

CONDITIONS OF APPROVAL FOR LIME TOWNSHIP FILE CYL-0012-26
ROCKWELL RV AND ADVENTURE PARK

Administrative

1. This approval is based on the exhibits and reports received July _____ by Lime Township staff for Rockwell RV and Adventure Park on multiple parcels totaling approximately 105 acres as listed below, collectively the (Approved Plans). The Facility shall be operated according to the Approved Plans:

Exhibit A. Application Narrative Documents

- 1.0 Application & Narrative Documents
- 1.1 IUP Application Form
- 1.2 IUP Application Narrative
- 1.3 Operational Plan
- 1.4 Fencing Plan & Variance Request
- 1.5 Variance Request – Derrick Crane Height
- 1.6 Adjacent Property Impact Assessment
- 1.7 Recreational Amenity Descriptions
- 1.8 Reclamation Plan Amendment Narrative
- 1.9 Project Team and Responsibilities
- 1.10 Complaint Process
- 1.11 Ordinance Submittal Checklist

Exhibit B. Civil Engineering Plans

- 2.1 Civil Site Plan (103 sheets)
 - C0.01-C0.06 – Existing Cond’s, Removals Plan
 - C1.01-C1.03 – Construction Details
 - C2.01-C2.24 – Stormwater Poll. Prev. Plan
 - C3.01-C3.18 – Grading Plan
 - C4.01-C4.08 – Sanitary Mainline Plan / Profile
 - C4.09-C4.25 – Utility Plan
 - C5.01-C5.03 – Site Plan Overview
 - C6.01-C6.18 – Enlarged Site Plan
 - C7.01-C7.02 – Trailhead Grading & Site Plan

- 2.2 Drainage-Hydraulic Report
 - 2.3 Emergency Vehicle Movements Plan
- Exhibit C. Landscape Architecture Plans

- 2.10 Landscape Plan
 - G001 – Cover Sheet
 - L010-L011 – Plan Notes
 - L210 – Overall Site Plan Reference
 - L211-L213 – Site Plan & Reference Plan

- L220 – Site Plan & Landscape Plan Enlargement
- L501 – Site Fence Intent Imagery – Fence
- L502 – Site Visual Intent Imagery – Character
- L503 – Site Visual Intent Imagery
- L510 – Site Sections
- L511 – Site Details
- L512 – Planting Details
- Exhibit – Perimeter Fence
- Exhibit – Rendered Site Plan
- Exhibit D. Architectural Plans
 - 2.15 Building Floor Plans & Elevations
- Exhibit E. Lighting plans
 - 2.18 Lighting Photometric Plan
- Exhibit F. Technical Studies & Supporting Documentation
 - 3.1 Supporting Documents – EAW & Studies
 - 3.1a Flood Maps from EAW
 - 3.1b CSAH 5 3rd Avenue Corridor Study
 - 3.1c Traffic Impact Study
 - 3.2 Noise Screening Assessment
 - 3.3 Cable Park Figure
- Exhibit G– Agency Correspondence & Supporting Information
 - 4.0 Coordination Responses
 - 4.1 Pilgrim's Rest Cemetery – Letter confirming lease
 - 4.2 Kasota Fire Department Coordination Letter
 - 4.3 Mankato Public Safety Coordination Email
 - 4.4 Blue Earth County Sheriff's Office Coordination Email
 - 4.5 EAW Comment Responses
 - 4.6 Blue Earth County – Response to EAW Comments
 - 4.7 MPCA – Response to EAW Comments
 - 4.8 DNR – Response to EAW Comments
 - 4.9 SHPO – Response to EAW Comments

This Interim Use Permit approval is also based on the Rockwell AV and Adventure Park Environmental Impact Assessment (EAW) dated March 2, 2026.

The Approved Plans are on file with the Township and incorporated herein by reference. Any modifications to the Approved Plans must be reviewed and approved in writing by the Lime Township Board. If the Approved Plans differ from the written terms and conditions as stated in this Interim Use Permit, whichever or more restrictive would apply, unless otherwise agreed to in writing by the Lime Township Board.

