



MINUTES

Mankato Planning Commission
February 25, 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, Ms. Surdy, Mr. Filipovitch, Mr. Dieken, Mr. Iddings, Mr. Wilke, Ms. Bigham.

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

2. **APPROVAL OF AGENDA**

Mr. Dieken moved to approve the agenda as amended. Mr. Wilke seconded the motion, and the motion carried unanimously.

3. **APPROVAL OF MINUTES**

Mr. Wilke made a motion to approve the minutes from January 28th, 2026. Ms. Surdy seconded the motion. The motion carried unanimously.

1. **Draft January 28, 2026 Minutes**

4. **OLD BUSINESS**

No old business

5. **NEW BUSINESS**

1.

CY03-26

Request of Web Construction, on behalf of Old Town Holdings, for a conditional use permit to allow for the conversion of ground floor commercial space to residential apartment units in the B-3, Highway Commercial, zoning district. The subject property is described as Lots 1A and 1B, Block 2, Axis Subdivision (1247 Range Street, BE County PID R010801426012).

Ms. Mitchell reports that staff respectfully submits the following findings for consideration:

1. The use as a mixed use building is considered a conditional use permit in the B-3, General Business 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", 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 is served by public utilities.
5. There are no known historical or architectural resources on the site.
6. The site falls within FEMA's "Catastrophic Levee Failure" ESA Zone.
7. It will not cause a negative cumulative effect and effect on the City as a whole.
8. 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.
9. The proposal will not jeopardize the public's health, safety, or general welfare.

Ms. Mitchell reports that staff recommends the approval of the amendment to the conditional use permit with the following conditions:

1. If traffic issues arise associated with the development, at the discretion and request of the City of Mankato Engineering Department, the applicant/property owner will be responsible for having a more in-depth traffic study prepared, and will be a willing petition for the costs associated with any recommended geometry or traffic control improvements.
2. Exterior lighting shall conform to Mankato City Code standards. All exterior light fixtures shall achieve Mankato City Code standards and a photometric plan shall be provided that demonstrates conformance with the Mankato City Code. rds.
3. Any refuse and recyclable material containers shall continue to be stored inside the building.
4. All amenities shall be installed prior to the issuance of a rental license.
5. The applicant shall be responsible for noise complaints associated with the proximity to Highway 169.
6. The proposed development shall conform to the residential requirements in B-3, Highway Business District.

Ms. Surdy asked whether the reference to Hiniker Parkway indicated that a road would be extended behind the building.

Mr. Konz stated that the extension is part of the upcoming 169 project. He added that modifications to Range Street will reroute traffic to the rear of the building, where the roadway will be named Hiniker Parkway.

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

Chair Zehnder stated that the proposal aligns with the Comprehensive Plan's emphasis on providing diverse housing options in Mankato. He added that converting the units to

residential use supports the City's overall goals.

Mr. Wilke made a motion to approve CY03-26. The motion was seconded by Ms. Surdy and passed unanimously.

The anticipated date of City Council action will be March 9, 2026.

2.

CY04-26

Request of ISG, on behalf of the property owner Reichel Properties, LLC, for a conditional use permit to allow exterior fuel storage tanks in the M-1, Light Industrial, zoning district. The subject property is described as Lot 1, Block 1, Eastwood Energy Center No. 4, Mankato, Blue Earth County (1711 Energy Drive, BE County PID R010903400021).

Ms. Mitchell reports that staff submits the following findings:

1. The request is considered a conditional use within the M-1, Light Industrial District.
2. The proposed improvements, including the implementation of the recommended conditions, conform to the standards of Mankato City Code Chapter 10.

Ms. Mitchell reports that staff recommends the approval of the amendment to the conditional use permit with the following conditions:

1. Applicant shall provide screening for the proposed exterior storage in accordance with the Mankato City Code.
2. The additional equipment must be in conformance with the MPCA noise standards.
3. The design of the fuel storage area shall conform to the MPCA storage tanks requirements.
4. Any added exterior lighting must be in conformance with the Mankato City Code, including full cut-off, fully shielded style, and a photometric will be required prior to lighting installation.
5. The applicant shall submit an emergency response and action plan to the Department of Public Safety for review and approval. The plan shall address Public Safety access to the area.
6. The applicant shall submit an application for a land disturbance permit and building permit prior to construction.
7. The applicant shall submit an updated drainage report.
8. The applicant shall submit a SWPPP at the time of building permit submission.

