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Exhibit H March 15,
2024
3-21-24 edit mined-silica
sand
3-28-24 Exhibit I added
4-12-24 edit leisure
definition, remove silica
sand where warranted

For Consideration

Lime Township Zoning Amendment

Commercial
Recreation & Camping

Past, Present, and Future Aggregate Mining Areas

Online Copy:

[Camping and Recreation](#)

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EXHIBITS

- Exhibit A. Proposed Lime Township Zoning Ordinance Amendments**
- Exhibit B. Project Correspondence**
- Exhibit C. Partial List Of Governing Plans And Similar Project Links**
- Exhibit D. Photos From Other Quarry Parks**
- Exhibit E. 2013 Jordan Sands Eaw**
- Exhibit F. 2013 Jordan Sands Conditional Use Permit**
- Exhibit G. Alta Survey**
- Exhibit H. Proposed Amendment Consistency with Lime Township Comprehensive Plan and Spot Zoning**
- Exhibit I. Jordan Sands Conditional Use Permit Figure 2 with Haul Route shown between Parcels C & D**

I. PROJECT SUMMARY

The proposed Commercial Recreation and Camping Project (project) would create a recreation and adventure area with campground spaces at what is currently the Jordan Sands, LLC, industrial sand mining and processing facility. The mining facility includes McClure Quarry (Parcel C), Stoffel Quarry (Parcel D), and a haul route (Tract W) (collectively, the project area), located along 3rd Avenue (State Highway 5) within the Lime Township and outside of the city of Mankato in Blue Earth County. The project area's ongoing mining operations are expected to wind down in the next year or so. The proposed project would develop the site to provide opportunities for outdoor recreation and camping, while highlighting the area's historical ties to mining. Activities and elements under consideration include mountain biking and adaptive bike trails; a cable wakeboard park; a campground; rock climbing; kayaking/standup paddle boarding; fishing; and other outdoor recreation opportunities. The proposed recreational area would incorporate natural areas throughout with native vegetation. The project is also considering incorporating some historic structures from mining operations in the site design to preserve ties to the area's history.

“Outdoor recreation is central to Minnesota's identity, fundamental to our economy, and essential for our health and quality of life.”

- *Minnesota Department of Natural Resources*

The project silica sand quarries are shown on Figures 1-5 and are located on 3rd Avenue (State Highway 5) in an area surrounded by light industry uses on the south, west, and southeast and residential on the north and northeast. There is a childcare facility in a former school along 3rd Avenue adjacent to the project. The Jordan Sands Conditional Use Permit areas are shown in Figure . Parcels C and D and the haul route between them (Tract W) are the proposed recreation and camping parcels.

Currently, the project area is zoned for Rural Conservation and Industry uses, and remediation and restoration plans for the mine closure involve grading and filling the existing cuts of the quarry with a 3:1 slope towards the water. The plans follow Rural Conservation or Industrial District zoning ordinance requirements for development.

To meet the requirements of the Lime Township Land Use Plan (Comprehensive Plan) (1998), the Lime Township Annexation Agreement (Joint Orderly Annexation Agreement) (2018), and the Lime Township Zoning Ordinance, a zoning ordinance text amendment allowing commercial recreation and camping at the sites is required prior to submitting a development permit application. Approval of the proposed Zoning Ordinance amendments would allow submittal of a development plan application for the project.

Following approval of the Zoning Ordinance amendments, the project would develop the necessary project plans, studies, reports, engineering, details, and specifications to prepare the development permit application and demonstrate that significant impacts to the environment and neighborhood would not occur, or at a minimum would be mitigated to less

than significant. The standard Environmental Assessment Worksheet (EAW) from the Minnesota Environmental Quality Board would be prepared to demonstrate environmental compliance.

II. PROJECT DESCRIPTION

The Jordan Sands LLC Conditional Use Permit Application: Industrial Sand Mining & Processing, dated September 2012 and Amended May 2013, describes the previously permitted areas as comprised of four specific areas (Parcels A, B, C, and D). Parcels A and B were noted as processing parcels. While the area was previously mined, the Jordan Sands application added silica sand mining.

Following closure of the silica sand mining operations, the proposed project would develop Parcel C, Parcel D, and Tract W (described in the ALTA/NSPS Land Title Survey [ALTA, 2021]) to provide opportunities for outdoor recreation and camping. Activities and elements under consideration include mountain biking and adaptive bike trails; a cable wakeboard park; a campground; rock climbing; kayaking/standup paddle boarding; fishing; and other outdoor recreation opportunities. The proposed recreational area would incorporate natural areas throughout with native vegetation. The project is also considering incorporating some historic structures from mining operations in the site design to preserve ties to the area's history.

The haul route in Tract W would continue to be utilized as part of the project to link Parcels C and D.

The Blue Earth County Sheriff's Department firearms training facility now located on Parcel C would no longer be in use and is not part of the proposed project.

See Exhibits C and D for links and photos of project elements similar to those under consideration.

III. PROJECT LOCATION

The proposed project is located at the Jordan Sands permitted silica sand facility's McClure Quarry (Parcel C), Stoffel Quarry (Parcel D), and haul route (Tract W) located along 3rd Avenue (State Highway 5) within the Lime Township and outside of the city of Mankato in Blue Earth County, Minnesota.

IV. PROJECT GOALS

The project aims to provide a commercial recreational and camping facility with a focus on outdoor family fun and adventure. The project also aims to incorporate the area's historical ties to mining in site design. To develop this unique community asset, the project considers integrating the following design principles from the National Park and Recreation Association's *Designing the Great Park that Everyone Deserves* (2019):

1. **Inclusive and Welcoming** - *Our great park will make you feel good when you get there.*
2. **Sustainable and Resilient** - *Our park will embody environmentally responsible development strategies. They are not only great places for people, but also for migratory birds, insects, soil organisms and aquatic life. They are designed with ecological processes in mind and incorporate them beautifully. Stormwater treatment, native plants, pollinator gardens, highly efficient water and energy utilization, and organic maintenance practices have both intrinsic and symbolic benefits for park patrons.*
3. **Beautiful** - *Our park will be filled with beautiful and historic elements. The design elements that make something beautiful include line, color, texture and form organized in ways to create balance, unity, rhythm, proportion and emphasis.*
4. **Sensitive to Context** - *Our park design responds to Mankato's mining and farming history, by utilizing the mined topography and elements from both agricultural and mining.*
5. **Flexible to Evolve Over Time** - *Great parks have longevity; and our park will reflect how we prefer to recreate changes over time. A great park can adapt and replace uses preferred in earlier generations with new activities.*
6. **Timeless** - *Our park will be timeless in its design. This means that although it will reflect this era, it will not be so gimmicky or trendy to be quickly outdated.*
7. **Maintainable** - *We will design with maintenance in mind and involve maintenance staff in the planning and design process to ensure efficient maintenance processes are integrated into the design. And second, new ways of accomplishing park maintenance are being considered by communities across the country through park conservancies and private-public partnerships.*

V. PROJECT AREA

McClure Quarry (Parcel C)

The project area is permitted for silica sand mining operations. The McClure Quarry is located in the southern part of the project area. Per the Jordan Sands Conditional Use Permit Application, mining began in the late 1930s. It currently has limestone cuts below 3rd Avenue and 231st Lane, historic elements, an abandoned stone house, and a gun range used by the Blue Earth County Sheriff's Department. The McClure Quarry is depicted as Parcel C in the Jordan Sands EAW (Exhibit E) and Conditional Use Permit (Exhibit F).

The following description is an excerpt from the Jordan Sands LLC Conditional Use Permit Application (Exhibit F):

Parcel C: (Mining and Winter Stockpile Area)

This parcel is an inactive mining operation. Based on historic aerial photographs, mining began on this parcel sometime in the late 1930s, prior to the adoption of the Lime Township Zoning Ordinance regulating mineral extraction. Mining extended below the water table to just above the top of the Jordan Sandstone over much of eastern portion of the parcel. Currently there is a seven to eight foot tall berm running along CSAH 5 with a 30-35 foot highwall on the inside of the berm that extends down to a created waterbody situated along the eastern portion of the parcel. There is a three to five foot high berm along the north edge of the property along 231st Lane with a 35 foot highwall along the backside of the berm down to the created waterbody as well. The parcel is unreclaimed, however the Blue Earth County Sheriff's Department uses a portion of this parcel as a firearms training facility. One building is located in the southeastern corner of Parcel C. This building is currently used for parts storage by an equipment supplier.

Lime Township Zoning Amendment Study
Commercial Recreation and Camping

Photos of Current Conditions at McClure Quarry

Photo 1. Looking northerly, 3rd Avenue is above cut wall



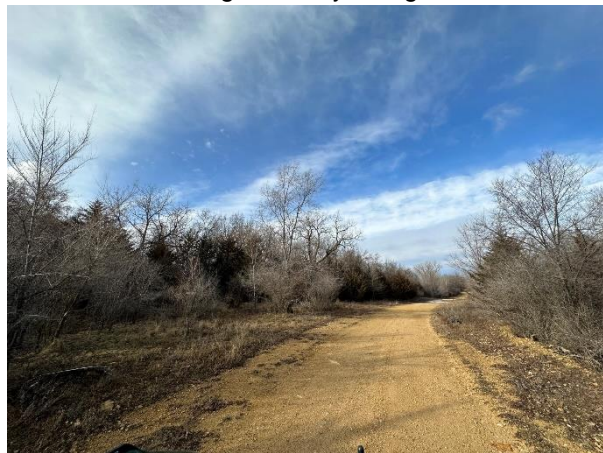
Photo 2. Looking westerly



Photo 3. Looking southerly along old rail line



Photo 4. Looking northerly along T-448



Stoffel Quarry (Parcel D)

Stoffel Quarry, located in the northern part of the project area, is depicted as Parcel D in the Jordan Sands EAW and Conditional Use Permit. (See Exhibits E and F.) The following description is an excerpt from the Jordan Sands LLC Conditional Use Permit Application (Exhibit F):

Parcel D (Mining)

This parcel is an active mining operation. Portions of the site are subject to a CUP permit issued by the City of Mankato in August 2000. Activities allowed under the current CUP include extraction, blasting, stockpiling and processing of the Oneota Dolomite. The site is subject to an approved reclamation plan and a reclamation bond has been posted with Lime Township. The upper portion of the Oneota Dolomite is blasted and processed for construction aggregates and the lower portion is cut and quarried for use as dimension stone in the building industry. This site operates under a MPCA NPDES permit. A screening berm has been established between adjacent residential land uses and the perimeter of the approved mining area.