All such infrastructure improvements shall be constructed according to the Approved Plans and the Construction Phasing Plan, City Ordinances, and the

standards adopted by the Township, along with all items required by the Township Engineer. Any revisions to the Approved Plans shall be submitted to the Township for prior approval.

2. This Interim Use Permit replaces all previous Conditional Use Permits and Interim Use Permits that may have been granted by either the City of Mankato, Lime Township or Blue Earth County that pertain to the Property. All previous Conditional Use Permits and Interim Use Permits that may have been granted by either the City of Mankato, Lime Township or Blue Earth County that pertain to the Property subject to this Interim Use Permit are hereby revoked. This Conditional Use Permit Revocation does not apply to the remainder of the property subject to the Conditional Use Permit that is still being mined.
3. The findings are hereby adopted and incorporated herein.
4. The Lime Township Board shall receive the Facility manager's contact information and any changes to the individual or contact information shall be forwarded to the Township Board.
5. Applicant shall obtain all required permits and other approvals any state, county or federal agency, and from the Lime Town Board prior to the commencement of operating the Facility. Applicant shall maintain all required permits and approvals for the operation of the Facility during the term of this Interim Use Permit.
6. Applicant shall provide to the Township copies of any monitoring reports and results that are required as part of Applicant's permits and approvals for the Facility.
7. The Lime Township Board may conduct an annual review of the business to ensure that the Property is in compliance with the interim Use Permit conditions.
8. Applicant shall pay an annual inspection fee for the Interim Use Permit, if and when, the Lime Township Board adopts an inspection fee ordinance.
9. The term of this Interim Use Permit shall be from the date of approval by the Town Board until the sale or transfer of the Property to a new property owner or for a five year period ending on _____, whichever event occurs first in time.
10. This Interim Use Permit shall become null and void, and the use shall be deemed abandoned, if the use authorized by this Interim Use Permit is not commenced within one year of the date of approval by the Township Board, or if the use of the Property ceases or is discontinued for a continuous period of one (1) year (365 days) or more.

11. Hold Harmless: The Township shall not be liable for any loss, damage or injury sustained by a recreation or campground area visitor.
12. The Property shall be maintained in a neat, clean, safe and orderly manner at all times.
13. There shall be no parking on the Property except in areas designated for parking as shown on the Approved Plans unless otherwise agreed to in writing by the Township.
14. There shall be no parking on any public road right-of-way.
15. Applicant shall procure, at its own expense, all permits, licenses, or other rights required for the provision of the services and operations contemplated by this interim Use Permit.
16. Applicant shall at all times comply with all Federal, State, County and Township statutes, ordinances, rules, regulations and permits regarding the use of the Property.
17. If any provision(s) of this interim Use Permit is determined to be unenforceable by a court of competent jurisdiction, the remaining provisions shall remain valid and enforceable.
18. Issuance of this Interim Use Permit does not release Applicant, its successors and assigns, from any applicable obligation, duty, liability, or penalty imposed by law, statute, ordinance, rule, or regulation, except the obligation to obtain this Interim Use Permit.
19. The issuance of this Interim Use Permit does not create, and Lime Township does not assume any liability for damages to persons, property or the environment caused by the activities of the Applicant, its successors and assigns, on the Property, including any activities or operations undertaken pursuant to this Interim Use Permit.
20. Applicants, its successors, and assigns, use of the Property shall not create or constitute a public nuisance.
21. Unless noted as a variance within these conditions, all plans must adhere to the Lime Zoning ordinance and all regulating documents. Should a conflict arise between project plans and ordinance, ordinance supersedes plans.
22. Applicant shall provide access to the Property at all reasonable times to the Township or its representatives for purposes of inspection to insure compliance with the terms of this Interim Use Permit. The Property and operations shall be available for inspections by the authorized Township inspectors within normal

business working hours upon reasonable advance notice to the Applicant. Any inspectors must identify themselves to an employee of the Applicant before entering onto the Property and must be escorted by an employee of the Applicant at all times to ensure the safety of the inspectors.

