



MINUTES

**Mankato Planning Commission
November 19, 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, Mr. Wilke.

Staff Present: Molly Westman-Planning and Zoning Administrator, Mark Konz-Director of Planning and Development Services, Bennett Hanson-Planner, Travis Johnson- Permit Technician, Brittany Mitchell-Planning Coordinator.

2. **APPROVAL OF AGENDA**

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

3. **APPROVAL OF MINUTES**

Ms. Surdy made a motion to approve the minutes from October 22nd, 2025. Mr. Dieken seconded the motion. The motion carried unanimously.

1. **October 22, 2025, Draft Planning Commission Meeting minutes**

4. **OLD BUSINESS**

No old business

5. **NEW BUSINESS**

1.

CY56-25

Request of APX Construction Group, with permission of the owner, for a final plat review of Evenson Subdivision; for a conditional use permit to allow multiple family housing in the B-3, Highway Commercial zoning district; and for a certificate of design compliance for the construction of two new multiple family dwelling structures in the Highway Gateway Overlay District. The subject property is generally described as being in the east ½ of the northwest ¼, Section 21, Township 108 N, Range 26 W lying south of Highway 83 and east of Highway 22 excluding Stanley Subdivision, Blue Earth County (Blue Earth County PID R430921177001).

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

1. The use, a grouped housing project, is considered a conditional use in the B-3, Highway Commercial 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 "Commercial."
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 is continuing to work through the conditions with the appropriate state and city departments. Permits will not be issued for the project until the wetlands have been addressed.
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.

Ms. Mitchell reports that staff recommends approval of the final plat, conditional use permit, and certificate of design compliance for the Victory Ridge Development with the following conditions:

1. 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.
2. The applicant shall continue working with staff with regard to site water management and drainage. All systems shall conform to engineering standards and other applicable standards.
3. The applicant will be required to make revisions to the site design to accommodate the wetland requirements based on the Technical Evaluation Panel recommendations.
4. The applicant shall submit a variance request and a license to encroach for the construction of the sidewalk.
5. No outside storage shall be allowed.
6. The property shall have all amenity spaces complete at the time of leasing of units.
7. Parking shall conform to the requirements set forth for multiple-family dwellings.
8. Parking lots shall be hard surfaced, striped, and screened from residential properties and rights of way.
9. All mechanical equipment shall be screened from rights of way and residential uses and zones.
10. All exterior elevations shall be consistent per the Certificate of Design Compliance. The exterior finishes as shown and approved by the City Council shall be implemented. No substitutions shall be allowed.

11. The applicant shall install bicycle parking which conforms to the Mankato City Code.
12. 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.
13. The applicant shall provide exterior light fixture cut sheets. All exterior light fixtures shall conform to the Mankato City Code.
14. The applicant shall obtain a sign permit for any desired site signage prior to fabrication and installation.
15. The required landscaping shall be installed prior to, or in conjunction with, occupancy of the premise. All required screening shall meet Mankato City Code Chapter 10.
16. Prior to occupancy of any units, a rental license issued by the City of Mankato shall be in place.
17. The applicant shall submit a snow removal and storage plan for the proposed grouped housing project. Snow placement shall be in accordance with the MS4 requirements for the City.
18. The applicant shall schedule a pre-construction meeting with all appropriate City Staff.
19. The applicant shall have the final plat recorded prior to the issuance of a building permit.
20. The applicant shall provide a staging plan related to the phasing of construction. Ensuring that adequate parking is available for any building occupants.
21. Prior to affixing the signature on the final plat, the applicant shall pay a parkland dedication fee of \$12,400.00.

Matt Borowy (Bright Pixel Design). Mr. Borowy was present at the meeting as the architectural designer for the project to answer any questions the commission members might have.

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, conditional use permit, and certificate of design compliance. The motion was seconded by Mr. Filipovitch and passed unanimously.

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

2.

CY57-25

Request of Mankato Area Public Schools for an amended preliminary plat and final plat review of Mankato West High School Subdivision. The subject property is described as being located in the Southeast Quarter of Section 13, Township 108, Range 27, Blue Earth County, City of Mankato (West High School, 1351 S. Riverfront Drive).

Ms. Westman reports that staff submits the following findings:

1. General Requirements

1. The site is designed in conformance with the existing location and widths of streets, the general drainage situation, lot sizes and arrangement.
2. A drainage study was submitted and is in compliance with the City drainage requirements.

2. Streets

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

3. Easements

1. The preliminary plat provides standard easements required in Chapter 10 of the Mankato City Code.
2. Private easements will also be provided over existing City utilities that traverse the

site.

4. Block Standards

1. The blocks within the subdivision were designed around the existing corridors.

5. Lot Standards

1. The lots are designed in conformance with the standards set forth in Chapter 10.

6. Public Sites and Open Spaces

1. The applicant will not be making a payment in lieu of parkland dedication because the site provides public open spaces. The Parks and Open Space Plan does not show that a park is needed within this subdivision. The site provides public amenities such as ballfields and open areas.

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

1. Prior to, or in conjunction with, affixing the signatures on the final plat, private easements will be executed and recorded for the existing City/public infrastructure on the subject parcels.
2. At the end of the current improvement projects on the subject site, the property owner will provide the City with an as-built plan identifying the location of all private utility lines on the subject site.
3. The applicant shall be a willing petitioner when any intersection improvements are proposed on adjacent roads.
4. The applicant shall obtain a cross-access agreement with the adjacent parcel (YMCA) and this shall be in place prior to or in conjunction with affixing the signatures on the final plat.
5. The applicant shall provide any applicable deed/conveyance for the transfer of the public ways that are dedicated within the plat.

Ms. Westman reports that based on conformance with the recommended conditions of the preliminary plat, staff recommends approval of the Mankato West High School Subdivision final plat.

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 preliminary plat with conditions and the final plat. The motion was seconded by Ms. Surdy and passed unanimously.

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

3.

CY58-25

Request of APX Construction Group, with permission of the owner, Cemstone, for the vacation of a portion of a 10' utility easement located on the westerly side of Lot 2, Block 2 as per the recorded plat of Lime Valley Fourth Addition. The subject property is described as part of Lot 2, Block 2, Lime Valley-Fourth Addition, Blue Earth County (Blue Earth County PID R010431455007, 100 Summit Avenue).

Mr. Hanson reports that staff respectfully submits the following findings of fact for the requested Easement Vacation:

1. The applicant has petitioned to vacate the subject portion of the 10' utility easement.
2. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies stating that no utilities are present within the easement area. Based on this response, the easement would no

longer be needed for utility purposes.

3. This proposed 3,515 Sq. Ft. easement vacation preserves the dedicated utility easements along the northern and southern property boundaries.
4. The proposed vacation is necessary for the development of the subject parcel.

Mr. Hanson reports that staff recommends approval of the vacation of the subject utility easement with the following conditions:

1. The applicant shall combine the two subject parcels into a single zoning lot (R010431455077 & R010431455006) prior to issuance of a building permit for the proposed batch plant that spans across both parcels.
2. The vacation shall be recorded with Blue Earth County prior to issuance of a building permit for the proposed batch plant.

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 vacation of the subject utility easement with conditions. The motion was seconded by Mr. Dieken and passed unanimously.

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

6. **MISCELLANEOUS**

No Miscellaneous items

7. **ADJOURNMENT**

There being no further business, Mr. Wilke moved to adjourn the meeting. The motion was seconded by Ms. Surdy with all in favor. The meeting adjourned at 6:28 pm.

MINUTES APPROVED.

Chair, Mankato Planning Commission