

Hanson, Bennett

From: Emily Bickford <Emily.Bickford@abcsupply.com>
Sent: Wednesday, September 17, 2025 7:18 PM
To: Westman, Molly
Cc: Hanson, Bennett
Subject: RE: Site Plan comments - Action needed - ABC supply
Attachments: ABC MANKATO MN 2.0 #590 - REV2 Outside Storage.pdf

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- A. The proposed gate along Cleveland Street should be required to remain at an open position during business hours, and when deliveries/pick-ups are planned to occur. – **understood**
- B. The applicant shall clarify where retail order pick-ups and parking will occur on site. **Not sure where the retail comment comes from. Wholesale distribution. Our customer pick-up area and parking are clearly marked on the attached (C100)**
- C. The applicant shall provide screening of 90% opacity or greater for the proposed exterior storage in accordance with Mankato City Code. **Upon review, screening around the entire premise would not be needed. Please confirm if this is a condition of the CUP?**
- D. The applicant should be aware that all signage must be reviewed and permitted prior to installation.- **understood**
- E. The applicant should be aware that the existing fence near their northerly property line is fencing for the US 14 eastbound right-of-way. The applicant shall obtain a survey prior to any fence installation to ensure it does not encroach state highway right-of-way. Additionally, the new fencing should not be attached to the MNDOT fence. – **understood**
- F. If traffic associated with the usage of the property causes undue traffic concerns on Cleveland Street or 7th Avenue, the applicant shall be required to complete a traffic study and make the recommended modifications needed to mitigate these conditions.- **understood**
- G. The applicant should be aware that outdoor storage is limited to operable equipment only. Inoperable or unlicensed equipment will not be permitted. Wrecked, dismantled, partially dismantled, inoperative, or abandoned vehicles or machinery shall be prohibited.- **understood**
- H. A snow storage plan shall be submitted and approved. Snow storage shall be in conformance with an approved plan. **No formal plan is being conducted, snow will be pushed to the area marked “future storage area in the SE corner” of this site plan**
- I. If it is not already complete, applicant shall log in to the online portal and make notification fee payment.- **Paid Additional Notice fee \$56**

Emily Bickford (Erickson)
Real Estate Asset Manager



One ABC Parkway