23. Violation of the terms of this Interim Use Permit shall be subject to all remedies and prosecution available to the Township including, but not limited to, revocation of this Interim Use Permit.
24. Applicant, its successors, and assigns, shall reimburse the Township for all administrative, legal, and professional costs incurred in the consideration of this Interim Use Permit Request and any costs of enforcement of this Interim Use Permit. Applicant agrees to pay all such costs within 30 days of billing by the Township. Bills not paid within 30 days of billing by the Township shall accrue interest at the rate of 6% per year. Further, if Applicant fails to pay said amounts within the time permitted, the Township may specially assess such costs against the Property. Applicant by accepting this Interim Use Permit knowingly and voluntarily waives any and all rights to appeal any certification/assessment under any applicable statutes, the Constitution, and case law.
25. New or revised Facility operations on the Property, which are consistent with Township ordinances and all required approvals, may be considered through established review procedures and may be authorized by the Township by amending this Interim Use Permit.
26. Applicant shall annually consult with the local fire and sheriff's department and comply with any and all requirements they may have regarding the Property, unless this requirement is specifically waived in writing by the Town Board.
27. If requested by the Town Board, Applicant shall provide an emergency shelter and/or evacuation plan for the Facility which must be approved by the Town Board. The Emergency Shelter and/or Evacuation Plan, once approved by the Town Board, shall become part of the "Approved Plans".
28. This Interim Use Permit shall become null and void, and the use shall be deemed abandoned, if the use authorized by this Interim Use Permit is not commenced within one year of the date of approval by the Township Board, or if the use of the Property ceases or is discontinued for a continuous period of one (1) year (365 days) or more.

Noise

29. There shall be no fireworks, musical bands, amplified noise or other noise generation at the site without the express written consent of the Town Board. The Township may require Applicant to prepare a noise control plan for approval by the Town Board if there are valid complaints in the sole discretion of the Town

Board. Applicant shall submit the noise control plan to the Township within 1 month of written notice from the Township. Applicant shall comply with any noise control plan approved by the Town Board within 1 month of written notice from the Township unless otherwise agreed to in writing by the Town Board.

30. There shall be no public or private commercial gatherings, weddings, receptions, music festivals, or similar temporary special events held, hosted or managed on the Property without the express written consent of the Town Board.

Camping/RV sites

31. The maximum number of units approved is ____ camping/RV sites on the Property subject to the conditions below and to any requirements imposed by the Board of Supervisors.
32. Recreation and Campground quiet hours are 10:00 pm to 8:00 a.m.
33. Firewood being used onsite shall comply with State and County ordinances and any requirements of the Township's Fire Department.
34. Applicant shall contain an adequate number of fly tight, watertight and rodent proof waste containers and the garbage nor refuse may be burned, incinerated or buried on site.
35. Toilet and shower facilities shall be provided within 400 feet of any camping/RV site in accordance with Minnesota Rules Chapter 4630.0900.

Plan Review

36. Prior to commencing operations at the Facility, a licensed professional engineer, retained by the Applicant, shall certify to the Township that all of the construction/installation of the infrastructure improvements as shown on the Civil Engineering Plans as listed within condition number 1, have been done and performed according to Approved Plans.

Plan Modifications

37. All proposed revisions of the internal traffic circulation plan or project layout shall be subject to review and approval of the Lime Board at least 60 days prior to construction. Any revisions of the internal traffic circulation plan or project layout, once approved by the Town Board, shall become part of the "Approved Plans".

38. Structures not shown on the application plans require a land development permit application shall meet all density and applicable Lime Township Zoning District requirements.