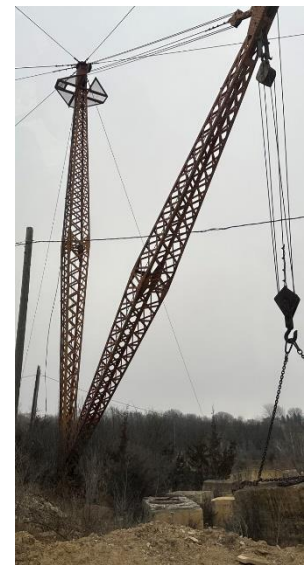
The southwestern portion of Parcel D (the twenty acres owned by SMC) and adjacent land to the west and distant south has been quarried since the 1880's. The Brielmaier family purchased the operations in 1951, continuing mining and processing on the property. SMC purchased the property in 1998 and has continued to mine the property since that date. Oneota Dolomite is crushed and sold to the construction and agricultural industries. Processed material is hauled to market on CSAH 5 through property to the south and west of Parcel D. Past mining to the top of sandstone resulted in the creation of a waterbody in the very southwestern portion of Parcel D that extends south of the parcel boundary. Processed material is hauled to market on CSAH 5 through property to the south and west of Parcel D.

Lime Township Zoning Amendment Study
Commercial Recreation and Camping

Photos of Current Conditions at Stoffel Quarry



Some structures from mining operations are also present on site. The project is considering incorporating some amenities from the quarries, like the following, in the site design to preserve ties to the area's history.



Haul Route (Tract W)

The haul route is shown on Figure 4, called Tract W from the “2021-04-08 ALTA PENTAGON West of CSAH 5 SITE” plans.

This parcel is the haul route linking Parcels C and D. The round tanks shown on the survey have been removed and now rail loadout towers from the Jordan Sands processes are laying there. This parcel will continue to be utilized as part of the commercial recreation plan and link silica sand project Parcels C (McClure Quarry) and D (Stoffel Quarry).

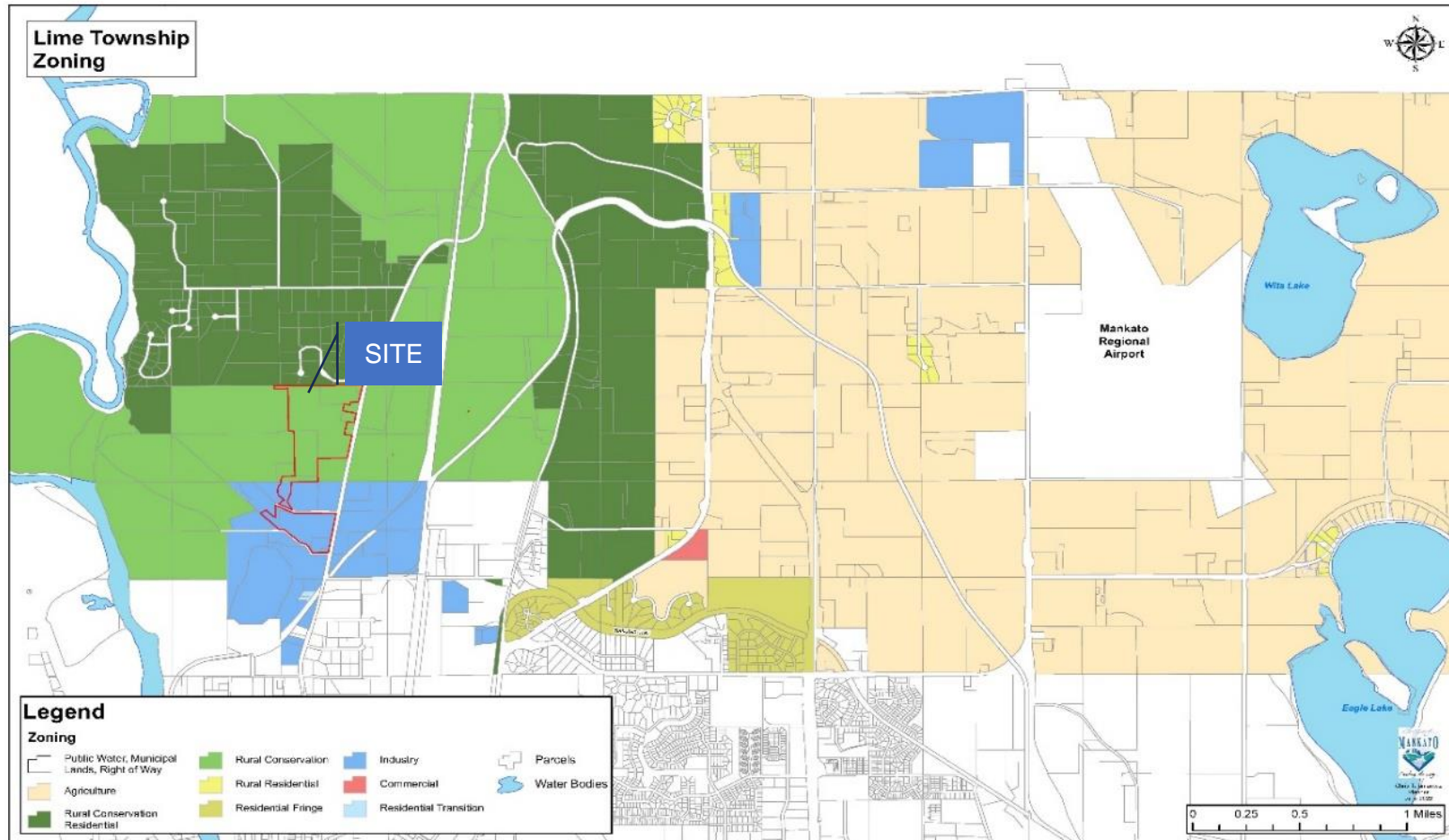
In the Jordan Sands LLC Conditional Use Permit Application (Exhibit F), Tract W’s use is described as follows:

“Processed material is hauled to market on CSAH 5 through property to the south and west of Parcel D.”

VI. PROJECT ZONING & PERMITTING

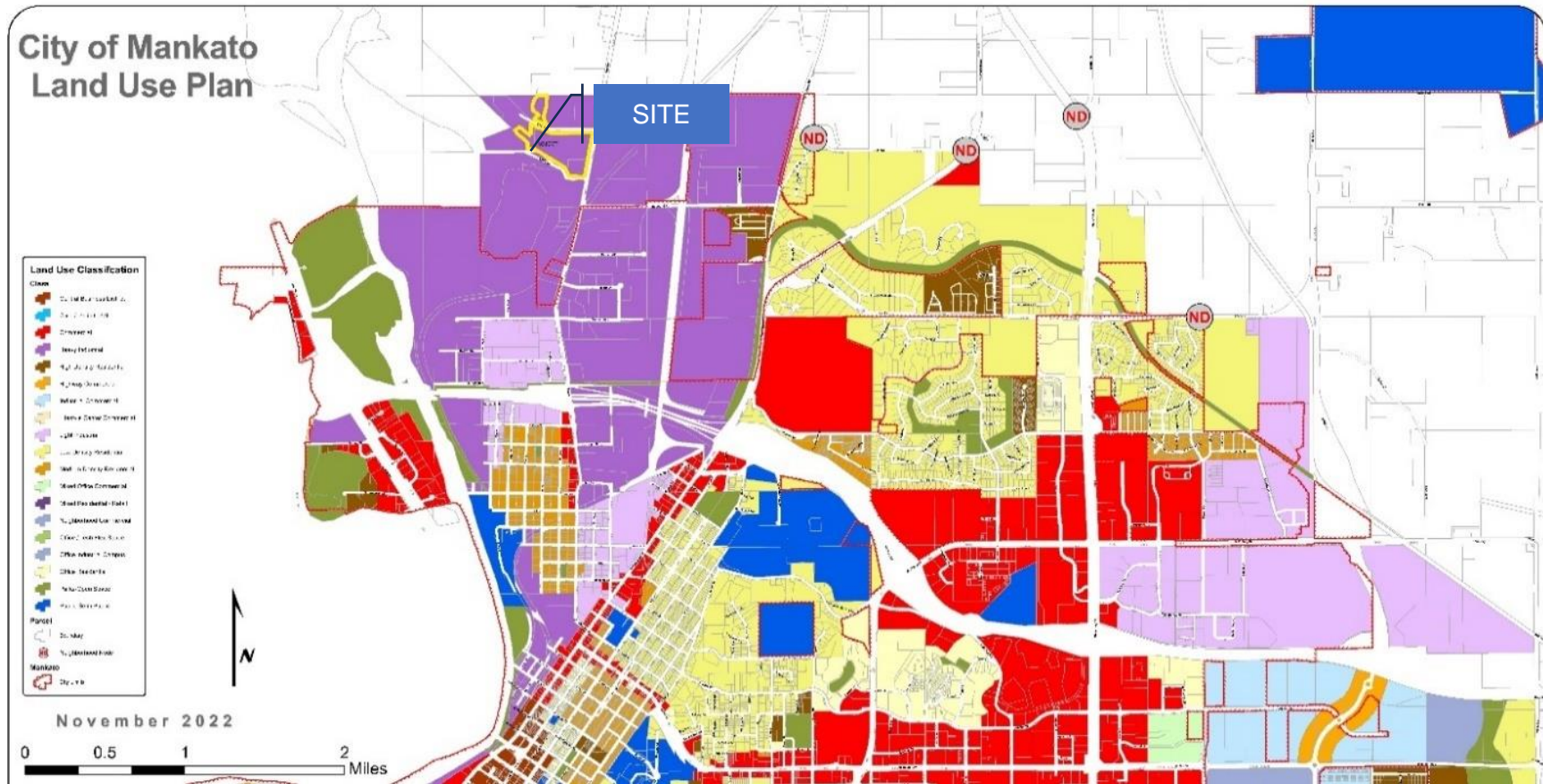
The red outline in Figure 1 denotes the proposed project area (the permitted silica sand Stoffel and McClure Quarries) located in both Rural Conservation and Industry zoning districts.

