

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
June 11, 2020

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., June 11, 2020, in the Council Chambers of the Municipal Building. City Administrator Harrenstein on March 31, 2020, under MN Statute Section 13D.021, declared the use of electronic meetings due to the COVID-19 pandemic. The following were present remotely through Zoom for roll call: Chair Stephanie Stoffel, Commissioners Nick Meyer, Jason Beal, Jason Ceminsky, Randy King, and Grant Poehler. Staff member present: Council Representative Sandra Oachs, City Attorney Chris Kennedy and Community Development Director Mike Fischer.

A motion was made by Commissioner Beal, seconded by Commissioner King, to approve the minutes of the May 14, 2020, regular meeting of the North Mankato Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Z-2-20: Request to Zone Part of Sections 1 & 2 as R-1, One-Family Dwelling

Staff presented a request from Lovona Bengtson and Prairie Development to zone 109 acres of undeveloped property as R-1, One-Family Dwelling located near Countryside Drive which was recently annexed into the City limits. Staff indicated the R-1 zoning request is consistent with the Future Land Use Map and existing area zoning. After clarification as to the identity of the developer, it was moved by Commissioner Beal, seconded by Commissioner King, to recommend approval of Z-2-20. Vote on the motion: all ayes, 0 nays; motion carried.

Preliminary Plat of Prairie Heights

Staff presented a request from Lovona Bengtson and Prairie Development for preliminary plat consideration of Prairie Heights. Staff indicated the proposed first phase of development includes the extensions of Deerwood Drive and Newcastle Drive, 46 single-family lots, and areas for stormwater retention ponds. Because of the presence of ravine property in this area, it is anticipated that the developer will create a conservation easement for the ravine property to protect terrain and vegetation. Regarding parkland, it was noted that the Parks Plan and Comprehensive Plan mention the potential for additional parkland in this area. Staff explained that Countryside Drive will be planned for reconstruction later this year.

The Planning Commission held discussions which included the process for the development of parks, access to the proposed subdivision, the planned reconstruction of Countryside Drive, and access to the ravines and ponds. Following the discussion, it was moved by Commissioner Poehler, seconded by Commissioner Meyer, to recommend approval of the preliminary plat of Prairie Heights. Vote on the motion: all ayes, 0 nays; motion carried.

Staff indicated that items C & D have been withdrawn from the agenda due to timing issues and will be considered in the future.

Consider Rescheduling August 13, 2020 Planning Commission Meeting

Staff requested to consider rescheduling the regular August Planning Commission meeting to either August 6th or the 20th. It was moved by Commissioner Beal, seconded by Commissioner King, to reschedule the meeting to August 20, 2020. Vote on the motion: all ayes, 0 nays; motion carried.

There being no further business, it was moved by Commissioner Meyer, 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