

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
November 14, 2019

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., November 14, 2019, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Corey Brunton, Jason Ceminsky, Randy King and Acting Chair Nick Meyer. Staff members present: Council Liaison Sandra Oachs, City Attorney Chris Kennedy, and Community Development Director Mike Fischer.

A motion was made by Commissioner King, seconded by Commissioner Ceminsky, to approve the minutes of the September 12, 2019, regular meeting of the North Mankato Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Consider amendment to rezoning policy

Based on a recommendation from the Planning Commission made in September of 2019, staff presented an amendment to the Policy for Rezoning of Residential Properties Affected by the 2005 City-Wide Downzoning. The amendment included a change to No. 3 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." Staff suggested that that the amendment include language stating the dwelling was originally permitted as a multiple-family dwelling. After a brief discussion, it was moved by Commissioner Brunton, seconded by Commissioner King to approve the amendment to read "The dwelling has been continually used and licensed as multiple-family dwelling or originally permitted and built as a multiple-family dwelling." 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, previously discussed by the Planning Commission on September 12, 2019 to rezone 1253/1255 Lake Street from R-1 to R-2. Staff indicated that the property would qualify for rezoning under adoption of the amendment to rezoning policy. Barb Church, 102 Wheeler Avenue, confirmed that the meeting was a public hearing. She also raised concerns about spot-zoning for individual properties and asked whether area property owners had been notified about the rezoning request. Staff confirmed that neighbors had all been notified in September with no concerns. The Planning Commission held a discussion of spot-zoning. Attorney Kennedy clarified the issue by stating that the rezoning policy would apply to all properties equally, provided they met the criteria laid out in the policy, and was therefore different from "spot-zoning." It was moved by Commissioner Ceminsky, seconded by Commissioner Brunton, to approve the request to rezone 1253/1255 Lake Street from R-1 to R-2. Vote on the motion: all ayes, 0 nays; motion carried.

In other business, staff acknowledged Jeromy Roberts, a new city employee tasked with taking Planning Commission meeting minutes.

It was moved by Commissioner King, seconded by Commissioner Ceminsky, to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:15 p.m.


Secretary


Acting Chairperson