



CITY OF LE SUEUR
REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council

FROM: Rich Kucera, Public Services Director

SUBJECT: Airport Building Development Policy

DATE: For the City Council Meeting of Monday, October 10, 2022

PURPOSE

Consider approving the revised Building Development Policy for the Le Sueur Municipal Airport.

SUMMARY

Per the City Code section 33.019, Policies Governing; General Powers and Duties; Area of Airport, item C, "The duties of the Airport Commission will be to determine the aeronautical policies of the airport, subject, however, to the approval of the City Council."

Staff have identified some items that should be addressed in policy for all new hangar construction. Some of these items include: galvanized siding and roofing materials are not allowed, hangars must have individual electric service; hangar approach must be concrete or bituminous; interior floors must be concrete. The original policy stated 16-foot minimum sidewalls and has been changed to 14-foot, matching the existing hangars at the airport. Also, the original policy stated that doors must be 16-foot opening; this has been changed to 12-foot, matching the existing hangars at the airport.

This policy was discussed at the September 29, 2022 Airport Commission meeting and was approved by all members in attendance.

ACTION REQUESTED

Staff recommends City Council approve the updated Building Development Policy for the Le Sueur Municipal Airport.



Building Development Policy
for the Le Sueur Municipal Airport
Adopted: ~~September, 29~~, 2022

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The Building Official must approve all plans for the construction of a hangar or hangar improvement on the premises. Specifications must meet IBC and protective covenants enumerated below. Any variances from these covenants must be approved by the Airport Commission and subsequently approved by the Building Official without any required notice to or action by the Planning commission. Final approval for all land leases rests with the City Council. The covenants are as follows:

- Mandatory 15 foot rear setback (unless the distance can be reduced by complying with fire code)
- Mandatory 15 foot side yard setbacks (unless the distance can be reduced by complying with fire code)
- Minimum ~~14~~ foot sidewalls with a maximum of 22 feet
- Maximum building height 30 feet, unless lower height is required because of airspace criteria
- Doors must be upward opening ~~12~~ - 20 foot height facing the taxiway or ramp. Deviations can be approved by the Airport Commission.
- All construction materials must be new
- Galvanized siding and roofing materials are not allowed
- Color must be an earth tone or neutral; any deviation must be approved by the Airport Commission.
- Apron must be constructed out of either concrete or bituminous material.
- Interior floors must be constructed out of concrete.
- Individual electric service required

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Any diversions from the protective covenants could result in the termination of the lease or modifications to meet the covenants at the expense of the lessee. Construction to be completed within one (1) year of the execution of the lease or the lease shall terminate.