



CITY OF LE SUEUR
REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council

FROM: Rich Kucera, Public Services Director

SUBJECT: Hangar Construction Procedures Policy

DATE: For the City Council Meeting of Monday, June 13, 2022

PURPOSE

Consider rescinding the Hangar Construction Procedures 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 has found the attached Hangar Construction Procedures that are believed to be approved in 2004 for the airport. The procedures in here are not up to date with current operations of the City. With this, staff recommended to the Airport Commission on June 2, 2022 to rescind this policy. All members present voted in support of recommending to City Council to rescind the hangar construction procedures policy.

Staff will continue to work to update this policy for the public to the current process.

ACTION REQUESTED

Staff recommends City Council rescind the Hangar Construction Procedures policy for the airport.

CITY OF LE SUEUR
HANGAR CONSTRUCTION PROCEDURES

The following is a guide to persons contemplating the construction of a private aircraft hangar at the Le Sueur Municipal Airport.

1. Contact the Le Sueur Public Works Director to determine available sites for your hangar. The Public Works Director has a map of the potential hangar sites as well as copies of the standard leases. (Greg insert pdf file link here)
2. Select a first and second choice for a building site. All sites in the upper hangar area are designated as 50 feet by 50 feet with a 12 foot rear distance to the next hangar and a 12 foot inside distance to the next hangar with a 20 foot outside set back to the next hangar. Hangar sites will be rented on a 2500 square foot basis (50x50). Hangers on these sites have a maximum size of 50x50 per site, smaller buildings may be constructed though the land lease will be for the 50x50 site. Larger buildings may be constructed but would require the leasing of two 50x50 sites. You will be responsible for the any site preperation, the cost of any apron extension, and landscaping.
3. Send a letter requesting an airport land lease to the Public Works Director. Your letter should contain a sketch of your proposed floor plan as well as your first and second choice of available sites. Make sure that you state in your letter the type of construction to be used as well as a proposed construction schedule. The Public Works Director will review your request and recommend a site to the Airport Commission at their next meeting.
4. If the Airport Commission approves your request, you will be required to sign a standard lease agreement.
5. After the Airport commission approves the lease, you will then need to provide the City Clerk with a copy of your building permit from the City of Le Sueur prior to starting construction on your hangar.
6. In order to obtain a building permit you must provide the Le Sueur Building Inspector with the following:

A completed Building Permit Application and two (2) sets of plans showing: floor plan, elevations, wall sections (including footings), and Engineer spec sheet for roof.

You are reminded that no outside storage of equipment, vehicles or airplanes is permitted on your leased property except for materials and equipment used for the construction of the hangar itself.

The lease terms are normally for 3 years, however, the City reserves the right to cancel your lease within 30 days written notice if satisfactory progress is not made toward the construction of your hangar.

Only new materials are to be used in the construction of your hangar unless otherwise approved by the Airport Commission in writing.

If you have any questions, please call: Dean Kunze, 507-665-2266

CITY OF LE SUEUR
AIRPORT BUILDING REQUIREMENTS

1. The main hangar doors shall not protrude laterally from the hangar.
2. A hangars length or width shall not exceed the other by twenty (20) feet.
3. Plans and specifications must be approved by the City of Le Sueur Building Inspector.
4. The lessee shall construct an entrance pad in front of the hangar keeping it level with the surrounding ground.
5. Heated hangars shall be connected to natural gas lines where available.
6. The construction of a hangar building shall be of the stud wall, pole barn, or steel frame construction with painted steel side walls and roof. Roof pitch angles shall be maintained at a minimum of a 4 to 12 ratio.
7. Hangars shall be at least 40 feet by 30 feet in size.
8. Main hangar door sizing requirements:

Floor Space of Hangar Building	Door Width Clear Opening	Door Height Clear Opening
1200 sq. feet minimum to 1600 sq. feet	36 feet	12 feet
1601 sq. feet to 4000 sq. feet	40 feet	12 feet
Over 4000 sq. feet	75 feet	18 feet

Approved September 21, 2004