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 CY04-26. The motion was seconded by Mr. Wilke and passed unanimously.

The anticipated date of City Council action will be March 9, 2026.

3.

CY05-26

Request of AJK Mankato Holdings, LLC for a conditional use permit to allow self-service storage units in the M-1, Light Industrial, zoning district and for a planned unit development to allow shared flexibility for multiple buildings, shared utilities, and a shared roadway network to serve the proposed development. The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way, to be described as Lots 1 and 2, The Station Subdivision (Blue Earth County PID R430903200005/ R010903200005).

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

1. The proposed use as a self-service storage facility is considered a Conditional Use in the M-1, Light Industrial zoning district.
2. The proposed self-service storage facility, when implemented with the recommendations and in conformance with Mankato City Code, is in keeping with the comprehensive planning policies of the City, as the underlying land use plan identifies this parcel as "Light Industrial".
3. The proposal does not cause undue traffic congestion. Temporary private access is proposed to be extended off of 227th Street until such a time that the adjacent property to the west is annexed into the City of Mankato and subsequently developed.
4. There is a natural and environmental feature on the site, a wetland. There are no impacts proposed, and the applicant intends to maintain the code-required setbacks as well as provide wetland signage.
5. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
6. There are no known historical or architectural resources on the site.
7. It will not cause a negative cumulative effect and effect on the City as a whole.
8. To the extent known, the development 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.

Mr. Hanson reports that staff respectfully submits the following findings of fact for the planned unit development:

1. The applicant is proposing to utilize efficiencies in development by sharing private utilities, storm water, and access.
2. The planned unit development satisfies the intent of the City of Mankato's ordinance and does not jeopardize public health, safety, or welfare.
3. The development of the planned unit development will conform to the approved development plan, including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
4. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
5. As a development with shared access and utilities, the frontage for signage is associated with the linear length of the northern property line. In the M-1 District, the maximum total signage area of all signs cannot exceed more than two times the front linear frontage of the lot.
6. A payment in lieu of parkland dedication in the amount of \$40,161 was included as a condition of approval with the previous submittal.

Mr. Hanson reports that staff recommends approval of the Conditional Use Permit to allow a self-service storage facility in the M-1, Light Industrial District with the following conditions:

1. The previously approved Conditional Use Permit, approved on September 22nd, 2025, shall remain fully in-place and all conditions of approval associated with said Conditional Use Permit must still continue to be met.
2. Use of the self-service storage component of the development shall be exclusively limited to "self-service storage". Any proposed future uses outside of self-service storage shall require independent zoning review and a potential Conditional Use Permit prior to any change in use.
3. Each phase of the proposed self-service storage development shall be permitted separately and reviewed against Mankato City Code standards and any conditions of approval.
4. All exterior finishes shall conform to the Mankato City Code.
5. Self-service storage shall be limited to interior storage only and shall not, at any point, be extended to include exterior storage without prior review and approval by City Staff.
6. Self-service storage units shall, in all cases, remain as unconditioned, non-habitable spaces that shall, in no circumstances, be utilized for residential or hazardous occupancy, as defined by Minnesota State Building Code.
7. The applicant shall provide a Phasing Plan for the proposed development of self-service storage units.
8. Applicant shall provide plans for each proposed self-service storage building. Plans shall include exterior elevations, floor plans, material sample boards, and any other relevant data.
9. Applicant shall clarify intent for the rear doors of the proposed self-surface storage units and how they intend to operate as unit access.

