



MINUTES

**Mankato Planning Commission
July 22, 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. Dieken, Mr. Iddings, Mr. Wilke, Ms. Bigham.

Staff Present: Travis Johnson- Permit Technician, Molly Westman-Planning Coordinator, Susan Arntz-City Manager, Bennett Hanson-Planner

2. **APPROVAL OF AGENDA**

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

3. **APPROVAL OF MINUTES**

Mr. Iddings made a motion to approve the minutes from June 24th, 2026. Mr. Wilke seconded the motion. The motion carried unanimously.

1. **June 24, 2026 Draft Planning Commission meeting minutes**

4. **OLD BUSINESS**

No old business

5. **NEW BUSINESS**

1. **CY30-26**

Request of Samantha Grems, with permission of the property owner, Daniel Dinsmore, for a conditional use permit to allow for a play café in the CBD-F, Central Business District Fringe, zoning district. The subject property is described as one-third of Lot 2, Block 17, Map of Mankato (321 N. Riverfront Drive).

Ms. Westman reports that staff respectfully submit the following findings of fact.

1. The use, a café, also referenced in the Code as a restaurant, is one of the conditional uses listed in CBD-F, central business district fringe, zone district.
2. The request is in keeping with the comprehensive planning policies of the city as identified uses and policies associated with each use are outlined.
3. The proposed use, when considered with the recommended conditions, does not interfere with or diminish the use of property in the immediate vicinity.
4. The property is currently served by public facilities and services.
5. The proposed use does not cause undue traffic congestion.
6. The subject site is part of the North Front Street Commercial Historic District as listed on the National Register of Historic Places. The property is referenced in the registry as A. M. Klages Grocery. There are no exterior modifications proposed for the property and, thus, no impacts to the historic and architectural features of the property.
7. There are no impacts to natural or environmental features associated with the subject site.
8. The proposal will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the city as a whole.
9. The proposal complies with all other applicable regulations of the district in which it is located and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare, and conditions of approval are outlined here to address any operational issues that may present themselves with the proposed use.

Ms. Westman reports that staff recommends approval of the conditional use permit to allow the operation of a play café with 14 seats, with the following conditions:

1. If a bike rack is not currently available for the subject property, one shall be installed in accordance with Mankato City Code.
2. If a dumpster is proposed, it shall meet the criteria in the Mankato City Code.
3. Prior to the fabrication or installation of signage, a sign permit shall be in place.

Samantha Grems. Ms. Grems was present at the Planning Commission meeting, thanked the Commission for their time, and stated that she was available to answer any questions the Commission may have.

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

Ms. Bigham made a motion to approve CY30-26. Mr. Wilke seconded the motion and passed unanimously.

The anticipated date of City Council action is August 10, 2026.

2.

CY31-26

Request of ISG, on behalf of Mankato Surgery Center, for a preliminary and final plat review of Mankato Clinic Fifth Addition; for an amended planned unit development, PUD, to allow for a structure expansion and replatting of the existing planned unit development; and for a certificate of design compliance for a property located in the Highway Gateway Overlay District for an addition to an existing structure. The subject property is described as Lot 1, Block 1, Mankato Clinic Third Addition, and Lot 1, Block 1, Mankato Clinic Fourth Addition, City of Mankato, Blue Earth County (1411 Premier Drive).

Mr. Hanson reports that staff respectfully submit the following findings of fact for the requested Preliminary Plat and Final Plat of Mankato Clinic Fifth Addition:

1. General Requirements

1. The proposed Preliminary & Final Plat is a replat of Mankato Clinic Third Addition and

Mankato Clinic Fourth Addition.

2. The site is designed in conformance with the location and width of streets, the general drainage situation, lot sizes and arrangement.
3. A drainage study or stormwater management plan has not been provided at this time. A condition of approval denotes that this documentation must be provided by the applicant.

2. Streets

1. The applicant will not construct any new public streets; rather, multiple private driveways provide access to the development via Premier Drive. The applicant proposes the conversion of one such private driveway area into designated parking surfaces.
2. The property is served by two accesses from Premier Drive.

