



MINUTES

**Mankato Planning Commission
September 24, 2025 - 6:00 p.m.
IGC - Mankato Room**

1. **CALL TO ORDER**

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

Commissioner's Present: Chair Zehnder, Ms. Surdy, Mr. Filipovitch, 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, and Brittany Mitchell — Planning Coordinator.

2. **APPROVAL OF AGENDA**

Mr. Filipovitch made a motion to approve the agenda. Ms. Surdy seconded the motion. The motion carried unanimously.

3. **APPROVAL OF MINUTES**

Ms. Surdy made a motion to approve the minutes from August 27th, 2025. Mr. Dieken seconded the motion. The motion carried unanimously.

1. **August 27, 2025 Planning Commission Minutes**

4. **OLD BUSINESS**

No old business

5. **NEW BUSINESS**

1.

CY 46-25

Request of Widseth, on behalf of the developer, Southwest Minnesota Housing Partnership, with permission of the property owner, for a final plat review of Good Counsel Meadows plat. The subject property is generally described as Outlot C, School Sisters of Notre Dame Subdivision; part of vacated Ruth Street; part of Outlot B, School Sisters of Notre Dame Subdivision, etal.

Ms. Mitchell reports that staff submits the following findings of fact:

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.
2. The proposal will vacate a portion of Ruth Street right-of-way.

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 as residential lots.

Lot Standards:

1. The lots within the subdivision are intended for residential 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 parkland dedication, as the property was previously platted.

Ms. Mitchell reports that based on conformance with the preliminary plat, staff recommends approval of the final plat.

Craig Britton (Widseth) and James Arentson (Architect, Southwest Minnesota Housing Partnership) were present at the meeting to represent the applicant and respond to any questions from the commission members. Mr. Britton indicated that they have reviewed and agreed to the conditions set forth and will work with the City of Mankato to finalize the construction plans and the final plat.

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

Mr. Filipovitch made a motion to approve the final plat. Ms. Surdy seconded the motion. The motion passed unanimously.

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

Request of ISG, with permission of the property owner, for a conditional use permit to allow unenclosed storage of materials, products and equipment in the PI, Planned Industrial, zoning district, and for a conditional use permit to allow for exterior fluid/fuel storage tanks. The subject properties are described as all of Lots 1 thru 3 and all of Lots 6, Lundin Industrial Park. (304 Lundin Blvd; PID R010906126035).

Mr. Hanson reports that staff respectfully submit the following findings regarding the Conditional Use Permit:

1. The proposed unenclosed storage of material, products and equipment is considered a Conditional Use in the PI, Planned Industrial Zoning District.
2. The proposed outdoor storage, when implemented with the recommendations and in conformance with Mankato City Code, is in keeping with the comprehensive planning policies of the City. The underlying land use plan identifies this parcel as "Light Industrial".
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The proposal does not cause undue traffic congestion. The number of site accesses along Lundin Blvd will not increase.
5. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
6. There are no known historical or architectural resources on the site.
7. There are no known significant natural or environmental features on the property.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. The proposal will not jeopardize the public's health, safety, or general welfare.
10. The applicant has identified the three following aboveground storage tanks that will be constructed or remain on-site: 1) a new 1,000-gallon diesel / HVO tank, 2) an existing 200-gallon diesel tank, relocated on site, and 3) an existing 1,000-lb LP tank to remain as is.

Mr. Hanson reports that staff recommends approval of the Conditional Use Permit to allow unenclosed storage in the PI, Planned Industrial, zoning district and a conditional use permit to allow for exterior fluid/fuel storage tanks with the following conditions:

1. The applicant shall provide a complete set of civil construction plans, including a SWPPP, and a stormwater management plan that meet the City of Mankato standards and MS4 permit. Approval by the City Engineer will be required prior to issuance of a building permit.
2. Outdoor storage is limited to operable equipment only. Inoperable or unlicensed equipment or construction materials will not be permitted. Wrecked, dismantled, partially dismantled, inoperative, or abandoned vehicles or machinery shall be prohibited.
3. The outdoor storage of any refuse or waste material must conform to [section 11-32](#) and [section 10-1743](#), including full enclosure of any refuse containers.
4. Signage for the development shall conform to Mankato City Code standards and a sign permit shall be obtained for any proposed signage prior to fabrication and installation.
5. The applicant shall provide proper notification to MPCA regarding the installation of the above-ground storage tanks on site. If fueling of vehicles occurs on site, MPCA substance transfer area requirements may need to be met
6. The applicant shall receive fire permits for the proposed above-ground storage tanks prior to issuance of a certificate of occupancy.
7. The applicant shall provide tank detail sheets for all existing or proposed aboveground tanks on site prior to issuance of a building permit.
8. Dispensing of flammable/combustible liquids stored within exterior above-ground storage tanks is limited to a maximum of three tanks on site.
9. If traffic associated with the use of the property causes undue traffic concerns on Lundin

Blvd., the applicant shall be required to complete a traffic study and make the recommended modifications needed to mitigate these conditions.