Project ingress and egress

39. Any modifications to the access ingress and egress studied in the project EAW will require additional review and approval by the Township Board and Blue Earth County.
40. Campers are not allowed to use the secondary entrance on 231st Lane accessing Pilgrim landfill, except in emergencies. Applicants shall submit signage for review and approval by the Town Board.
41. Applicant shall obtain approval and coordinate with Pilgrim landfill for appropriate signage and turnaround for after hour landfill customers at crossing over 231st private lane between proposed campsite in Stoffel and McClue quarries

Setbacks and height restrictions

42. All structures located in the Rural Conservation district shall comply with the 35 foot maximum height requirement and any newly added structures shall require a land development permit prior to the commencement of construction.
43. The applicant shall meet the 100 feet leisure activity setback. The term “leisure activity” as used in this Interim Use Permit shall mean: “Leisure activities includes human powered non-motorized sports such as badminton, volleyball, archery, horseshoes, slacklining/ninja line, baseball cage, ropes course, rock skipping, rock climbing, swimming, canoeing, rope swinging, ladder toss, bocce ball, corn hole, tag, playground, shuffle board, pickleball, basketball, tetherball, croquet, disk golf, large Jenga, mini golf, golf driving range, paintball, dog park, ping pong, gaga ball, triple shoot, zipline, sledding, snow tubing, ice fishing, ice climbing, and hockey/ice skating, or some other use which the Township Board deems is substantially similar to the above activities.”
44. All campsites shall conform to Lime Township Zoning Ordinance requiring a 10 feet setback from the interior side of the proposed fence.
45. The applicant shall verify recreation amenity structures are two feet below offsite adjacent residential viewsheds from the highest level of adjoining structures prior to the commencement of construction activities.
46. All leisure activities must occur within the boundary fenced area, and at least one hundred (100) feet from residential property lines.

47. Recreational Uses such as hiking and biking trails must be set back at least 10 feet from the interior of the fence in order to allow fencing maintenance, and safety of use inside the fence.
48. Camp site setbacks shall be a minimum of two hundred (200) feet from residential property line, or two hundred and fifty (250) feet from a permanent residence, whichever is greater.
49. Camp sites must be setback at least 10 feet from interior side of fence adjoining non-residential zoned areas to allow for maintenance of the boundary.

Fencing See also Variance Conditions

50. Except as provided in these conditions, Applicant shall comply with the 6-foot height requirement of the fencing throughout the Property.
51. Applicant shall provide a Fencing Plan for review and approval by the Town Board for the Facility. The Minnesota Department of Natural Resources (MNDNR) shall review the fencing plan to assure wildlife safety and access. Applicant shall make any revisions to the Fencing Plan required by the MNDNR. The Fencing Plan, once approved by the Town Board and MNDNR, shall be part of the “Approved Plans”.
52. A solid type of barrier fence, designed so as to not allow children to climb over or through, shall be installed around the daycare facility meeting the 10 feet setback requirement unless written approval from both the operator of the daycare facility and the owner of the property on which the day care facility is located has been submitted to the Township prior to the commencement of construction waiving these requirements. Any modification approved by the adjacent property owners must also be approved by the Town Board.
53. Fencing must be set back a minimum of fifty (50) feet from residential property lines, unless each adjoining property owner(s) approves in writing that the fence may be placed closer, but not less than ten (10) feet from their property line. The approval from the adjoining property owner(s) must be submitted to the Township prior to the commencement of construction. Any modification approved by the adjacent property owners must also be approved by the Town Board.
54. Fencing shall be setback a minimum of ten (10) feet from property lines from non-residential property to permit maintenance and allow for a wildlife corridor unless otherwise agreed to in writing by the Town Board.
55. Fencing must be setback sixty-five (65) feet from the centerline of Township roads unless otherwise agreed to in writing by the Town Board.

Landscaping

56. A landscape irrigation and maintenance plan prepared by a landscape architect or arborist shall be submitted to the Township for approval prior to the application of a land development permit describing how the landscaping on the Property will be irrigated and maintained. The Landscape, Irrigation and Maintenance Plan, once approved by the Town Board, shall be considered as part of the "Approved Plans".
57. Any dead or dying plants shall be removed and replaced.

Lighting

58. All lighting shall be downlit and not visible offsite to prevent light pollution to surrounding neighboring properties.
59. Where practical lighting shall utilize motion detection, and on only where required for safety.