3. Easements

1. The plat provides a continuation of the standard easements required per Mankato City Code and the continuation of all other underlying easements present.
2. Multiple private easements are present on the property, including parking easements with Mankato Clinic and OFC.

4. Block Standards

1. The blocks within the subdivision were designed for the intended end use as a shared medical campus.

5. Lot Standards

1. The lots within the subdivision are intended for shared medical campus use.
2. The lot boundaries of Lot 1 & Lot 2 are being updated to better reflect the current build conditions of the site.
3. The concept plans submitted for the development depict expansions to the existing Mankato Surgery Center building and modifications to the existing parking and driving surfaces located on Lot 1, Block 1.

6. Public Sites and Open Spaces

1. The proposed subdivision was previously platted as part of multiple Mankato Clinic Additions. Payment-in-lieu of parkland dedication in the amount of \$20,359.94 was previously paid for with the platting of Mankato Clinic Addition in 2000.
2. The proposed subdivision does not create or convey any public sites or permanent open space.

Mr. Hanson reports that staff respectfully submits the following findings of fact for the amendment to the Planned Unit Development:

1. The planned unit development satisfies the intent of the City's ordinance, when approved with the recommended conditions, and does not jeopardize public health, safety or welfare.
2. The development for the planned unit development will conform to the approved development plan, including all proposed covenants, easements, conditions of approval, and other provisions relating onto the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
3. The Planned Unit Development in place, and its subsequent amendments, apply to the entirety of the Mankato Clinic / Wickersham Medical Campus as a whole.

Mr. Hanson reports that staff respectfully submits the following findings of fact for the Certificate of Design Compliance:

1. The property is located in the Highway Gateway Overlay District and the proposed value of the project exceeds \$500,000.
2. The proposed development, with inclusion and implementation of the recommended conditions, conforms to the standards of the Highway Gateway Overlay District.
3. The design of building elevations conforms to the guidelines in the underlying districts as proposed. All sides of the building visible to the public will be treated consistently with the materials, color, scale, and architectural features of the existing buildings.

Mr. Hanson reports that staff recommends approval of the Preliminary Plat of Mankato Clinic Fifth Addition with the following condition:

1. Applicant shall provide updated plans, including a drainage study and stormwater management plan that reflect all planned onsite stormwater treatment improvements. Plans shall reflect conformance with City of Mankato MS4 standards, the City of Mankato Grading Manual, and [Minn. R. 7090](#) ("*Minnesota Rule 7090*").

Based on conformance with the Preliminary Plat and its recommended condition, Mr. Hanson reports that staff recommends approval of the Final Plat of Mankato Clinic Fifth Addition.

Mr. Hanson reports that staff recommends approval of the Amended Planned Unit Development with the following conditions:

1. Conditions and recommendations from all previously approved amendments to the Planned Unit Development shall continue to apply.
2. All future site improvements and modifications to building conditions shall continue to be reviewed and approved as amendments to the Planned Unit Development associated with the Mankato Clinic / Wickersham Medical Campus as a whole.
3. All stormwater associated with new or fully reconstructed impervious surfaces proposed to be present onsite shall be treated by permanent onsite stormwater treatment improvements. The applicant shall coordinate with the Construction and Engineering Services and Environmental Services Staff to ensure conformance with state and local stormwater standards.
4. Applicant shall provide updated plans that reflect all onsite stormwater treatment improvements. Plans shall reflect conformance with City of Mankato MS4 standards, the City of Mankato Grading Manual, and [Minn. R. 7090](#) ("*Minnesota Rule 7090*").
5. Applicant shall provide fully updated plan sets that represent the current proposal. Including, but not limited to, updated Floor Plans, and Exterior Elevations.
6. 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.
7. All new and reconstructed parking and driving surfaces shall conform to the screening requirements set forth in Mankato City Code.
8. Landscaping shall be installed in accordance with Mankato City Code standards outlined in [Chapter 10, Article X, Division 8](#), and shall meet all height and opacity requirements within one year of installation.
9. The applicant shall coordinate with the appropriate regulatory agencies, including the Minnesota Pollution Control Agency (MPCA), to ensure conformance with state standards and permit requirements associated with the above-ground liquid oxygen tank.
10. No outside storage shall be allowed on the subject property.
11. Applicant shall ensure clients of the Mankato Surgery Center have continuous access to the bicycle parking stalls provided on site.
12. With the inclusion of this proposal, all future medical campus projects that create new or fully reconstruct existing impervious surfaces onsite, must meet City of Mankato and State of Minnesota MS4 standards, including, but not limited to, the onsite treatment of stormwater.