10. The applicant shall provide screening of 90% opacity or greater for the proposed exterior storage in accordance with Mankato City Code. Screening shall be installed prior to issuance of a certificate of occupancy.
11. On-site lighting shall conform to the lighting standards in the 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. Conforming lighting shall be installed prior to issuance of a certificate of occupancy.
12. Landscaping shall be installed in conformance with the Mankato City Code and in accordance with an approved landscaping plan prior to issuance of a certificate of occupancy.
13. Barbed wire, if installed, must be installed above a height of 6 1/2 feet. A fence permit must be obtained prior to modification to or installation of fencing on site.
14. Noise levels may not exceed the allowable MPCA standards and shall not be audible beyond the property lines.

Ms. Surdy inquired whether hazardous waste cleanup is required, given the presence of storage tanks on the site.

Mr. Hanson stated that, to his understanding, the Minnesota Pollution Control Agency (MPCA) has its own set of regulations based on the size and contents of storage tanks. In this case, the combined capacity is limited to 1,000 gallons between each tank, which only triggers the notification requirement. However, if the tanks are used for fuel storage, additional requirements would apply. He also noted that the City of Mankato requires fire permits to be obtained in addition to meeting MPCA regulations.

Randy Potter (ISG) was present at the meeting representing Rolls-Royce and was available 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.

Ms. Surdy made a motion to approve the Conditional Use Permit to allow unenclosed storage in the PI (Planned Industrial) zoning district, as well as a Conditional Use Permit to allow exterior fluid/fuel storage tanks, subject to conditions. Mr. Iddings seconded the motion. The motion passed unanimously.

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

3.

CY 48-25

Request of Bolton and Menk, with permission of the property owner, for a final plat review of Victory Ridge Apartments; for a conditional use permit to allow a grouped housing project in the O-R, Office Residential zoning district; and for a conditional use permit for a wetland sequencing and replacement request. The subject property is described as Outlot B, Kearney Addition No. 2, City of Mankato (Blue Earth County PID R010909301015).

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

1. The use, a grouped housing project, is considered a conditional use in the O-R, Office Residential district.
2. The request is in keeping with the comprehensive planning policies of the City, as the underlying land use plan identifies this parcel as "Office Residential."

3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The proposal will be served with public utilities and services.
5. There are no known historical or architectural resources on the site.
6. There are known environmental conditions on the site. The applicant has worked through the conditions with the appropriate state and city departments.
7. The grouped housing development will not cause a negative effect on the city as a whole as the proposed development conforms to the standards in the Code.
8. To the extent known, the proposal conforms with all other applicable regulations of the district, and other applicable ordinances.
9. The proposal will not jeopardize the public's health, safety, or general welfare.
10. The proposal will not cause undue traffic congestion, as the traffic impact analysis demonstrates that the level of service proposed for the amount of traffic generated within the development will remain at acceptable levels. A traffic study determined that a dedicated left turn signal may be beneficial at the intersection of Adams St. and Victory Dr. to continue to assist with traffic conditions. Staff will continue to work with all parties to determine an appropriate solution.

Ms. Mitchell reports that staff recommend approval of the final plat and conditional use permit for the Victory Ridge Development with the following conditions:

1. The applicant shall submit a geotechnical evaluation and bluff stability study for review and approval prior to building permit submittal.
2. The applicant shall be a willing participant in further evaluation of the signal phasing and upgrades at the intersection of N. Victory Dr. and Adams St. and agree to cost participation of warranted left turn land movement improvements.
3. If the grouped housing project on the subject parcel is constructed in phases, a phasing plan shall be submitted for review and approval, which demonstrates conformance to all standards for each phase of the development.
4. The applicant shall install bicycle parking which conforms to the Mankato City Code.
5. The applicant shall provide a photometric plan that demonstrates conforming lighting levels at the property line. This shall be provided with the building permit submission for the structures.
6. The applicant shall provide exterior light fixture cut sheets. All exterior light fixtures shall conform to Mankato City Code.
7. The applicant shall obtain a sign permit for any desired site signage prior to fabrication and installation.
8. The required landscaping shall be installed prior to, or in conjunction with, occupancy of the premise.
9. Prior to occupancy of any units, a rental license issued by the City of Mankato shall be in place.
10. The applicant shall submit a snow removal and storage plan for the proposed grouped housing project.