Signage

60. All signage being proposed shall meet the standards within the Lime Township Zoning Ordinance and Blue Earth County Code. Prior to the commencement of signage construction, the applicant shall submit and obtain a land development permit.
61. Signage identifying each camp site with non-duplicated numbers or letters shall be posted prior to the opening of the park and the applicant shall submit a map with the proposed signage to the Lime Township Board prior to applying for a land development permit.
62. Signage identifying the hours of 10:00 pm to 8:00 am shall be for outdoor solitude shall be installed at each campground to ensure all camp attendees comply with Minnesota Rule Chapter 7030 and the Lime Township Zoning Ordinance. No person shall remain within any recreation or Campground area within the hours of 10:00 pm to 8:00 am, except those registered as campers.
63. The applicant shall post the conduct requirements found in Lime Township Zoning Ordinance, Article 5, Section 16, Part H, subpart 1 through 30 at the park's entrance, main lodge, check-in facility, campground bulletin boards, and on the park's website.

Flood Map

64. No campgrounds, recreation area operations, structures, fencing, nor the screening are to be located in the special flood hazard area. A Flood Insurance Rate Map shall be submitted prior to the application of a land development permit to verify that the campgrounds, recreation area operations, structures, fencing, nor the screening are located in the special flood hazard area. The applicant shall coordinate with Blue Earth County to verify such requirement is being met.

Utilities, Well, Wastewater, Water Quality

65. Applicant shall seek written approval from Blue Earth County on septic and well compliance prior to applying for a land development permit. Applicant, at its sole expense, shall construct those septic and well improvements as detailed in the plans and specifications approved by Blue Earth County prior to operating the Facility. The septic and well plans and specifications once approved by Blue Earth County, shall become part of the “Approved Plans”.
66. Prior to applying for a development use permit, Applicant shall inform Blue Earth County which wells that are currently on the Property shall continue to be utilized or abandoned in place and if any new wells will be constructed to serve the Facility, and obtain required permits and/or approvals from Blue Earth County. Any required permits and/or other approval obtained from Blue Earth County shall be part of the “Approved Plans”.
67. All utilities shall be installed underground.
68. Prior to submitting an application for a land development permit, Applicant shall comply with all comments provided by Blue Earth County, the Minnesota Pollution Control Agency or other state agency regarding the Environmental Assessment Worksheet for the Facility including, but not limited to, the comments provided by Blue Earth County to the Lime Township Board dated April 22, 2026.
69. Prior to the opening of the season, the applicant shall perform such tests and align the results with MDH standards to the Lime Township Board on an annual basis. A copy of the standards coming from Minnesota Department of Health shall be submitted to the Lime Township Board along with the results on an annual basis.
70. All sewage and wastewater shall be discharged into an approved municipal sewage treatment or a subsurface sewage treatment system that meets the requirements of Minnesota Rules Chapter 7080 and Blue Earth County Code.

71. Final disposal method of sewage from the centralized wastewater system shall be approved and conform to standards listed by the MPCA and Department of Health.
72. Applicant shall receive final approval from Blue Earth County for the Subsurface Treatment System (SSTS) or another approved sewage plan, on the Property and provide a copy site to the Township. The SSTS and other approved sewage plans, once approved by Blue Earth County, shall become part of the “Approved Plans”.
73. Coordination with the County will also be required for the compliance of a well prior to applying for land development permit.
74. All drinking water sites shall meet the requirements of Minnesota Rules Chapter 4630.0600.
75. Applicant shall supply water to campers that meets a 400 feet radius of every campsite.
76. All plumbing installed shall be in accordance with Minnesota Plumbing Code, Minnesota Rules Chapter 4715 and _____ shall be submitted to the Department of Labor and Industry for approval. Any approvals from the Department of Labor and Industry shall be considered part of the “Approved Plans”.
77. The final disposal of refuse from the Property shall be collected at a waste management facility permitted by the State and licensed by Blue Earth County or as otherwise agreed to by the Lime Township Board.
78. Applicant shall create a plan for the approval by the Town Board prior to obtaining a development use permit that addresses the following: (1) provision of clearly marked, animal-resistant waste and recycling containers throughout the site; (2) regular waste collection and site housekeeping to prevent accumulation; and (3) educational signage and outreach to encourage campers to minimize waste generation and participate in recycling programs. This Plan, once approved by the Town Board, shall become part of the “Approved Plans”.
79. To avoid environmental effects from accidental spills or releases of hazardous materials, minimize, or mitigate these risks, the project shall implement several measures: (1) hazardous materials shall be stored in secure, labeled containers with secondary containment to prevent leaks or spills; (2) refueling and maintenance activities shall be conducted in designated areas with spill response supplies readily available; (3) regular inspections and staff training will be conducted to ensure compliance with safety protocols; and (4) hazardous waste shall be managed and disposed of in accordance with state and federal regulations, with recycling and source reduction promoted wherever feasible. A spill prevention and response plan for review and approval by the Town Board

