to the development.

9. The applicant shall have approval from the FAA prior to application for a building permit for each structure.

Chair Zehnder opened the public hearing for comment.

Roger Borgmeier, 23195 583rd Ave. Mr. Borgmeier was present at the meeting and asked how long the temporary road would remain in place.

Chair Zehnder indicated that the duration would depend on any future development that may occur in the area.

Mr. Borgmeier indicated that he owns the land to the west and has no plans to develop and again questioned how long a temporary road can last.

Chair Zehnder indicated that, in that case, the construction done will stay the same going into the future.

Ms. Westman added that Blue Earth County is allowing access to this parcel on an interim basis. She indicated that when Mr. Borgmeier's property is developed, the road will have to be removed because Blue Earth County only wants one access into this area.

Mr. Borgmeier wanted clarification that there is no time limit to the temporary road, and it is more based on what happens to his property in the future.

Ms. Westman indicated that this is correct.

Mr. Borgmeier inquired about the access plan for all three parcels in the event that the property west of his is developed.

Chair Zehnder asked if there was any other information from Blue Earth County as to how many access points they are willing to grant in that area.

Ms. Westman indicated that because it is a county road, the county would need to provide those access points. At this time, there were no plans for development, but if plans did come forward, the City of Mankato would work with Blue Earth County to determine where that access would be and how much would be acceptable.

Mr. Konz added that Blue Earth County has the right-of-way all the way across the parcels in question. He added that as proposals come forward, the county would determine the appropriate access spacing per the standards in the Mankato area transportation plan.

Mr. Borgmeier indicated that he didn't believe you could put in 3 access points across those 3 parcels and indicated you would need something like a frontage road.

Ms. Westman indicated there may potentially need to be a frontage road or shared access to serve these properties as they develop.

Mr. Borgmeier added that he doesn't see a reason for a temporary road and questioned why it wouldn't be done correctly the first time.

Chair Zehnder indicated this was a valid question, but there are no other development plans outside this parcel.

Mr. Wilke added that the planning commission can only make decisions based on the information that is in front of the commission today. The proposal in front of the commission

today includes a temporary access road that complies with ordinances.

Mr. Konz noted that those parcels in question are not located in the City of Mankato. He added that requiring a road to be constructed through those parcels may require easements or annexation into the city.

Mr. Borgmeier questioned if it is considered a temporary road because it is not safe.

Mr. Filipovitch stated that the temporary road preserves Mr. Borgmeier's options. If a permanent road were to be put in, his options would be constrained by the access road that was created. By designating this a temporary road and requiring the owner to be a willing participant in future access planning, it leaves his options open further down the line.

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

Mr. Filipovitch made a motion to approve the final plat with conditions, the rezoning of the property, the planned unit development with conditions, and 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 September 8, 2025.

6.

CYL37-25

Request of Eric Brewer for a rezone of the subject property from Industry to Residential Transition District. The subject property is described as being located in the SE corner of the NE quarter; the south 413.15 feet, thence north 305.88 feet, east 197.61 feet, south 14.5 feet, east 215.54 feet, south 291.38 feet, to the point of beginning, except Blue Earth County Highway Right of Way Plat No. 48, Section 22, Township 109, Range 26, a lot containing approximately 2.30 acres, Lime Township (Blue Earth County PID R400422200005, 58830 240th Street).

Ms. Potts reports that staff respectfully submit the following findings of fact for the request of the zoning classification of Industry to Residential – Transition District:

1. The request does not negatively impact on the health, safety and welfare of the Township. The property is currently a residential use.
2. Given the location of the parcel, the rezoning of the parcel does not impact natural resources, prime farmland and environmentally sensitive areas.
3. Rezoning of the land, does not affect the townships promotion and the preservation of agricultural land and uses and the economic viability of farming operations.
4. The use provides for a compatible land use pattern that limits existing and potential conflicts and respects private property rights. The rezoning provides flexibility for future uses of the property consistent with other uses in the area.
5. The existing use does not require municipal water and sanitary sewer services. Future uses will be evaluated to determine if annexation and service extension is required.
6. The location of the property is not near "aggregate potential" land. Thus, the approval of the rezoning would not adversely affect the allowance for the extraction of mineral deposits in a manner that is sensitive to surrounding land uses, natural resources, and environmentally sensitive areas. Nor would it mitigate the impacts of mineral extraction on surrounding uses and reclamation of the property used for mineral extraction to a condition that can be utilized for future development should be considered in the review of permitting for mining interim use permits.
7. To allow Lime Township the continuation of commercial and industrial land uses on properties within the Township that currently are used for those purposes. The property

is not and has not been used for industrial purposes, which is why the applicant is requesting for a rezoning of the property to bring back the use into conformance. The rezoning to residential transition allows for flexibility in zoning for future uses.

8. Allow for the construction of residential uses on existing lots of record and in locations that are not prime farmland. The land is not a lot of record and has a residential dwelling located on the lot.

Ms. Potts reports that staff recommends approval of the request to rezone the property from the current zoning classification of Industry to Residential – Transition District in Lime Township.

Eric Brewer. Mr. Brewer was present at the meeting to answer any questions the commission members may have had.

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

Mr. Iddings made a motion to approve the rezoning classification. The motion was seconded by Mr. Wilke. The motion passed unanimously.

The anticipated date of Lime Township Board action is August 12, 2025.

6. **MISCELLANEOUS**

Mr. Konz informed the planning commission that Bennett Hanson has been promoted to planner from his current role as an economic development specialist. He also introduced Ean Pringnitz as the new City of Mankato Intern.

Mr. Wilke questioned whether any additional members would be appointed to the planning commission besides Mr. Filipovitch.

Ms. Westman indicated that Kelly Miller will be joining the commission next month.

7. **ADJOURNMENT**

There being no further business, Mr. Iddings moved to adjourn the meeting. The motion was seconded by Mr. Dieken with all in favor. The meeting adjourned at 7:03 pm.

MINUTES APPROVED.

Chair, Mankato Planning Commission