Chair Zehnder noted that if improvements to the Adams Street and Victory Drive intersection are warranted in the future, the city would work with previous developments to share in the costs. He asked whether this should be included as a condition of the recommendation, or if the existing process is sufficient without needing to make it a formal condition.

Mr. Konz referenced the discussion during the approval process for the Holiday gas station (now Circle K), noting that the City of Mankato entered into a development agreement with the applicant to help offset the potential costs of future traffic signal alterations at the Victory Drive and Adams Street intersection. He stated that the city would seek to enter into a similar agreement with the applicant for this project, as referenced in Condition #2.

Mr. Konz added that additional steps will be necessary moving forward. He noted that the

applicant conducted a traffic study that identified the potential need to further evaluate the traffic signal at the Adams Street and Victory Drive intersection. He emphasized that both the City of Mankato and Blue Earth County will need to conduct their own traffic study. Once that study is completed, the city will follow up with the applicant regarding a development agreement and any associated cost participation.

Nate Myhra (Bolton & Menk) and Chris Raimann (Kuepers Architects & Builders) were present at the meeting to address any questions from the commission members. Mr. Myhra stated that they have reviewed the proposed conditions and agree with them.

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 final plat and conditional use permit, including the stated conditions. Mr. Iddings seconded the motion. The motion carried unanimously.

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

4.

CY 50-25

Request of American Builders and Contractors, Supply Co Inc, with permission of the property owner, for a conditional use permit to allow unenclosed storage of materials, products and equipment including wholesale building materials in the PI, Planned Industrial, zoning district. The subject properties are described as Lots 1 thru 8, Block 21 and Lots 12-16, 9-11, Block 12, and vacated alleys and streets and Lot 2, Block 1, Vogel Addition. (2205 7th Avenue; PID R010906182007 and R010906183004).

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

1. The proposed unenclosed storage of material, products and equipment is considered a Conditional Use in the PI, Planned Industrial Zoning District.
2. The proposed outdoor storage, when implemented with the recommendations and in conformance with Mankato City Code, is in keeping with the comprehensive planning policies of the City. The underlying land use plan identifies this parcel as "Light Industrial".
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The proposal does not cause undue traffic congestion. Access will not be modified as part of the proposed project.
5. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
6. There are no known historical or architectural resources on the site.
7. There are no known significant natural or environmental features on the property.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. The proposal will not jeopardize the public's health, safety, or general welfare.
10. The existing fence near the northern property line is fencing for the U.S. Hwy 14 Right-of-Way.

Mr. Hanson reports that staff recommends approval of the Conditional Use Permit to allow unenclosed storage of materials, products and equipment including wholesale building materials in the PI, Planned Industrial Zoning District with the following conditions:

1. 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.
2. The outdoor storage of any refuse or waste material must conform to [section 11-32](#) and [section 10-1743](#), including full enclosure of any refuse containers.
 3. Signage for the development shall conform to Mankato City Code standards and a sign permit shall be obtained for any proposed signage prior to fabrication and installation.
 4. The applicant shall obtain an industrial stormwater permit prior to future expansion of the area labeled "future storage area" on Doc. #C100.
 5. The applicant shall provide screening of 90% opacity or greater for the proposed exterior storage in accordance with Mankato City Code.
 6. On-site lighting shall conform to the lighting standards in the 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.
 7. Landscaping shall be installed in conformance with the Mankato City Code and in accordance with an approved landscaping plan prior to issuance of a certificate of occupancy.
 8. The proposed gate located along Cleveland Street shall be required to remain in an open position during business hours, and when deliveries/pick-ups are planned to occur.
 9. 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.
 10. The applicant shall obtain a survey prior to any fence installation to ensure it does not encroach into state highway right-of-way. Additionally, proposed fencing shall not attach to the existing MnDOT fence located along the northerly property line unless prior approval is obtained from MnDOT.
 11. If drainage associated with snow storage within the existing grassy area impacts adjacent properties or public ROW, an alternative snow storage/removal plan shall be provided and approved.
 12. A minimum of three off-street bicycle parking spaces shall be provided on site.

Emily Bickford (Asset Manager, ABC Supply) and Derrick Jacobson (Branch Manager, ABC Supply) were present at the meeting to address any questions from the commission members.

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 conditional use permit with the stated conditions. Mr. Iddings seconded the motion. The motion passed unanimously.

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

5.

CY 51-25

Request of Power Athletics, with permission of the property owner, for a conditional use permit to allow an athletic facility for sports instruction in the M-1, Light Industrial, zoning district. The subject property is described as part of Common Interest Community Number 122, APX Campus Park (1021 Elevate Lane; PID R0109034760020).