Figure 1. Lime Township Zoning Map



Lime Township Zoning Amendment Study
Commercial Recreation and Camping

Figure 2, Partial Mankato Land Use Plan. The project area (Site highlighted in yellow) is not bordered by Mankato municipality.



Lime Township Zoning Amendment Study
Commercial Recreation and Camping

Figure 3. Previously Permitted Silica Sand Areas (Figure 2 from the Jordan Sands Conditional Use Permit)

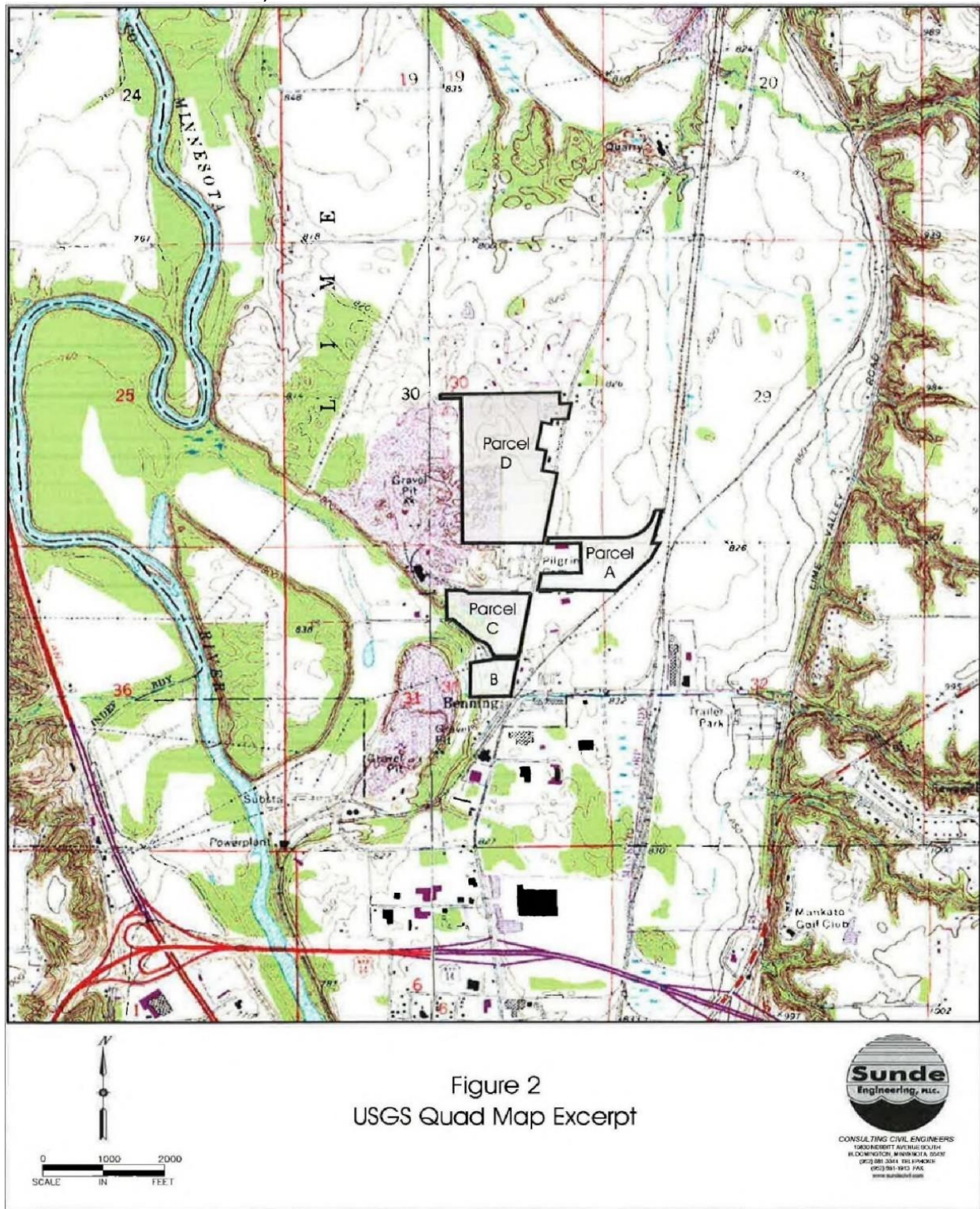
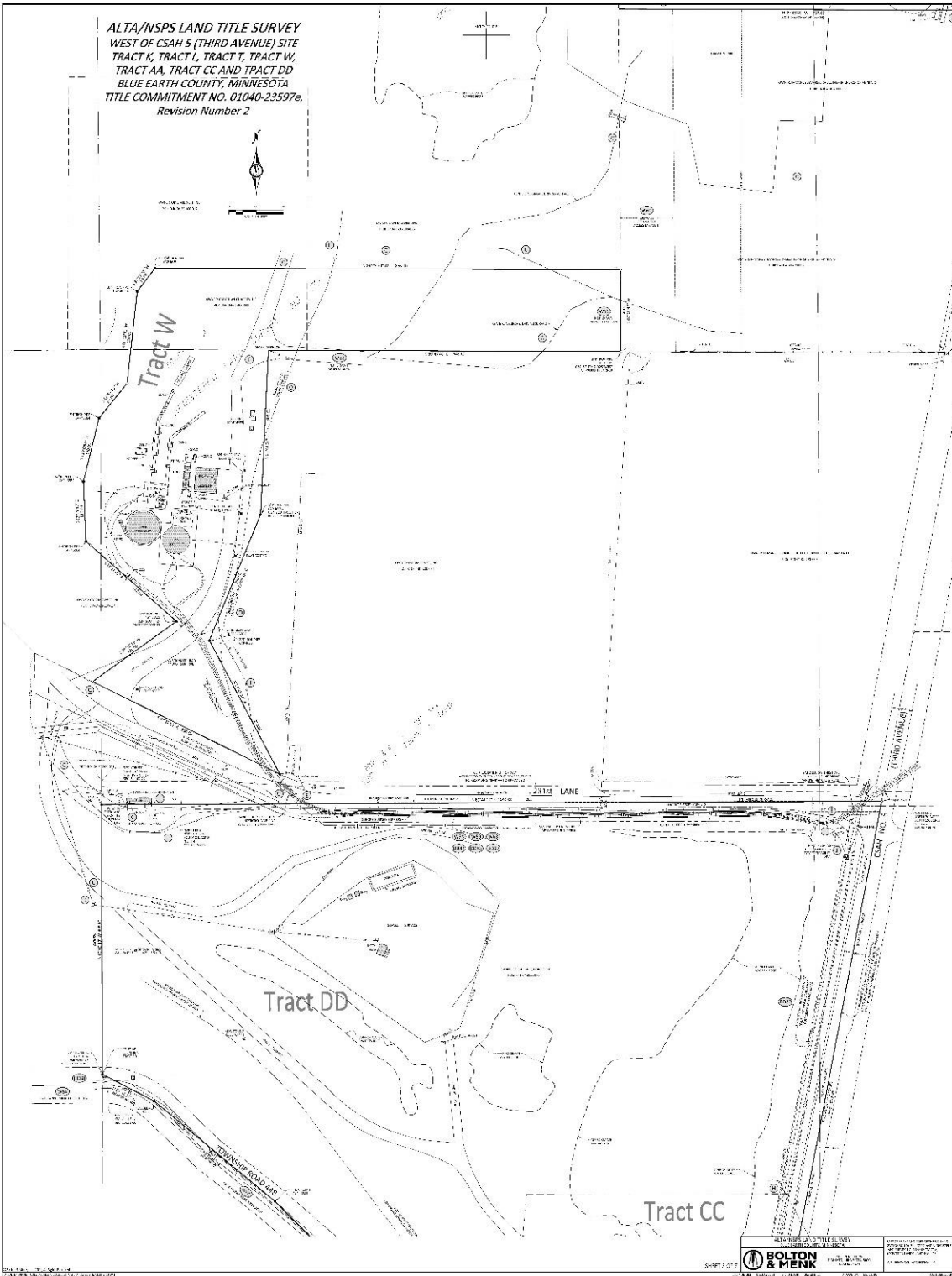