Mr. Hanson reports that staff recommends approval of the Certificate of Design Compliance with the following conditions:

1. All alterations and additions to existing elevations of the building shall be treated consistently with quality materials and finishes that achieve the standards of the Highway Gateway Overlay District.
2. Minor changes to the exterior materials due to product availability associated with this request may be authorized by the City Manager or designee. Changes must be similar to the original product, style, shape and color and subject to review and approval.
3. Rooftop mechanical screening shall conform to [Sec.10-1745](#) of the Mankato City Code and to the Highway Gateway Overlay District standards. All mechanical equipment located on the roof of any building exceeding six (6) feet in height, shall be completely screened to the full height of such equipment by a parapet wall or other screening structure constructed of the same or similar materials as the principal building facade.

4. All mechanical equipment located on the subject property shall be perpetually screened according to Mankato City Code Chapter 10.
5. Dumpster enclosures shall be fully screened in conformance with Mankato City Code standards.

Bryan Petzel, Civil Engineer, ISG. Mr. Petzel was present at the meeting on behalf of the applicant and stated that he was available to answer any questions the Commission may have.

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 CY31-26. Mr. Iddings seconded the motion and passed unanimously.

The anticipated date of City Council action is August 10, 2026.

3.

CY34-26

Request of Rice Companies, on behalf of the owner Kohlmeyer Hagen Law, for a certificate of design compliance for a new, approximately 9,360 square foot structure to be located in the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Alexia Subdivision (Blue Earth County PID R010909126033).

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

1. The proposed development, including the implementation of the recommended conditions, conforms to the standards of the Highway Gateway Overlay District, as noted under the Mankato City Code.
2. The applicant is proposing to utilize efficiencies in development by connecting to public utilities, storm water, and access. There is a proposed temporary driveway that will accommodate access for clients and staff off the existing St. Andrews.

Ms. Westman reports that staff recommends approval of the Certificate of Design Compliance with the following conditions:

1. The applicant shall continue to work with City Engineering and Public Works staff to ensure all conditions are met.
2. Submitted finishes shall not be changed without requiring an amendment to the Certificate of Design Compliance.
3. All equipment shall be screened according to Mankato City Code Chapter 10.
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. If a dumpster enclosure is ever installed on the subject property, it shall be fully screened in accordance with Mankato City Code standards.
6. Parking lot shall be screened according to Mankato City Code Chapter 10.
7. All new exterior light fixtures shall be of a full-cut, fully shielded style and meet Mankato City Code. Submitted photometric plans shall demonstrate lighting levels at or below the maximum of ½ foot candle at all property lines.
8. The applicant shall submit the final civil plans for Department of Public Works review and approval.
9. The private driveway, storm water facilities, and utilities will be maintained privately and may require replacement upon extension of St. Andrews Drive.
10. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, and drives. The document shall address financing of maintenance and replacement activities.

Joey Barr, Rice Companies. Mr. Barr was present at the meeting and stated that he was available to answer any questions the Commission may 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 CY34-26. The motion was seconded by Mr. Iddings and passed unanimously.

The anticipated date of City Council action is August 10, 2026.

6. **MISCELLANEOUS**

No miscellaneous items

7. **ADJOURNMENT**

There being no further business, Mr. Wilke moved to adjourn the meeting. The motion was seconded by Mr. Dieken with all in favor. The meeting adjourned at 6:41 pm.

MINUTES APPROVED.

Chair, Mankato Planning Commission