Ms. Westman reports that staff respectfully submits the following findings of fact with respect to the conditional use permit to allow non-commercial, recreational use in the R-3 zoning district:

1. The proposed use, a non-commercial recreational use, is considered a conditional use in the R-3 zoning district.
2. The request is in keeping with the comprehensive planning policies of the City as the

underlying land use plan identifies this parcel as "Medium Density Residential", and in that district this proposed use is identified in Code as a conditional use.

3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The proposed development will be served by public utilities.
5. The proposal will not cause undue traffic congestion, according to the trip generation memo provided. A condition is included herein that in the event that traffic impacts occur, the applicant will be required to study and implement mitigation strategies.
6. There are no known historical or architectural resources on the site.
7. There are no known environmentally sensitive areas 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, 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 recommend approval of the conditional use permit to allow the operation of a recreational cheerleading and tumbling operation in Suite 500 of the property zoned M-1, Light Industrial, with the following conditions:

1. Prior to the fabrication or installation of signage at the site, a City of Mankato Sign Permit shall be in place.
2. Prior to the issuance of a sign permit, a development sign plan shall be submitted for review and approval. The plan shall contemplate all possible site signage.
3. All parking stalls shown on the parking plan shall be designed in accordance with the City of Mankato Parking Plates prior to the subject use operating at this location.
4. The facility will be used for private recreational practices. Tournaments, meets, competitions or other events that involve spectators and additional occupants will require an amendment to the conditional use permit, which will allow a review of necessary additional parking or traffic operational requirements for additional occupants and operational components.
5. Bicycle parking in conformance with Mankato City Code shall be provided.
6. A site traffic management plan shall be provided at the time of building permit submission for occupancy of this space. The plan shall detail how traffic and uses associated with potential industrial components on the site will be coordinated and operated in tandem with the proposed recreational use.
7. If traffic issues arise associated with the internal components of the site such as parking, internal site traffic circulation, or other, at the discretion of the City of Mankato Engineering Department, the property owner will be responsible for privately managing the subject site and making modifications necessary to eliminate potential public transportation corridor concerns and conflicts.
8. Future recreational uses, if desired of this facility, will be limited to this suite space and the same or similar operational components, and will be subject to the approving conditions of this conditional use permit.
9. A refuse plan shall be submitted for review and approval. If exterior dumpsters are utilized or proposed on the subject site, they will be required to achieve the Mankato City Code standards.

Jim Halbur (Full Sail Commercial Real Estate) was present at the meeting to represent the applicant and respond to any questions from the commission members. Mr. Halbur explained that the applicant has been searching for a new location for several months and selected this property for a variety of reasons, including ceiling height and available parking.

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 conditional use permit with the stated conditions. Ms. Surdy seconded the motion. The motion passed unanimously.

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

6.

CY 52-25

Request of the Planning Agency for review of the Hilltop Study.

Mr. Konz indicated that on December 13, 2023, the Mankato City Council authorized the Hilltop Planning Area Study to evaluate land use transitions, neighborhood traffic concerns, and long-term preservation strategies for the area bounded by Madison Avenue, Victory Drive, Main Street, and the Crocus Street bluff line. The study responds to pressures from institutional expansion, commercial redevelopment, and transportation challenges that affect the stability and character of Hilltop neighborhoods.

Through a robust community engagement process—including five public meetings, online participation, and collaboration with institutional and commercial stakeholders, residents identified key priorities: pedestrian safety, traffic-calming, preservation of affordable housing, neighborhood reinvestment, and balancing institutional growth with livability.

Transportation analysis confirmed concerns about cut-through traffic, speeding, and crash history along major corridors, while also highlighting opportunities for pedestrian system improvements and safer multi-modal connectivity. Land use review emphasized the importance of managing institutional growth under the Institutional Overlay District framework, addressing redevelopment pressures along Madison Avenue, and preserving housing stock critical to neighborhood affordability.

The Hilltop Planning Study provides recommendations that could be implemented to address the concerns identified in November 2023.

Mr. Konz reports that The Hilltop Planning Study conforms to the goals of the Land Use Plan and supports concepts identified in the Strategic Plan.

Mr. Konz reports that staff recommends adoption of the Hilltop Planning Study.

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

Mr. Filipovitch made a motion to approve the Hilltop Planning Study. The motion was seconded by Mr. Dieken. The motion passed unanimously.

The anticipated date of Council Action is November 10, 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. Iddings with all in favor. The meeting adjourned at 7:11 pm.

MINUTES APPROVED.

Chair, Mankato Planning Commission