



MINUTES

**Mankato Planning Commission
January 28, 2026 - 6:00 p.m.
IGC - Council Chambers**

1. **CALL TO ORDER**

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

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

Staff Present: Molly Westman-Planning and Zoning Administrator, Mark Konz-Director of Planning and Development Services, Travis Johnson-Permit Technician.

2. **APPROVAL OF AGENDA**

Mr. Konz requested the addition of a miscellaneous item to the agenda. Mr. Filipovitch moved to approve the agenda as amended. Mr. Dieken seconded the motion, and the motion carried unanimously.

3. **APPROVAL OF MINUTES**

Mr. Wilke made a motion to approve the minutes from November 19th, 2025. Mr. Filipovitch seconded the motion. The motion carried unanimously.

1. **November 19, 2025 Draft Planning Commission Minutes**

4. **OLD BUSINESS**

No old business

5. **NEW BUSINESS**

1. **Land Acknowledgment Statement**

Chair Zehnder read the land acknowledgement statement.

2.

CY01-26

Request of HTG Architects, on behalf of the owner, Blaze Credit Union, for a conditional use permit to allow a drive through with driving lanes between the building and the property frontage in the Highway Gateway Overlay District; for a certificate of design compliance for the construction of a new, approximately 6,830 square foot structure in the Highway Gateway Overlay District; for a preliminary and final plat review of Blaze Mankato Addition; and for the vacation of a portion of a 10' utility easement located between Lots 1 and 2, Block 1, as per the recorded plat of Mills Addition to Mankato. The subject properties are described as Lot 2, Block 2 and the north 132.20 feet of Lot 1, Block 2, Mills Addition to Mankato (BEC PID R010909227005 and R010909227003, 1831 Premier Drive).

Ms. Westman reports that staff respectfully submit the following findings for consideration:

Preliminary and Final Plat

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/stormwater management plan 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, and a condition of approval includes that the easement width along Premier Drive be increased to accommodate the installation of a sidewalk.
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 was previously platted.

Ms. Westman reports that staff respectfully submits the following findings for the requested Easement Vacation:

1. There are no known utilities located within the proposed vacation area.
2. The proposed easement vacation area preserves the dedicated standard easements along the western and eastern property boundaries, as required.
3. The proposed vacation is necessary for the development of the subject parcel.

Ms. Westman reports that staff respectfully submits the following findings for the Conditional Use Permit and the Certificate of Design Compliance:

1. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "commercial."
2. The proposal does not interfere with or diminish the use of property in the immediate vicinity. The property is bordered on all side by commercially zoned lands.
3. The proposal is currently served by public facilities and services and will continue to be.
4. The proposal does not cause undue traffic congestion as the submission conforms to Mankato City Code criteria for off-street parking and driving areas. The applicant has provided a traffic analysis that demonstrates no significant issues with respect to trip generation, site operations and overall traffic impact to the area.
5. There are no known historical or architectural resources on the site.

6. There are no known natural or environmental features on the site.
7. It will not cause a negative cumulative effect and effect on the City as a whole.
8. The proposal will not jeopardize the public's health, safety, or general welfare.
9. The property is located in the Highway Gateway Overlay District and the proposed value of the project exceeds \$500,000, which, by Mankato City Code Chapter 10, requires a review of the Planning Commission and City Council.
10. The building elevations conform to the guidelines of the Highway Gateway Overlay District. The proposed addition has exterior finishes including brick, stone, EIFS, glass and metal. All sides of the building visible to the public will be treated consistently with quality materials and finishes.

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

1. The easement along Premier Drive (the western side of the subject lot) be expanded to 15'.

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

Ms. Westman reports that staff recommends approval of the vacation of the easement.

Ms. Westman reports that staff recommends approval of the conditional use permit and the certificate of design compliance with the following recommendations:

1. The applicant shall provide a truck maneuverability plan to ensure adequate circulation is provided throughout the site.
2. Prior to the fabrication or installation of any signage, the applicant shall obtain sign permits, at which time sight distance triangles will be confirmed and verified.
3. The applicant shall provide a continuous sidewalk along the east side of Premier Drive on the subject property. A temporary, mid-block pedestrian crossing should be provided, and will remain as an interim condition until a future connection of the sidewalk on both ends occurs in the future.
4. All elevations shall be evaluated and adjusted as necessary to achieve the exterior building material standards in the gateway district at the time of building permit submission.
5. A landscaping plan achieving the standards in the Mankato City Code shall be provided at the time of building permit submission.
6. Applicant shall provide a photometric plan that demonstrates conformance to Mankato City Code standards.
7. All light fixtures shall achieve Mankato City standards including, but not limited to, full-cut, fully shielded style fixtures.

Patrick McCann, Assistant Vice President of Facilities for Blaze Credit Union, was present at the meeting to express the organization's excitement about being part of the community and to answer any questions from 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 CY01-26. The motion was seconded by Mr. Wilke and passed unanimously.

Request of the Planning Agency to amend Chapter 10 of Mankato City Code related to floodplain ordinances.

Ms. Westman reports that staff submits the following findings:

1. The proposed ordinance 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.
2. The proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property and conforms to the Minnesota Department of Natural Resources Model Ordinance for Floodplains.
3. The proposed amendment will not have an adverse effect on the value of adjacent properties.

Ms. Westman reports that staff recommends the adoption of the amendment to Floodplain Ordinance providing updates to the FEMA maps for Le Sueur Counties.

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 CY02-26. The motion was seconded by Mr. Wilke and passed unanimously.

6. **MISCELLANEOUS**

Lime Township

Mr. Konz indicated that at the first Council meeting of the year, the City of Mankato amended and extended its agreement with Lime Township. He noted that this will impact the Planning Commission, as Lime Township will create its own Planning Commission, and Township-related items will now be handled entirely by the Township.

Chair Zehnder clarified that the Planning Commission will no longer handle items pertaining to Lime Township.

Mr. Konz confirmed that this was correct.

1. **Chair/Vice-Chair roles**

Mr. Konz expressed a desire to formalize the Chair and Vice Chair roles for the Planning Commission for the upcoming year.

Chair Zehnder indicated that he was willing to continue in his role as Chair but noted that he believed his term would end in July.

Mr. Wilke indicated that he was willing to continue serving as Vice Chair.

Mr. Filipovitch made a motion to maintain the current roles. Mr. Iddings seconded the motion, and all were in favor.

2. **Committee Appointments**

Mr. Konz indicated that there is only one committee, the Historic Preservation Commission. He stated that Chair Zehnder is currently the active representative and wanted to ensure that the Commission members were agreeable to this arrangement.

Chair Zehnder indicated that he was willing to continue in that position.

Mr. Filipovitch made a motion to continue Chair Zehnder as the committee representative to the Historic Preservation Commission (HPC). The motion was seconded by Mr. Dieken and carried unanimously.

7. **ADJOURNMENT**

There being no further business, Mr. Wilke moved to adjourn the meeting. The motion was seconded by Mr. Iddings with all in favor. The meeting adjourned at 6:25 pm.

MINUTES APPROVED.

Chair, Mankato Planning Commission