Mr. Hanson reports that staff recommends approval of a planned unit development with the following conditions:

1. The applicant shall coordinate with City Staff for updated addressing associated with the proposed development. The address assigned to the Rickway Carpet building shall remain as 1151 Station Trail.
2. The proposed uses of the subject property shall conform to the noise standards. Noise levels may not exceed the allowable MPCA standards and noises associated with said uses shall not be audible beyond the property lines.
3. The applicant shall agree to be a willing petitioner for any future road/street network improvements at such time as the property to the West (currently identified as the Hodapp property) develops.
4. Future site access from the west shall conform to the standards of the MAPO Long Range Transportation Plan.
5. The property owner(s) of all those areas contained within the "The Station" planned unit development, shall be a willing petitioner and be willing to connect to City gravity sewer at such time as properties to the west develop, at which point the private septic system shall be removed in coordination with Blue Earth County.
6. Wetland signage shall be installed in accordance with the standards provided by the City of Mankato.
7. Development of the property must conform to FAA Flight Zone standards. The Applicant shall confirm and comply with any approvals/permits needed in order to conform with Flight Zone C. The applicant shall have approval from the FAA prior to application for a building permit for each structure.
8. All off-street parking stalls and areas of development intended to be used for parking/driving purposes shall be hardsurfaced, striped, and shall conform to the dimensions of the City of Mankato [standard engineering plates](#) (plate 2700A, pdf pg. 45). Parking demands for the uses shall not exceed the number of off-street parking stalls provided.

9. Loading and unloading shall not interfere with the operation of adjacent uses. It shall not block parking spaces during operations of the businesses within the development and shall not occupy drive aisles required for ingress/egress to the development. No vehicle shall be left unattended within any area not designated for parking or loading/unloading.
10. The applicant shall provide bicycle parking equal to 5% of the total number of automobile off-street parking spaces provided. Bicycle parking provided for the planned unit development shall conform to Mankato City Code [Sec. 10-1628](#).
11. On-site lighting shall conform to the lighting standards in 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. Drainage easements for the ditch system shall be fully accessible and traversable from Public ROW or publicly owned property with adequate space for maintenance operations. Slopes adjacent to the ditch and within the easement shall be designed such that maintenance may be performed without issue.
13. Outside storage will be limited to the M-1 standards in Mankato City Code. The applicant shall screen all items stored outside from view by adjacent properties and rights-of-way. Screening shall conform to City of Mankato Landscaping & Screening standards.
14. If signage is desired, a sign permit shall be obtained prior to signage fabrication and installation, and shall conform to Mankato City Code [Chapter 10, Article X, Division 7](#).
15. Applicant shall submit a development signage plan that contemplates all businesses within the development. A signage management plan shall be maintained that addresses the total signage allowed on the property, the amount of signage that each tenant may use, and any monument signage. This plan must be updated to reflect all approved signage within the greater development to ensure continued compliance.
16. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, shared signage, and drives. The document shall address financing of maintenance and future replacement of the private road, storm water facilities, and private utilities prior to issuance of a building permit. The private road, storm water facilities, and utilities will be subject to private covenants and/or association agreements. The agreement shall be recorded with Blue Earth County and a recorded copy shall be submitted to the City of Mankato.
17. Applicant shall provide a landscaping plan that conforms to the Mankato City Code. The applicant shall provide perimeter landscaping which screens parking areas from adjacent properties and shall provide landscaping to soften long expanses of building walls. The applicant may include perimeter landscaping as part of the phasing plan, as long as said landscaping is in-place prior to completion of each phase. Landscaping for each phase shall be installed prior to any Certificate of Occupancy within the larger Planned Unit Development.
18. The buildings/uses within the proposed planned unit development will not be issued a certificate of occupancy until all private drives, parking, and driving surfaces are completed per Mankato City Code standards and approved, for each phase of development.
19. Applicant shall provide a refuse plan for the site. Any refuse containers shall be fully enclosed in conformance with the Mankato City Code, or stored entirely within the buildings. Applicant shall provide exterior elevations for the "trash building" prior to submittal of a building permit.
20. Applicant shall coordinate with Blue Earth County for any construction that is proposed to occur within the public right-of-way, including construction of roadway, grading, utilities, stormwater, lighting, and landscaping.
21. The watermain connection at CSAH 26 shall be a wet-tap connection. This shall be explicitly stated in the approved utility plans.
22. The applicant shall be aware that the HydroCAD hydraulic modeling "model" used to support the draining report, detailed storm sewer, outfalls, and pond grading plans are all actively under review by the City of Mankato Engineer. The applicant shall make any

necessary modifications and provide any updated documentation needed in order to meet the recommendations and standards provided by City Staff. This shall be accomplished prior to issuance of a building permit.