Figure 4. ALTA Survey Tract W, Parcels C and D Connector Route

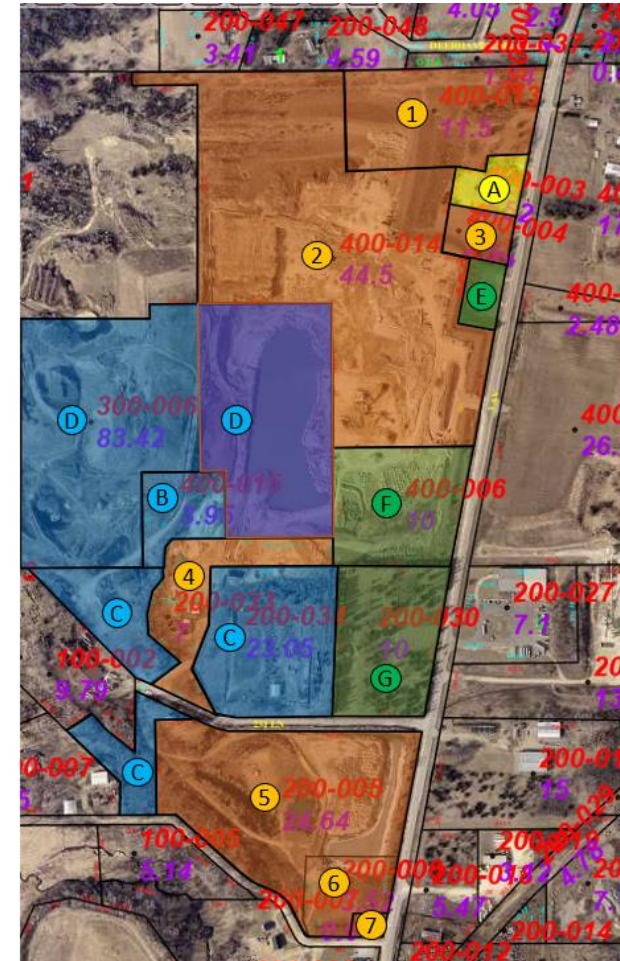


Source: ALTA, 2021

Figure 5. Parcel Ownership Details

Land Parcel Details

Parcel	- Acres	- Parcel Owner	- Total Acres/Parcel Plan
①	• 400-013 – 11.5 ac	– Pentagon Ac LLC	} 94.26 acres
②	• 400-014 – 44.5 ac	– Pentagon Ac LLC	
③	• 400-004 – 2.50 ac	– Pentagon Ac LLC	
④	• 200-033 – 7.00 ac	– Pentagon Ac LLC	
⑤	• 200-005 – 24.64 ac	– Pentagon Ac LLC	
⑥	• 200-006 – 3.52 ac	– Pentagon Ac LLC	
⑦	• 200-007 – 0.60 ac	– Holtmeier Const Inc	
Ⓐ	• 400-003 – 2.52 ac	– Bauman, Alexander – planning to acquire	
Ⓑ	• 400-015 – 3.95 ac	– OMG Midwest Inc – not planning to acquire	
Ⓒ	• 200-034 – 23.05 ac	– OMG Midwest Inc – looking to acquire some portion	
Ⓓ	• 300-006 – 83.42 ac	– OMG Midwest Inc – planning to acquire water portion in purple	
Ⓔ	• 400-005 – 2.00 ac	– Here We Grow LLC – Not in scope	
Ⓕ	• 400-006 – 10.00 ac	– Immanuel Ev Luth Church – Looking to acquire/trade some portion for road/access	
Ⓖ	• 200-030 – 10.00 ac	– Immanuel Ev Luth Church – Not in scope	



VII. GOVERNING LIME TOWNSHIP DOCUMENTS

The project is within the jurisdiction of the Lime Township. Lime Township land use and zoning is governed by the Lime Township's Land Use Plan (Comprehensive Plan) (1998), Lime Township Annexation Agreement (2018), Lime Township Zoning Ordinance, and Lime Township Zoning Map.

Lime Township Land Use Plan (Comprehensive Plan)

The project will incorporate guidance from the Lime Township Land Use Plan (1998).

Lime Township prepared its most recent Comprehensive Plan in 1998. Since that time, various portions of the Township have been annexed into the City of Mankato, and other portions have been undergoing intensive land use change, particularly with an increase in mining activities.

Approximately 2,500 acres of the Township adjacent to the Minnesota River have been set aside as the East Minnesota River Game Refuge. This scenic area provides wildlife habitat and outdoor recreational opportunities characterized by unique exposed bedrock outcroppings, rare plants and animal species, prairie land and river valley vistas.

The project will further incorporate the following guiding principles from the Land Use Plan:

Guiding Principles

The Township has adopted various guiding principles to frame the vision for the future of the Township:

- 1. Protect the health, safety and welfare of the Township.*
- 2. Promote the preservation of natural resources, prime farmland and environmentally sensitive areas.*
- 3. Promote the preservation of agricultural land and uses and the economic viability of farming operations.*
- 4. Provide for a compatible land use pattern that limits existing and potential conflicts and respects private property rights.*
- 5. Guide land uses that are in need of municipal water and sanitary sewer services in locations that provide for the efficient placement and use of municipal services and annexation to the City of Mankato.*
- 6. Allow for the extraction of mineral deposits in a manner that is sensitive to surrounding land uses, natural resources, and environmentally sensitive areas. Mitigation of impacts of mineral extraction on surrounding uses and reclamation of the property used for mineral extraction to a condition that*

can be utilized for future development should be considered in the review of permitting for mining interim use permits.

7. *Allow for the continuation of commercial and industrial land uses on properties within the Township that currently are used for those purposes.*
8. *Allow for the construction of residential uses on existing lots of record and in locations that are not prime farmland.*

Lime Township Annexation Agreement (Joint Orderly Annexation Agreement)

The project is located in Orderly Annexation Area 2, which is all land in the township not previously annexed to the City of Mankato. The proposed project site is not adjacent to city of Mankato (see Figure 2).

Section 4.1 states urban non-farm lands be annexed; however, Section 4.2.6 provides relief exception. Section 5.5 provides amendment procedure:

4.2.6 *Urban, non-farm development which is first approved in writing by both the City and Township. In determining whether urban, non-farm development will be approved by both the City and Township, the City and Township will examine whether or not the proposed development conforms to the purpose and intent of this resolution, including, but not limited to, the finding that urban, non-farm development is best served by municipal utility services and annexed to the City of Mankato. This exception is not intended to allow subdivisions, zoning approvals, that results in additional non-farm development or allow uses that are not allowed under the Lime Township Zoning Ordinance. This exception is intended to provide relief for unique and limited circumstances.*

5.5 *Official Controls. The Land Use and Subdivision Ordinances adopted for Lime Township shall be consistent with the terms of this Joint Resolution for Orderly Annexation. The Lime Township Planning Board shall forward all amendments to the Land Use and Subdivision Ordinance for review and approved prior to adoption of the amendments.*

Lime Township Zoning Ordinance

The following excerpt regards guiding documents for Lime Township:

Article 1, Section 6. Relation to the Land Use Plan and Orderly Annexation Agreement. It is the policy of the Board that the enactment, amendment and administration of this Ordinance be accomplished with due consideration of the purposes and objectives of the Lime Township Land Use Plan as adopted, approved and amended from time to time by the Township. The Board recognizes the Lime Township Land Use Plan, in conjunction with the Joint Resolution for Orderly Annexation Agreement, as guides for the future development of the Township and the basis for the enactment of this Ordinance.

The following excerpt states that without an amendment to the Zoning Ordinance a commercial recreation and camping development plan cannot be submitted as currently they are not a permitted use:

*Article 1, Section 5.D **Uses not provided for within zoning districts.** Whenever in any zoning district a use is not specifically allowed as a permitted accessory, Conditional Use, or Interim Use, the use shall be considered prohibited. In such cases, the Board or the Planning Commission, on their own initiative or upon request by an owner or applicant, may conduct a study to determine if the use is acceptable and if so, what zoning district would be most appropriate and the determination as to conditions and standards relating to development of the use. The Board, Planning Commission or property owner, upon receipt of the staff study may, if appropriate, initiate an amendment to this Ordinance to provide for the use under consideration or may find that the use is not compatible for development within the Township.*

*Article 3 Section 7, Amendments, A, **Criteria for granting zoning amendments.** The Board may adopt amendments to this Ordinance and zoning map. Such amendments shall not be issued indiscriminately but shall only be used as a means to reflect change in the goals and policies of the community as reflected in the comprehensive plan, Orderly Annexation Agreement or changes in conditions in the Township.*

Lime Township Zoning Ordinance does reference recreational areas:

Article 4 Zoning Map and Districts, SECTION 3. RURAL CONSERVATION & RURAL CONSERVATION – RESIDENTIAL DISTRICTS. B. Permitted Uses. The following uses shall be permitted in RC, Rural Conservation, and RC-R, Rural Conservation Residential Districts: 2. Public parks, recreational areas, wildlife areas, game refuges and forest preserves.

The Ordinance does not list recreation in the Industrial district, nor list adventure-type activities, camping, or campgrounds in any district.

Future designs and studies must comply with the Lime Township Zoning Ordinance criteria noted in:

Article 3, General Administration, Section 9. Conditional and Interim Use Permits:

B. Criteria for granting Conditional Use or Interim Use Permits. In granting a Conditional Use or Interim Use Permit, the Board shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety, morals and general welfare of occupants of surrounding lands. Among other things, the Board shall make the following findings where applicable:

1. *The establishment, maintenance, or operation of the Conditional Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*
 2. *The Conditional Use or Interim Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.*
 3. *The establishment of the Conditional Use or Interim Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
 4. *Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.*
 5. *Adequate measures have been or will be taken to provide ingress or egress so designated as to minimize traffic congestion in the public streets.*
 6. *The use of the property shall, in all respects other than the Conditional Use or Interim Use, conform to the applicable regulations of the district in which it is located.*
 7. *That the proposed use does not create a potential pollution hazard.*
 8. *That the establishment of the Conditional Use or Interim Use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.*
 9. *That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other exterior lights in such a manner that no disturbance to neighboring properties will result.*
 10. *That the Conditional Use or Interim Use conforms to the Joint Resolution for Orderly Annexation.*
 11. *That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals, and general welfare.*
- C. *Additional conditions. In permitting a new Conditional Use or Interim Use or the alteration of an existing Conditional Use or Interim Use, the Board may impose, in addition to these standards and requirements expressly specified by this Ordinance, additional conditions which the Board considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited, to the following:*
1. *Increasing the required zoning lot size and setback dimension.*

2. *Limiting the height, size or location of structures.*
3. *Controlling the location and number of vehicle access points.*
4. *Increasing the street width.*
5. *Increasing the number of required off-street parking spaces.*
6. *Limiting the number, size, location or lighting of signs.*
7. *Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.*
8. *Designating sites for open space.*
9. *Placing hours of operation restrictions on the proposed use.*
10. *In the case of an Interim Use Permit, a date at which the Interim Use Permit expires shall be established which shall not be longer than five (5) years from the date of issuance.*

Performance Standards are noted as follows:

*Article 5, General Regulations, Section 3, **Performance Standards.** To create a compatible relationship of land uses within and between the various zoning districts, certain standards shall be maintained. Permitted Uses, Conditional Uses, Interim Uses and Accessory Uses shall conform to these standards.*

- A. *Landscaping. All required yards shall be landscaped or left in a natural state. Any areas left in a natural state shall be properly maintained in a well-kept condition. Commercial and industrial yards adjoining any residence district shall be landscaped with buffer planting screens or fencing. Planting screens or fencing shall effectively screen the commercial or industrial use from the residential property.*
- B. *Noise. Noise shall be measured on the property line of the lot on which the operation is located and shall not exceed the standards as regulated in Minnesota Rules, Chapter 7030. Agricultural Uses shall be exempt from such provisions.*
- C. *Odors. Any use hereafter established, enlarged or improved shall be so operated as to prevent the emission of odorous matter of such quantity as to be readily detectable at any point beyond the property line of the lot on which such use is located. Detailed plans for the prevention of odors crossing property lines may be required before the issuance of a land development permit. Agricultural Uses shall be exempt from such provisions.*
- D. *Exterior Lighting. Any lights used for exterior illumination shall be directed away from adjoining properties. Glare, whether directed or reflected, such as from floodlights, shall not be directed at or illuminate adjacent properties.*

- E. Exterior lighting fixtures erected after the effective date of this Ordinance on commercial or industrial property shall be Full Cutoff Fixtures. Security lighting required by state or federal regulation is exempt.*
- F. Vibration. Any use creating periodic earth-shaking vibrations perceptible beyond lot boundaries on which the use is located shall be prohibited. This provision shall not apply to vibrations due to construction or mining activities.*
- G. Smoke and Particulate Matter. Any use hereafter established, enlarged or improved shall be operated so as to control the emission of smoke or particulate matter to the degree that it is not detrimental or an endangerment to the public health, safety comfort or general welfare. All smoke and particulate matter emission shall comply with standards adopted by the State of Minnesota.*
- H. Dust. Solid or liquid particulate shall not be emitted in concentrations in excess of standards established by the State of Minnesota.*
- I. Toxic or Noxious Matter. Any use hereafter established, enlarged or improved shall be operated so as to not discharge across lot boundaries or through percolation into the subsoil toxic or noxious matter exceeding standards established by the State of Minnesota.*
- J. Explosives. Any use requiring the storage, utilization or manufacturing of explosive products which could degrade or become unstable, shall comply with the State of Minnesota Fire and Safety Rules and shall not be located within five hundred (500) feet of any Residence District.*

Lime Township Zoning Map

The Lime Township Zoning Map is shown in Figure 1.