shall be developed prior to commencing operations at the Facility and shall be maintained throughout operations at the Facility. This plan will outline procedures for safe handling and storage of hazardous materials, emergency response actions in the event of a spill, and reporting requirements. The Spill Prevention and Response Plan, once approved by the Town Board, shall become part of the “Approved Plans”.

Biological Resources

80. Applicant shall follow all Required Protective Measures and Mitigation noted in the project EAW Table 11, Rare Features and Species.
81. Applicant shall follow MNDNR recommendations for avoiding impacts to the overlapping MBS, RPBB habitat, and calcareous fen as described in section 14 of the project EAW to minimize potential impacts to these sensitive resources.
82. To avoid sensitive areas, trails shall be field-fit to avoid sensitive areas and construction scheduled to avoid sensitive wildlife periods. Project shall at all times be in compliance with the Wetland Conservation Act and endangered species statutes. Signage shall installed along the trails within the Property to advise visitors to keep on trails.
83. Applicant shall monitor groundwater levels to confirm no impacts or changes to Lime 30 hydrology.
84. Water bodies within the Property shall be tested monthly during recreation opening months as recommended by the Minnesota Department of Health. Applicant shall implement all mitigation measures required by the Minnesota Department of Health. All testing results shall be provided Township.

Convenience and food service

85. In the future if the applicant wishes to provide food or drink services on site, they shall have the food catered, or pre-packaged, and have written approval by the Lime Township Board and obtain any and all required approvals including, but not limited to, from the Township, County and/or MN Department of Health.

General Compliance

86. When closing the facility for the season an annual inspection shall be conducted with the Lime Township Board to confirm no storage of tents, tent trailers, boats, boat trailers or recreational vehicles or campground vehicles remain on site outside of the 7 months of operation.

87. All recreational vehicles entering the park shall have a current state issued license.

Variances

88. A variance is approved to reduce the required front yard setback of 65 feet to 35 feet off of 230th lane for the purpose of constructing the required 6-foot-high fence surrounding entire recreation area. The applicant shall obtain a land development permit prior to the commencement of construction of the fence.

89. A variance is approved to reduce the required front yard fencing setback of 130 feet to 45 feet off of 3rd Avenue, for the purpose of constructing the required 6-foot-high fence surrounding entire recreation area. The applicant shall obtain a land development permit prior to the commencement of construction of the fence. The applicant shall coordinate with Blue Earth County on the final fence plans and placement of the fence along 3rd Avenue. Final approval by the County shall be forwarded to the Lime Township Board prior to the issuance of a land development permit.

90. A variance is approved to increase the allowable height of an accessory structure in the Rural Conservation District of 35 feet to 100 feet to allow for the installation and preservation of a historic Quarry Derrick Crane within the Rural Conservation District. The applicant shall submit a viewshed analysis from 3rd Avenue and from the two residential homes within the general vicinity to illustrate the impact to the residents prior to the placement of the crane for review and approval by the Township Board. This approval does not allow banners, signage or flags to be flown or added to the historic Quarry Derrick Crane.