23. The applicant shall coordinate turn lane work on CSAH 26 with Blue Earth County. The applicant shall submit typical pavement sections for the proposed turn lane to Blue Earth County for review and approval.
24. Snow storage shall be utilized per the approved snow storage plan provided by the applicant.
25. Applicant shall confirm whether any approvals/permits are needed from the adjacent Railroad prior to issuance of a building permit.
26. The developer shall participate in a pre-construction meeting with city staff prior to construction beginning.
27. The applicant shall provide updated plans that do not include encroachment of a private stormwater pond into Blue Earth County public right-of-way. The applicant shall work with Blue Earth County on any proposed work within their right-of-way. Applicant shall provide proof of an agreement with Blue Earth County to allow any such encroachment into the ROW prior to issuance of a building permit.
28. The applicant shall fully record the official plat of the subject property with Blue Earth County prior to issuance of any building permit.

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 CY05-26. The motion was seconded by Mr. Wilke and passed unanimously.

The anticipated date of City Council action will be March 9, 2026.

4.

CY07-26

Request of ERM, on behalf of the CenterPoint Energy, for a preliminary plat review of CNP Mankato First Addition. The subject property is described as part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, a tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of a parcel lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West, all located in the City of Mankato, Blue Earth County (2400 N. Riverfront Drive, BE County PID's R010905176004, R010905176003, R010905176002, R010905176001).

Mr. Pringnitz reports that staff recommend the following findings:

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. 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 site is surrounded by an existing street network and no new dedication is proposed.

Easements:

1. The proposed preliminary plat provides ten feet wide easements around the subject site

- for public drainage and utilities ts required in Chapter 10 of the Mankato City Code.
2. The plat shall be updated to include all private easements upon the subject site.

Block Standards:

1. The block within the subdivision were designed for the intended end use of industrial lots.

Lot Standards:

1. The lot within the subdivision is intended for industrial development. The lot is designed in conformance with the standards set forth in Chapter 10.
2. The concept plan for the industrial areas demonstrates adequate size to allow off-street parking, loading areas and such other facilities as are required to satisfy the requirements of chapter 6, and further review and consideration will be required for any site improvements proposed at the subject property.

Public Sites and Open Spaces:

1. The subdivision is not designated as an area for a playground or park in the comprehensive development plan, the owner or subdivider, in lieu of property dedication, shall provide a payment-in-lieu of parkland dedication of \$45,973

Mr. Pringnitz reports that staff recommend approving the preliminary plat with the following conditions:

1. Payment in lieu of parkland dedication, in the amount of \$45,973, shall be submitted prior to affixing signatures to a final plat for the subject property.
2. No additional addresses will be assigned if the building is not occupied.
3. An increase in stormwater square footage will result in increased billing, which will take effect at the time of final plat approval.
4. Applicant will be required to pay Sanitary Access Connection and Water Access Connection charges.
5. The applicant shall include all private easements on an amended preliminary plat for review with the final plat submission.

Mike Fogarty (CenterPoint Energy Project Manager). Mr. Fogarty was present at the meeting to answer questions from commission members. He thanked the Planning Commission and City of Mankato staff and expressed CenterPoint Energy's excitement about the opportunity to advance clean energy initiatives in Mankato.

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

Mr. Wilke moved to approve CY07-26. The motion was seconded by Mr. Filipovitch and passed by a 6–1 vote, with Ms. Surdy voting no.

The anticipated date of City Council action will be March 9, 2026.

5.

CY08-26

Request of ISG, on behalf of the owner, Front Street Plaza, LLC, for preliminary plat review of Front Street Place subdivision. The subject properties are described as, Parcel 1: Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato with exceptions; AND, Parcel 2: Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato;

otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; AND, Parcel 3: Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota; AND, Parcel 4: Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato; AND, Parcel 5: Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17; AND, Parcel 6: That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, and Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof; AND, Parcel 7: the Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruner's Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 8: Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5; AND, Parcel 9: Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5 and Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17 and All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17; AND, Parcel 10: The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruner's Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 11: Outlot A, Warren Street Subdivision; AND, Parcel 12: Outlot A, Pike Street Subdivision No. 3, City of Mankato; AND, Parcel 13: part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder, all being in City of Mankato, Blue Earth County, Minnesota (All those lands lying between Warren Street, South Front Street, Liberty Street and Riverfront Drive).