VIII. GOVERNING BLUE EARTH COUNTY DOCUMENTS

The proposed campground use is not in the Township documents; therefore, the project is defaulting to the Blue Earth County Ordinances, which is noted in Exhibit A Proposed Lime Township Zoning Ordinance Amendments. The ordinance listed in Exhibit A matches the Blue Earth County ordinance with the added "Township," as appropriate.

IX. LAND USE, ENVIRONMENTAL, SAFETY, AND VISUAL CONCERNS

The following topics will be addressed in the development plan, EAW, and park maintenance and staffing plan following approval of the proposed Zoning Ordinance Amendments.

Land Use

The Jordan Sands Conditional Use Permit added silica sand to the previously permitted areas. That permit is comprised of four areas noted in the application as Parcels A, B, C, and D. (See Figure 3 section IV). Parcels C & D and the Tract W connector parcel are the project parcels planned for the commercial recreation and camping areas.

Limiting Camping and Commercial Recreation

Allowing camping and recreation in the rural conservation zone without constraints could allow for future applications in the Rural Conservation and Industry districts. To reduce the potential for recreation and camping to invade the Rural Conservation and Industrial districts, the proposed amendment notes that only previously permitted silica sand areas would be applicable.

Environmental

An EAW entitled Jordan Sands, LLC, Industrial Sand Mining and Processing Facility, Lime Township, Blue Earth County, MN, dated January 2013, was prepared for the sand mining operations and studies all the following topics. (See Exhibit E.)

Any future development project would require an EAW as part of the interim use permit application and would also address a proposed project's potential environmental impact to fish, wildlife, plant communities, sensitive ecological resources, geology, soils, topography, surface and groundwater, wastewater, stormwater, vehicle emissions, dust and odors, greenhouse gas (GHG) emissions/carbon footprint, noise, traffic, visual impacts, and cumulative potential effects, at a minimum.

Geology and Geological Stability

Studies of proposed project slopes and cuts require careful construction, observation, and testing for existing mining and future adventure sports and camping. In addition to the geotechnical studies previously prepared and noted in the Jordan Sands Conditional Use Permit and EAW, additional studies will be required to assure geological safety once a park design has been supported by Lime Township Planning Board and stakeholders.

Surface Water, Groundwater, and Water Quality

Ongoing testing of existing conditions shall monitor the health of the aquifers. The nearby Pilgrims Demolition Landfill shall be monitored for existing and potential environmental contamination. Maintaining a balanced water quality for people, plants and animals is essential for the longevity of the project and environment. The Jordan Aquifer detail is further noted in the Jordan Sands EAW prepared in 2013.

Contamination

The MN Pollution Control Agency (MPCA), MN Department of Natural Resources (MDNR), and MN Department of Health shall be engaged, and consistent testing completed to demonstrate the project exceeds environmental health compliance requirements. Refer to MPCA email dated May 26, 2023, in Exhibit B.

Wildlife

The project is located in the East Minnesota River Game Refuge. The proposed project shall create an environment where the waters can be stocked with fish and attendee/campers notified that this is a conservation area where deer and other wildlife are welcome.

Maintenance

Prior to Development Plan approval, a maintenance plan shall be required as a condition of approval that demonstrates the assets will comply with law, project conditions, and validate that funds are available to maintain the property, activities, employees, taxes, etc., and longevity of the property.

Noise

A recreation and camping project would require project specific conditions so neighbors would not be affected. Campers shall have quiet hours between 10PM and 7AM. The project recreation areas shall also be limited in hours of operation. Noise is further addressed in the MPCA's *A Guide to Noise Control in Minnesota* (2015):

"The statutory limits for a residential location are L10 = 65 dBA and L50 = 60 dBA during the daytime (7:00 a.m. – 10:00 p.m.) and L10 = 55 dBA and L50 = 50 dBA during the nighttime (10:00 p.m. – 7:00 a.m.) (Minn. R. 7030.0040). This means that during the one-hour period of monitoring, daytime noise levels cannot exceed 65 dBA for more than 10 percent of the time or 60 dBA more than 50 percent of the time."

Traffic

Current traffic from the quarry consists of numerous trucks and earth-moving equipment entering and exiting the project from 3rd Avenue. The proposed project shall require traffic studies based on a market analysis to determine proposed traffic, locations of ingress and egress, and address roadway safety. The project conditions can also address that access is via Highway 14, to eliminate potential backups at the 3rd Avenue train crossing near Lime Valley Road. Nathan Olsen, Assistant Highway Engineer, Le Sueur County, stated on June 29, 2023, that there have not been any accidents or traffic problems, nor concerns he was aware of regarding Kamp Dells, an adventure park and campground in Waterville, MN.

Safety and Emergency Services

Adventure park designs require a plan for swift emergency access and a funding mechanism to assure safety of workers and the public. In the Exhibit B email from Jeff Bengston, Mankato Public Safety, he states,

“The primary response agency having jurisdiction for that location would be Kasota Fire. Should a need for a technical rescue arise, Mankato Public Safety could be requested to respond via the existing Mutual Aid Agreement. Mankato Public Safety is trained and equipped for technical rescues including High-Angle, Confined Space, and Water Rescue.”

Visual Concerns

Lighting – The proposed project should be conditioned so that no nighttime light negatively affects the residential neighbors and community, the project utilizes downlight fixtures, and light fixtures are placed only as needed for safety.

Visual Impacts – Offsite views would be reviewed once a plan is developed to assure minimal impact from on- and off-site. Impacts to views can be mitigated with topography, fencing, and landscaping features. Continued use of berms can also assist with noise and lighting concerns.

Other

Profits – Currently, the mined areas are operated for profit and also benefit the community. The project’s natural areas and biking facilities are to be donated for free public use. Camping and other recreational aspects will be operated for profit.

X. Next Steps

The first step of the proposed project is amending the Lime Township Zoning Ordinance to allow for camping and commercial recreation. The proposed amendment does not approve the proposed project; however, it will allow the planning and environmental process to commence.

After the Zoning Ordinance amendment is adopted, the project will progress to the following:

1. Detailed site planning with an assembled team of highly qualified consultants consisting of civil engineers, traffic engineers, geologists, hydrologists, ecologists, biologists, water quality engineers, expert trail designers, campground designers, water feature consultants and manufacturers, rock climbing experts, landscape architects, infrastructure consultants for wastewater, and recreational market analysts.
2. Provide and maintain list of stakeholders including the Lime Township, City of Mankato, MDNR, applicable regulatory agencies, consultants, associations, suppliers, interested parties, etc.
3. Confirm topographic map, project parcels, property lines, and public rights-of-way.
4. Review of easements to grant property for bike trails.
5. Commence preparation of the EAW.
6. Ongoing market feasibility research.
7. Prepare conceptual design showing bike trails and schematic layout of potential adventure park and campgrounds.
8. Research potential fall, winter, and spring activities at site.
9. Prepare rough cost estimate.
10. Public study session(s) to review and comment on plan(s).
11. Incorporate study session ideas into plan.
12. Design Site and Grading Plan detailed enough to estimate costs, phase elements, and highlight plan execution challenges.
13. Develop plan for the quarry's conversion from mining to recreation.
14. Develop Market Feasibility Report to determine project viability.
15. Finalize EAW.
16. Submit project plans and development plan application for public hearing and approval.

XI. References

Minnesota Pollution Control Agency

2015 *A Guide to Noise Control in Minnesota*. November 2015. Available at
<https://www.pca.state.mn.us/sites/default/files/p-gen6-01.pdf>

Minnesota Environmental Quality Board

2022 Environmental Assessment Worksheet. December 2022. Available at
<https://www.eqb.state.mn.us/environmental-assessment-worksheet-pdf>

National Park and Recreation Association

2019 *Designing the Great Park that Everyone Deserves*. September 1, 2019.
Feature by Mike Abbaté, FASLA; Gina Ford, FASLA; and Joseph Webb, RLA,
<https://www.nrpa.org/parks-recreation-magazine/2019/september/designing-the-great-park-that-everyone-deserves/>

Lime township Comprehensive Plan 1998

<https://www.mankatomn.gov/home/showpublisheddocument/7469/636661349090800000>

Joint Resolution for Orderly Annexation

<https://www.mankatomn.gov/home/showpublisheddocument/764/636661430816300000>

Lime Township Zoning Ordinance

<https://www.mankatomn.gov/home/showpublisheddocument/7463/636999959337830000>

Blue Earth County Camping Ordinance

<https://www.blueearthcountymn.gov/DocumentCenter/View/6726/camground-standards?bidId=>

EXHIBIT A. PROPOSED LIME TOWNSHIP ZONING ORDINANCE AMENDMENTS

1. **Add the following Definitions to: ARTICLE 2. RULES AND DEFINITIONS. Section 5. Definitions.**

Best management practices (BMP). means the most effective and practicable means of erosion prevention and sediment control, and water quality management practices that are the most effective and practicable means to control, prevent, and minimize degradation of surface water, including avoidance of impacts, construction-phasing, minimizing the length of time soil areas are exposed, prohibitions, pollution prevention through good housekeeping, and other management practices published by state or designated area-wide planning agencies. (Blue Earth County)

Calcareous Fen. Calcareous fens are rare and distinctive peat-accumulating wetlands. They depend on a constant supply of upwelling groundwater rich in calcium and other minerals. This calcium-rich environment supports highly diverse and unique rare plants that tolerate low oxygen conditions, calcium carbonate deposits, low nutrient availability, and relatively cold organic soils (peat)—the calcareous fen ecosystem. (LeSueur County)

Campground means any area, whether privately or publicly owned, used on a daily, nightly, or longer basis for the placement of three or more camping units for the purpose of people occupying the unit on an overnight basis. (Blue Earth County)

Leisure activities means relaxation or activities engaged in during such time such as badminton, volleyball, archery, horseshoes, slacklining/ninja line, ropes course, rock skipping, swimming, canoeing, rope swinging, ladder toss, bocce ball, corn hole, tag, playground, shuffle board, pickleball, basketball, tetherball, croquet, disk golf, large jenga, mini golf, hopscotch, ping pong, gaga ball, triple shoot, zipline, birdwatching, cross country skiing, snowshoeing, ice fishing, winter hiking, and hockey/ice skating. .

