

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
September 12, 2019

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., September 12, 2019, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Stephanie Stoffel, Randy King, Bryan Bode, Jason Beal, Nick Meyer, and Jason Ceminsky. Staff members present: Council Liaison Sandra Oachs, City Attorney Chris Kennedy, and Community Development Director Mike Fischer.

A motion was made by Commissioner Beal, seconded by Commissioner Bode, to approve the minutes of the August 1, 2019, regular meeting of the North Mankato Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Z-1-19, Request to Rezone 1253/1255 Lake Street from R-1 to R-2

Staff presented a request from Cole Halvorson to rezone 1253/1255 Lake Street from R-1 to R-2 for refinancing purposes. Staff summarized the existing conditions, past use of the property, downzoning, and a rezoning policy adopted in 2012 to address properties affected by downzoning, including the criteria to qualify. Staff indicated that the dwelling was vacant for approximately ten years due to damage and was not continually occupied or licensed as a rental dwelling. The Planning Commission held discussions regarding past ownership, licensing, zoning and spot zoning. The Planning Commission discussed the unique circumstances of the past use of the property, the rezoning policy and options to rezone the property. The Planning Commission held considerable discussion regarding the rezoning policy, the criteria to qualify and proposed amendments to the policy. Barb Church, 102 Wheeler Avenue stated the Planning Commission should consider the entire community when making land-use decisions. Commissioner Beal made a motion to deny Z-1-19 and recommended that at a future Planning Commission meeting, number three within the policy be amended to read, "The dwelling has been continually used and licensed as a multiple-family dwelling or originally designed and built as a multiple-family dwelling," seconded by Commissioner King. Vote on the motion: all ayes, 0 nays; motion carried.

Review of Off-Street Parking

Staff indicated that the Planning Commission has discussed the current off-street parking regulations on multiple occasions with no recommendation for changes so far. The Planning Commission continued discussion of this issue including green space requirements, cost to hard surface off-street parking spaces, use of gravel, limit on number of items stored outdoors, access to parking spaces, setbacks, lot sizes and balance between citizen needs and respect for neighbors. Barb Church, 102 Wheeler Avenue, spoke about the differences in lot sizes within the City when considering off-street parking. The Planning Commission held further discussions regarding the number of complaints received for off-street parking, drainage of parking areas, getting public input on the issue, MPCA

regulations for gravel surfaces, public works opinion and enforcement of off-street parking regulations. After further discussion, it was moved by Commissioner Meyer, seconded by Commissioner Stoffel to recommend no changes to the current off-street parking regulations. After further discussion, vote on the motion: 0 ayes, all nays; motion did not carry. It was moved by Commissioner Beal, seconded by Commissioner Bode to table the issue and have staff contact the MPCA and Public Works Department regarding the use of gravel parking surfaces. Vote on the motion: all ayes, 0 nays; motion carried.

In other business, staff welcomed Jason Ceminsky to the Planning Commission and acknowledged Heather Anderson will be leaving the City to pursue another opportunity.

Barb Church, 102 Wheeler Avenue, requested that the Planning Commission meeting minutes be posted on the City's website similar to the City Council Minutes.

It was moved by Commissioner Beal, seconded by Commissioner King to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 8:25 p.m.

Chairperson

Secretary