

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
March 12, 2020

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., March 12, 2020, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Acting Chair Corey Brunton, Jason Ceminsky, Randy King and Grant Poehler. Staff members present: 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 February 13, 2020, regular meeting of the North Mankato Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Preliminary & Final Plat of Sheffield Woods No. 2. A request from Wayne & Kimberly Veroeven and David & Mary Jo Cordes.

Staff presented a request to replat two residential properties, 14 Camden Court and 2330 Abbywood Lane, at the request of both property owners. The two properties share a mutual property line and the owners of 14 Camden Court wish to purchase a small amount of land from the 2330 Abbywood Lane property in order to have enough space to install a private swimming pool. Staff indicated that this type of property exchange requires the replatting of both properties. The Veroevens were in attendance to answer any questions from the Commissioners. As both properties would still meet minimum size requirements and setbacks after replatting, staff recommended approval. It was moved by Commissioner Ceminsky, seconded by Commissioner King, to approve the Preliminary & Final Plat of Sheffield Woods No. 2. Vote on the motion: all ayes, 0 nays; motion carried.

Preliminary & Final Plat of Rolling Green Addition No. 4. A request from Nicco Property, LLC.

Staff presented a request to replat Outlot A, Rolling Green Addition, to accommodate future development of an apartment building. Staff indicated that development on an Outlot is not permitted, which requires replatting. Acting Chair Brunton asked about access to the property, and staff replied that access would need to come from Carlson Drive. The Planning Commission had brief discussions about zoning, utilities and consistency with existing long-range plans. It was moved by Commissioner King, seconded by Commissioner Poehler, to approve the Preliminary & Final Plat of Rolling Green Addition No. 4. Vote on the motion: all ayes, 0 nays; motion carried.

Review of Comprehensive Plan Update Chapter 5: Economic Development

Staff recognized Matt Lassonde from Bolton & Menk to provide an update on the Comprehensive Plan. Lassonde highlighted successes in Economic Development which included the Belgrade Avenue Master Plan, growth in the Northport Industrial Park, the Commerce Drive Area Development Plan, and the

economic impact of the Caswell Sports Complex. He then discussed employment statistics for the City including where people live and work. This led to a discussion on leakage, which was defined as having a demand in North Mankato for goods and services, but a lack of supply. However, North Mankato residents can find the supply they need by traveling just over the river to Mankato. Lassonde concluded by stating that the next update would focus on Housing and offered to answer questions on Economic Development.

Commissioner Ceminsky asked about the inflow/outflow charts: is it normal for so few residents to work in the city where they live? Per Lassonde, more data is necessary on the topic. He will look at towns of similar size and report back. Commissioner King asked about recent visioning meetings for the Northwest Area study which took place earlier in the week. Lassonde informed the Commission that two meetings had taken place and summarized the outcomes of each meeting.

It was moved by Commissioner King, seconded by Commissioner Ceminsky, to accept Comprehensive Plan Update Chapter 5: Economic Development, pending future updates. Vote on the motion: all ayes, 0 nays; motion carried.

There being no further business, 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 7:30 p.m.

Chairperson

Secretary