Recreation, commercial means all uses relating to outdoor quiet sports & recreation uses such as trails for hiking, mountain biking and adaptive bikes; water activities; campground; rock climbing; kayaking/standup paddle boarding; fishing; or similar uses that are privately owned and operated with or without the intention of earning a profit by providing entertainment for the public. Sporting apparatus requiring power shall be manual or electric powered. The definition does not include movie theaters, bowling alleys, horse trails, firing ranges, campgrounds or race tracks. (Modified Blue Earth County)

Recreational camping vehicle. means any of the following:

- (a) Any vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, and vacation uses;

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- (b) Any structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation;
- (c) Any portable, temporary dwelling to be used for travel, recreation, and vacation, constructed as an integral part of a self-propelled vehicle; and
- (d) Any folding structure, mounted on wheels designed for travel, recreation, and vacation use. (Blue Earth County)

Recreational purpose. means leisure activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed places, sites, or fields by the owners of the parcel and/or their guests. (Blue Earth County)

2. **Add Commercial Recreation and Campgrounds in past, present, and future aggregate mining areas. ~~previously permitted silica sand areas~~ as Interim uses in the Rural Conservation and Industry Districts:**

ARTICLE 4. ZONING MAP AND DISTRICTS.

SECTION 3. RURAL CONSERVATION & RURAL CONSERVATION - RESIDENTIAL DISTRICTS.

D. Interim Uses. (***Amend to add #6 and #7***)

1. Horse barns, riding academies, and commercial stables with a total number of Animal Units in excess of 10 but less than 25. These uses may be approved as Interim Uses for a parcel containing at least 40 acres.
2. Garden nurseries and green houses.
3. Manufactured homes used for temporary housing, not to exceed two years, during the construction or repair of a permanent dwelling.
4. Level II home occupations, in the Rural Conservation District only.
5. Mining and mining Accessory Uses in the Rural Conservation District only, as regulated in Article 5 of this Ordinance.
6. **Commercial Recreation in past, present, and future aggregate mining areas. ~~previously permitted silica sand areas.~~**
7. **Campgrounds in past, present, and future aggregate mining areas. ~~previously permitted silica sand areas.~~**

SECTION 8. INDUSTRY DISTRICT.

D. Interim Uses. (***Amend to add #2 and #3:***)

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1. Mining and mining Accessory Uses, as regulated in Article 5 of this Ordinance.
2. **Commercial Recreation in past, present, and future aggregate mining areas. ~~previously permitted silica sand areas.~~**
3. **Campgrounds in past, present, and future aggregate mining areas. ~~previously permitted silica sand areas.~~**

3. **Adopt Blue Earth County Campground Ordinance** (edited Blue Earth County Ordinance adding “and/or township”)

Sec. 24-322. Campgrounds.

Purpose. This section is established to protect the health, safety, and general welfare within the county and township. through uniform standards and regulations for campgrounds. All campgrounds shall conform to the following standards:

- (a) Application requirements. Any person proposing a campground shall make a written land use development application to the ~~county~~ township. Application for such permit shall not be complete unless it contains the following:
 - (1) A site plan showing the location of existing wells, sewage treatment systems, buildings, driveways, bluffs, vegetation, steep slopes, lakes, rivers, streams, floodplain boundaries, and wetlands.
 - (2) A site plan showing the proposed location of all improvements including, but not limited to, storage areas, recreation areas, bathroom facilities, solid waste and recycling collection facilities, roadways, trails, parking areas, wells, sewage treatment facilities, stormwater storage, and camp sites with dimensions.
 - (3) Detailed grading plan with two-foot contour intervals.
 - (4) Written description of the operating plan for the campground including all services and activities like large events that are proposed in the campground.
 - (5) Plans for sanitary sewage disposal, water supply systems, emergency shelter and evacuation, electrical service, lighting, landscaping, screening and collection of garbage and refuse.
 - (6) Stormwater pollution prevention plan and operation and maintenance plans for all permanent and temporary stormwater control measures, when applicable.

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- (7) Location and size of all proposed streets and parking areas servicing the campground. Construction plans and specifications for roadways within the campground.
 - (8) **Other site-specific information may be required or requested by the county and township.**
 - (9) Application fees.
- (b) Performance standards. All campgrounds shall meet the following standards:
- (1) All sewage and wastewater must be discharged into an approved municipal sewage treatment system if one is available or a subsurface sewage treatment system that meets the requirements of Minnesota Rules Chapter 7080 and the County Code, chapter 6, subsurface sewage treatment systems. No wastewater from recreational camping vehicles shall be deposited on the surface of the ground.
 - (2) Toilet facilities must be provided within 400 feet of any campsite in accordance with Minnesota Rules Chapter 4630.0900.
 - (3) Toilet and shower facilities must be provided in all campgrounds which house recreational camping vehicles which are not equipped with toilet and bathing facilities, in accordance with the schedule and standards in Minnesota Rules Chapter 4630.0900.
 - (4) Sewage dumping station. Campgrounds accommodating recreational camping vehicles having a self-contained liquid waste system with a waste reservoir shall provide a sanitary station for the disposal of wastewater. Sewage dumping stations shall be separated from any camp site by a distance of at least 50 feet. Final disposal of sewage from such dumping stations shall be by a method acceptable to the Minnesota Pollution Control Agency and Department of Health.
 - (5) Water supply. The water supply for all campgrounds must meet all Minnesota Department of Health requirements for public water supplies and water wells. Drinking water from the water supply must be available within 400 feet of every campsite in accordance with Minnesota Rules Chapter 4630.0600.
 - (6) All plumbing must be installed in accordance with the Minnesota Plumbing Code, Minnesota Rules Chapter 4715.
 - (7) Setbacks. All camp sites shall meet the side, rear and front yard setbacks for a primary use of the zoning district where they are located and/or project conditions. All campsites must also be outside the bluff impact zone.
 - (8) Floodplain. All campsites must be located outside of the flood fringe, floodway, or general floodplain district.

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- (9) All recreational camping vehicles and their attachments shall be separated from each other or other structures by at least ten feet as required by Minnesota Rules Chapter 4630.0400.
- (10) Minimum camp site size. All camp sites for recreational camping vehicles shall have a minimum size of 2,000 square feet as required by Minnesota Rules Chapter 4630.0400.
- (11) The storage, collection, and disposal of refuse and garbage in the campground shall be conducted in accordance with chapter 16 (solid waste management) of the county Code to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution.
- (12) Refuse and garbage collection shall be made at least twice each week and more often where necessary to prevent nuisance conditions. Final disposal of refuse and shall be accomplished at a waste management facility permitted by the state and licensed by the county.
- (13) Adequate number of fly tight, watertight and rodent proof containers must be provided for all garbage and refuse. Garbage or refuse may not be burned, incinerated or buried on site.
- (14) All interior streets and roadways in the campground shall be maintained to allow safe passage of normal traffic and emergency vehicles.
- (15) Each camp site shall have signage identifying the site with a non-duplicated number or letter. The campground operator shall notify the planning agency of any changes so that the 911-emergency response system maps are current.
- (16) Campgrounds adjacent to private land shall indicate the property boundary through signage, fencing, or other means.
- (17) All recreational camping vehicles shall have a current state vehicle license for those states that require a license.
- (18) All campgrounds shall have a property manager. Instructions shall be posted and made available to users of the campground on how to contact that person.
- (19) Campgrounds which require permanent stormwater management facilities or best management practices shall be designed in accordance with the MPCA NPDES construction stormwater permit and Blue Earth County stormwater standards.
- (20) Signage for the campground must meet the standards contained in section 24-311, signs of the county Code, and Lime Township Zoning Ordinance Section 10. Signs.

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- (21) Parking for the campground must be off-street and meet the standards contained in section 24-310, parking and loading regulations of the county Code.
- (22) A permanent dwelling for caretaker may be allowed provided the dwelling meets all density and applicable zoning district standards.
- (23) Campgrounds shall be operated on a seasonal basis and may only be open seven months a year.

(Ord. of 2-28-2012; Ord. of 4-27-2021, Att. A)

EXHIBIT B. PROJECT CORRESPONDENCE

Lime Township Zoning Amendment Study Commercial Recreation and Camping

On May 26, 2023, at 1:57 PM, Kimman, Paul (MPCA) <paul.kimman@state.mn.us> wrote:

Good Afternoon Joe,

I had a chance to do some double checking after our discussion this morning and here is a quick summary:

1. If the volume of a single holding tank (or multiple holding tanks within ½ mile under common ownership) is greater than 50,000 gallons, a MPCA issued State Disposal System (SDS) permit is required. If the volume is less than 50,000 gallons, you should contact the county environmental department as a local SSTS permit will likely be required to construct holding tanks.
2. As discussed, you should work directly with the City of Mankato to confirm that they would accept your wastewater from holding tanks (Or to see if they would be willing to extend their collection system to your proposed facility).
3. It should also be noted that any wastewater collection system you plan to construct which would transport wastewater from one portion of your proposed campground to a central holding tank or lift station may be subject to regulation and/or permitting by the Minnesota Department of Health and/or Minnesota Department of Labor and Industry. We would recommend you connect with them directly to discuss your plans.