Ms. Mitchell reports that staff submit the following findings:

1. General Requirements

1. The site is designed in conformance with the existing location and width of streets, the general drainage situation, lot sizes and arrangement.
2. A drainage study will need to be submitted to prove compliance with the City drainage requirements.

2. Streets

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

3. Easements

1. The preliminary plat provides standard easements required in Chapter 10 of the Mankato City Code.

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 be making a payment-in-lieu of parkland dedication. The Parks and Open Space Plan does not show that a park is needed within this subdivision.

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

1. The applicant shall be a willing petitioner when any intersection improvements are proposed on adjacent roads.
2. The applicant shall submit a stormwater drainage report.
3. The applicant shall submit a Traffic Impact Study.
4. The applicant shall be required to pay SAC and WAC connections.
5. The applicant shall be aware that the plan to abandon 127", 72", & 48" Storm lines running through site shall be in development plans.

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 CY08-26. The motion was seconded by Mr. Filipovitch and passed unanimously.

The anticipated date of City Council action will be March 9, 2026.

6.

CY09-26

Request of Brett Skilbred for the vacation of a portion of Lind Street. The subject property is described as all that part of Lind Street located west of 8th Avenue and between Block 8 & 9, Columbia Park Addition.

Mr. Hanson reports that staff respectfully submit the following findings of fact for the requested vacation:

1. The applicant has petitioned to vacate the subject portion of the Lind St right-of-way.
2. The subject portion of Lind Street proposed to be vacated was never improved as a Public Street following its dedication as such.
3. The proposed vacation area is no longer needed for public street or roadway purposes, as it was originally intended.
4. The proposed vacation is necessary for the intended development of the subject parcel.
5. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies. No utility company respondents identified a need for dedication of an easement.
6. The applicant is responsible for coordination of utility relocation and is responsible for all costs associated with any said relocations. The applicant is responsible for coordination and granting of any new easements, if deemed necessary, for preservation or relocation of the subject infrastructure.
7. At the time of platting, standard drainage and utility easements will be dedicated along a portion of the right-of-way.

Mr. Hanson reports that staff recommends approval of the vacation of the subject portion of Lind Street with the following conditions:

1. Applicant shall coordinate with City Staff to address all pre-submittal comments provided to the applicant. The applicant shall address these comments prior to, or in tandem with, submission of future zoning request applications.
2. The requested ROW Vacation shall not be recorded until such time as there is an agreement between any utility provider and the applicant regarding dedication of a utility easement, or until a documented, definitive pathway to relocation of the utilities has been provided to City Staff.
3. The applicant shall be a willing grantor of any necessary easement in order to maintain or relocate the existing utility infrastructure located within the right-of-way area. The

- location and size of the easement shall be at the discretion of the applicable utility.
4. The applicant/property owner shall be responsible for any and all costs associated with re-routing the existing infrastructure to a location that is acceptable to the utility company.
 5. The applicant shall receive sign-off from all relevant utilities companies and provide proof of signature to City Staff prior to recording the vacation with Blue Earth County.

Brett Skilbred (Fisher Group). Mr. Skilbred was present at the meeting to answer questions from commission members. He thanked the commission for considering his item and noted that this application would be the first in a series related to the Quarry View development project.

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 CY09-26. The motion was seconded by Ms. Surdy and passed unanimously.

The anticipated date of City Council action will be March 23, 2026.

6. **MISCELLANEOUS**

Chair Zehnder welcomed Ms. Bigham as a new member of the Planning Commission.

7. **ADJOURNMENT**

There being no further business, Mr. Filipovitch moved to adjourn the meeting. The motion was seconded by Mr. Wilke with all in favor. The meeting adjourned at 6:50 pm.

MINUTES APPROVED.

Chair, Mankato Planning Commission