If you have any further questions, a good first point of contact would be Teri Roth who is the wastewater compliance and enforcement staff assigned to the Mankato area. I have cc'd Teri on this message. I have also cc'd Melanie Miland, who is the assigned MPCA permit writer for Blue Earth County, as well as Pam Rodewald, the MPCA engineer assigned to Blue Earth County (let me know if the site isn't in Blue Earth County as that could impact who your contacts are) in case you have any follow-up questions.

Additionally, while I haven't heard back from everyone I reached out to, I can share that The Adventure Bound/Beaver Trails Campground near Austin does have some portions of the campground served by holding tanks that are pumped and hauled: [Adventure Bound Camping Resorts - Beaver Trails | The Perfect Southern Minnesota Family Getaway: A Camping Resort with a Water Slide, Pool, and More | Campsites \(abcamping.com\)](#)

Thanks, hope that gets you started,

Paul K.

Paul Kimman | SE/SW Regional Unit Supervisor
Minnesota Pollution Control Agency (MPCA)
Municipal Division
504 Fairgrounds Road, Suite 200 | Marshall, MN | 56258
Office: 507-476-4270 | Cell: 507-476-0318
paul.kimman@state.mn.us | www.pca.state.mn.us



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From: "Bengtson, Jeff" <jbengtson@mankatomn.gov>
Date: January 12, 2024 at 11:33:24 AM CST
To: Joe Holtmeier <jholtmeier@holtmeierinc.com>
Subject: Commercial Recreation

Mr. Holtmeier,

Thank you for meeting with me today to discuss emergency response considerations for a possible recreation park in Lime Township. The primary response agency having jurisdiction for that location would be Kasota Fire. Should a need for a technical rescue arise, Mankato Public Safety could be requested to respond via the existing Mutual Aid Agreement. Mankato Public Safety is trained and equipped for technical rescues including High-Angle, Confined Space, and Water Rescue.

Should this project move forward, I would welcome an opportunity to consult and pre-plan emergency response scenarios and access points.

Regards,
Jeff



Jeff Bengtson
Associate Director
Mankato Public Safety
710 S. Front Street Mankato, MN 56001
507-387-8703
jbengtson@mankatomn.gov

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•Responsive •Efficient •Greater Good •Innovative •Open •Neighborly

EXHIBIT C. PARTIAL LIST OF GOVERNING PLANS AND SIMILAR PROJECT LINKS

<u>Topic</u>	<u>URL</u>
Lime Township Documents	https://www.mankatomn.gov/your-government/departments/community-development/planning-and-zoning/lime-township
Lime Township Comprehensive Plan	https://www.mankatomn.gov/home/showpublisheddocument/7469/636661349090800000
Lime Township Zoning Ordinance	https://www.mankatomn.gov/home/showpublisheddocument/7463/636999959337830000
Lime Township Zoning Map	https://www.mankatomn.gov/home/showpublisheddocument/7461/637902142744930000
Lime Township Land Development Permit	https://www.mankatomn.gov/home/showpublisheddocument/7473/637417135157970000
Lime Township Sewer Treatment Systems	https://www.mankatomn.gov/home/showpublisheddocument/908/635688404622730000
Lime Township Annexation Agreement	https://www.mankatomn.gov/home/showpublisheddocument/764/636661430816300000
Jordan Sands Information	https://www.mankatomn.gov/home/showpublisheddocument/722/635688357777930000
Mankato Zoning Map	https://www.mankatomn.gov/home/showpublisheddocument/1030/638150027154870000
Mankato Zoning Ordinance	https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO
Blue Earth Zoning Dept	https://www.blueearthcountymn.gov/238/Planning-Zoning
Blue Earth Zoning Code	https://library.municode.com/mn/blue_earth_county/codes/code_of_ordinances?nodeId=CD_ORD_CH24ZO
Blue Earth Code Parks & Rec Code	https://library.municode.com/mn/blue_earth_county/codes/code_of_ordinances?nodeId=CD_ORD_CH12PARE
Blue Earth County Camping Ordinance	https://www.blueearthcountymn.gov/DocumentCenter/View/6726/camground-standards?bidId=

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MN Department of Natural Resources	https://www.dnr.state.mn.us/aboutdnr/get-out-more/index.html
MN Pollution Control Agency	https://www.pca.state.mn.us/
Minnesota Off-Road Cyclists (MORC)	https://www.morcmtb.org/
Mankato Area Mountain Bike (MAMB)	https://joinmamb.com/trail-maps
MN Complete Streets	https://www.dot.state.mn.us/policy/operations/oe004.html
Noise: Minnesota Pollution Control Agency (MPCA)	https://www.pca.state.mn.us/sites/default/files/p-gen6-01.pdf
International Mountain Biking Association	https://www.imba.com/
National Environmental Policy Act (NEPA)	https://www.epa.gov/nepa/national-environmental-policy-act-review-process
Environmental Assessment Worksheet (EAW) Process	https://www.eqb.state.mn.us/content/eaw-process
Jefferson Quarry Redevelopment Plan	https://content.mankatomn.gov/files/Jefferson-Quarry-Redevelopment-Plan.pdf
Duluth Quarry to Rec	https://www.exploreminnesota.com/profile/quarry-park/26498
Duluth Quarry to Rec	https://www.dnr.state.mn.us/snas/detail.html?id=sna02020
St Cloud Quarry to Rec	https://explorationvacation.net/quarry-park-minnesota/
Numerous Quarry to rec	https://www.nrpa.org/parks-recreation-magazine/2012/june/turning-quarries-into-parks/
Shakopee Quarry to Rec	https://www.shakopeemn.gov/recreation/recreation-facilities/quarry-lake-park
Moores station Quarry	https://www.mercercounty.org/departments/mercer-county-park-commission/find-parks-facilities/moores-station-quarry-park-plan
Quarry to Park	https://forgeparks.com/
Quarry to Park	https://quarrypark.com/
Quarry to Park	https://www.sheboyganquarry.com/
Quarry to Park	https://brownstonepark.com/
Quarry to Park	https://www.ebparks.org/parks/quarry-lakes
Quarry to Park	https://bluwaterparkal.com/explore-the-quarry/
Quarry to Park	https://news.stv.tv/east-central/adventure-water-park-wild-shore-to-open-at-former-west-lothian-quarry

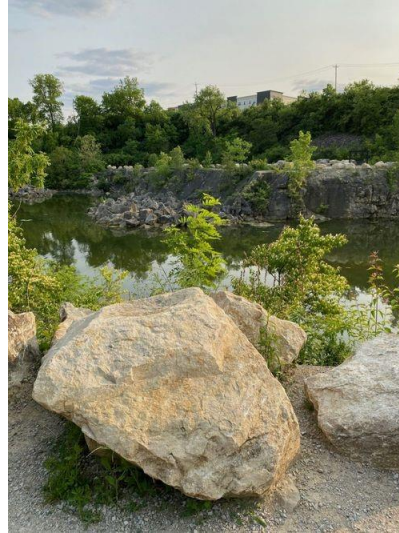
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Quarry to Park	https://www.gofantasylake.com/
Pentagon Acquisition, LLC	https://beacon.schneidercorp.com/Application.aspx?AppID=387&LayerID=5678&PageTypeID=4&PageID=3069&KeyValue=R400430400014#
BE County Wetlands	https://www.blueearthcountymn.gov/368/Wetland-Management
MN Environmental Quality Board	https://www.eqb.state.mn.us/
MEPA	https://www.health.state.mn.us/communities/environment/places/review.html
Le Sueur Zoning Ordinance	https://co.le-sueur.mn.us/671/Le-Sueur-County-Zoning-Ordinance
New Quarry Bike Park	https://ppora.org/blog/quarry-owner-pitches-new-bike-park
Rock Solid Trails Contracting	https://rocksolidtrails.com/news-you-can-use
Pathfinder Trails	https://pathfindertrailbuilding.com/
Hardwater Adventures	https://hardwatersports.com/
Valdosta Wake Compound	https://www.valdostawakecompound.com/

EXHIBIT D. PHOTOS FROM OTHER QUARRY PARKS



Quarry trail turns, source: komoot.com



Adaptive trails around the quarry



Lees Quarry bike trails, source: trailforks.com



shutterstock_1165184863



Quarry trail, source: metroparks.net



Quarry trail biker, source: metroparks.net

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Photos of Quarry Climbing



Source: Quarryquest.com

Lime Township Zoning Amendment Study
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Existing Water Park Examples



Quarry Park and Nature Preserve in Waite Park, MN



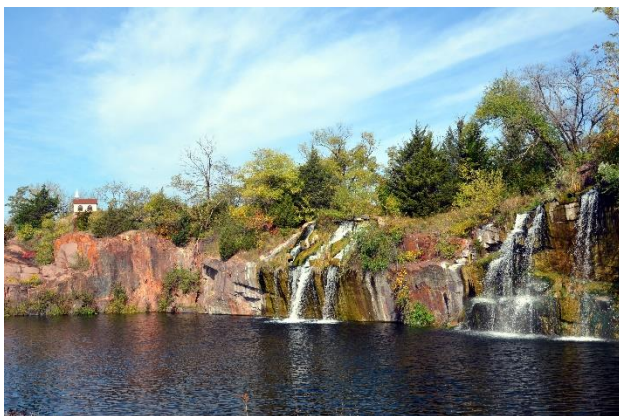
Limestone Quarry 2, source: plainmagazine.com



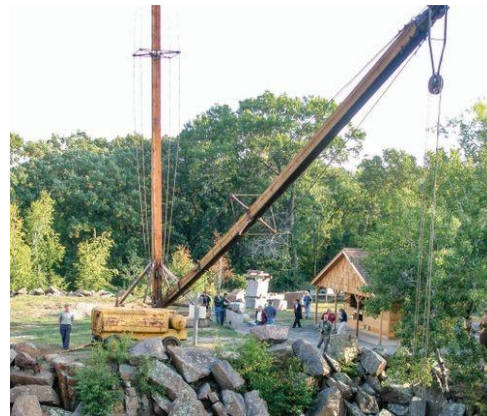
Paddle boarders on quarry lakes, source: metroparks.net



Cable Park, source: Shutterstock



Source: Shutterstock



Quarry Park 17, source: visitstcloud.com

EXHIBIT E. 2013 JORDAN SANDS EAW

The 303-page document is available at:

https://drive.google.com/file/d/1Cpi_gEdWohrJ72fnW7Sify_fwTlzuK/view?usp=sharing

EXHIBIT F. 2013 JORDAN SANDS CONDITIONAL USE PERMIT

The 98-page document is available at:

<https://www.mankatomn.gov/home/showpublisheddocument/722/635688357777930000>

EXHIBIT G. ALTA/NSPS LAND TITLE SURVEY

The 2021 ALTA/NSPS Land Title Survey is available at:

https://drive.google.com/file/d/1DjXhfJpnx10VYGSuC7Q9hooOVkPSnlyU/view?usp=drive_link

EXHIBIT H Proposed Amendment Consistency with Lime Township Comprehensive Plan and Spot Zoning

Allowing commercial recreation and camping in previously permitted silica sand areas, yet not in others, could be construed as spot zoning.

When considering spot zoning, responsible governments will generally determine whether the zoning relates to the compatibility of the zoning of surrounding uses. Other factors may include the characteristics of the land, the size of the parcel, and the degree of the “public benefit.”

Perhaps the most important criteria in determining spot zoning is the extent to which the zoning is consistent with the municipality’s comprehensive plan.

Counties and municipalities both adopt comprehensive plans for the purposes of stating their long-term planning objectives, and addressing the needs of the community in one comprehensive document that can be referred to in making many zoning decisions over time.

The key point: rezonings and amendments should be consistent with the policies and land use designations set out in the comprehensive plan.

What’s a Planning Commission or Board to Do?

When considering zoning amendments, the planning commission or board must not only determine whether the petitioner has satisfactorily responded to the traditional standards in support of his or her application, but it should also closely scrutinize whether a potential exists for spot zoning. In doing so, the commission should look at the comprehensive plan and the surrounding uses to the property at issue.

While the commission is not qualified to make legal determinations of spot zoning, it is nonetheless the gatekeeper of identifying that such an issue may exist. It is therefore appropriate for the commission to defer its decision and consult with its municipal attorney before voting to approve a rezoning or amendment and referring it to the governing body for adoption. More at <https://plannersweb.com/2013/11/understanding-spot-zoning-2/>

Lime Township Comprehensive Plan Guiding Principles

The Township has adopted various guiding principles to frame the vision for the future of the Township:

- 1. Protect the health, safety and welfare of the Township.*

Proposed project planning and environmental review shall demonstrate that the commercial project can protect the health of the community, minimize safety risk, and be a financial and recreational asset to the township and community.

2. *Promote the preservation of natural resources, prime farmland and environmentally sensitive areas.*

The quarries are a historical and unique amenity in the area. The proposed commercial recreation and camping uses will exploit the quarries unique geology by “showing off” what a mined quarry looks like and utilize attributes of the mined cuts and features. The proposed project further plans to quietly educate visitors to the area by placemaking signage and incorporating mining and farming elements in the project.

3. *Promote the preservation of agricultural land and uses and the economic viability of farming operations.*

No farming is planned in the quarries, however the proposed project plans to share the story of the J.C. Marlow Mankato Holstein Farms - once a prominent township operation - now part of the Stoffel quarry site. In 1980, the huge barn structure was put on the National Register of Historical Places yet was demolished in 2006 due to the roof collapsing g. It was listed as “one of the most imposing agricultural buildings in the region and as a link with an important dairy cattle breeding operation.” The existing twin silos are planned to be incorporated into the proposed project because of their historical farming importance.

https://www.mankatofreepress.com/news/local_news/glimpse-of-the-past-gigantic-barn-housed-rural-mankato-dairy/article_4d6bca9c-a8b0-11e9-9af5-af6767c66c97.html

4. *Provide for a compatible land use pattern that limits existing and potential conflicts and respects private property rights.*

The proposed commercial recreation and campgrounds is limited to previously permitted silica sand areas. No other previously permitted silica sand areas are in Lime Township, thus limiting potential campground and commercial recreation overuse. The proposed project design would require preparation of a Environmental Assessment Worksheet (EAW), mitigation measures, and conditions of approval that would demonstrate that private property rights would not be negatively affected.

Note that any future commercial type project proposed in the township must go through a rigorous review and that the ideas, concepts, and plans would be required to show compatibility appropriate to its area, uses, surroundings, and also be a benefit to the township and community.

5. *Guide land uses that are in need of municipal water and sanitary sewer services in locations that provide for the efficient placement and use of municipal services and annexation to the City of Mankato.*

The proposed project is not planned nor preferred to be annexed to the City of Mankato. Existing wells will be utilized for water and sanitary services will be septic and/or holding tanks.

6. *Allow for the extraction of mineral deposits in a manner that is sensitive to surrounding land uses, natural resources, and environmentally sensitive areas. Mitigation of impacts of mineral extraction on surrounding uses and reclamation of the property used for mineral extraction to a condition that can be utilized for future development should be considered in the review of permitting for mining interim use permits.*

The proposed commercial recreation and campground project will utilize the mined geography and historical amenities for recreation and education.

7. *Allow for the continuation of commercial and industrial land uses on properties within the Township that currently are used for those purposes.*

Commercial recreation and camping would be a continued commercial use of the current permitted mining operations in the quarries.

8. *Allow for the construction of residential uses on existing lots of record and in locations that are not prime farmland.*

No residential use is planned for the commercial recreation and campground project.

“Approximately 2,500 acres of the Township adjacent to the Minnesota River have been set aside as the East Minnesota River Game Refuge. This scenic area provides wildlife habitat and outdoor recreational opportunities characterized by unique exposed bedrock outcroppings, rare plants and animal species, prairie land and river valley vistas.”

**Exhibit I Jordan Sands Conditional Use Permit Figure 2 with Haul Route
shown between Parcels C & D**

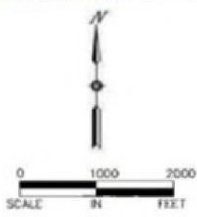
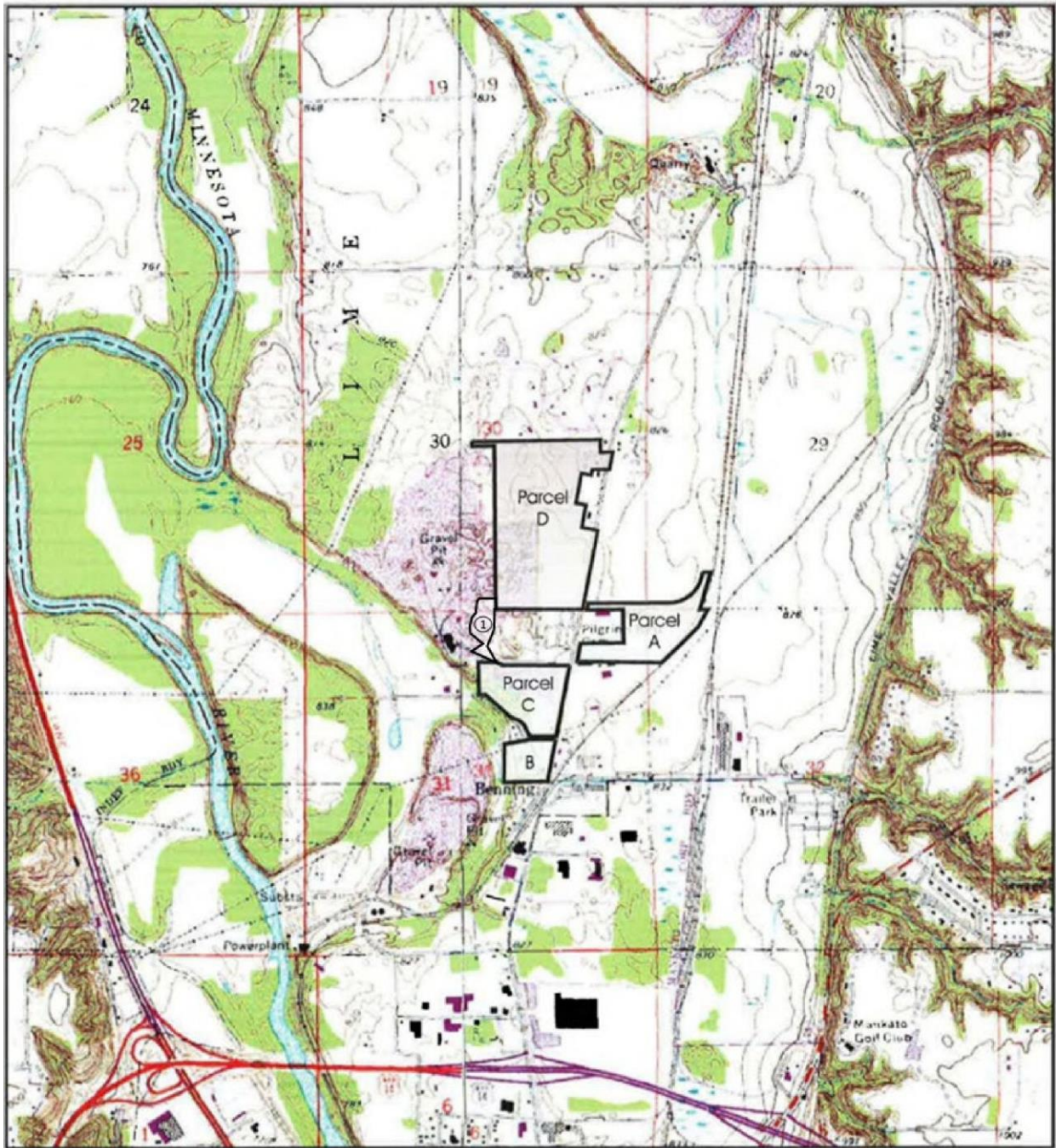


Figure 2
USGS Quad Map Excerpt

1. Note Haul Route between parcel D & C documented in Jordan Sands Conditional Use Permit Page 6, and Jordan Sands EAW page 16.

