

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on March 21, 2022. Mayor Dehen called the meeting to order at 7:00 pm, asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Council Members Norland, Whitlock and Steiner, Interim City Administrator Fischer, Public Works Director Host, and City Clerk Van Genderen. Absent: Council Member Oachs.

Approval of Agenda

Council Member Norland moved, seconded by Council Member Steiner, to approve the agenda as presented. Vote on the Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Approval of Council Minutes from March 7, 2022, Council Meeting.

Council Member Whitlock moved, seconded by Council Member Steiner, to approve the Council meeting minutes of March 7, 2022. Vote on the Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Approval of Council Work Session Minutes from March 14, 2022, Meeting.

Council Member Norland moved, seconded by Council Member Steiner, to approve the Council Work Session Minutes from March 14, 2022. Vote on the Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Consent Agenda

Council Member Steiner moved, seconded by Council Member Norland, to approve the Consent Agenda.

- A. Bills and Appropriations.
- B. Res. No. 31-22 Approving Donations/Contributions/Grants.
- C. Approved Audio Permit for June 25, 2022, at 256 Belgrade Avenue from 5:00 pm to 10:00 pm for American Legions Mission 22 Event.
- D. Approved Audio Permit for May 14, 2022, at South Central College Red Lot from 10:30 am to 3:00 pm for the Andy Wendinger Memorial Car Show.
- E. Approved Audio Permit and Block Permit for April 9, 2022, from 4:00 pm to 6:30 pm for Bunnies on Belgrade.

Vote on the motion Whitlock, Steiner, Norland, and Dehen, aye; no nays. Motion carried.

Public Comments Concerning Business Items on the Agenda.

David Endres, 35 Prairie Court, appeared before Council and opposed the Comprehensive Plan Amendment-Future Land Use Map. He stated that the builder only does minimum work and barely meets the covenant standards. He indicated the traffic leading to the development would become an issue for the Reserve.

Nate Hermer, Engineer from ISG for the developer, stated the developer plans on mixed housing types, with the majority being single-family homes, patio homes, and some twin homes. The Reserve Development's view of the new development would be obscured. There will be a stormwater holding pond between the road to separate the Reserve development from the new development itself.

Matthew Burkett, 1931 Sheridan Court, appeared before Council and opposed the Comprehensive Plan Amendment-Future Land Use Map. He indicated the dual family homes would

not be in line with the original Future Land Use Map and would not be in line with the lifestyle and quality of life the residents of the Reserve want to maintain.

Business Items

Res. No. 32-22 Ordering Preparation of Plans and Specifications Water Treatment Plant No. 2 Filter Rehabilitation Project City Project No. 22-01

Public Works Director Host appeared before Council and reported the resolution would authorize the drafting of plans and specifications for rehabilitation of the existing two water filters in Water Treatment Plant No. 2. The rehabilitation is included in the 2022/2023 Capital Improvement Plan and is necessary as the filters were last rehabbed in 2002 and are at the end of their life expectancy. The plans and specifications will need to be sent to the Minnesota Department of Health (MDH) for review and approval. It is anticipated that the plans and specifications will be submitted to MDH for approval in late July 2022. Bids would be received and the project awarded in September 2022. Phase 1 work (Filter No. 1) would start around November 1, 2022. Phase 2 work (Filter No. 2) would start around January 1, 2023. All work would be completed, and both filters would be back online by early spring.

Council Member Norland moved, seconded by Council Member Steiner, to Adopt Res. No. 32-22 Ordering Preparation of Plans and Specifications Water Treatment Plan No. 2 Filter Rehabilitation Project City Project No. 22-01. Vote on the Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Approve CU-2-22 1620 Commerce Drive-Austin's Auto Repair.

Interim City Administrator Fischer reported the request is for a Conditional Use Permit to operate an automobile repair business at 1620 Commerce Drive. He reported in 1986, a Conditional Use Permit was issued to Lynn and Darla Austin to operate an automobile repair business at 1620 Commerce Drive. There were five conditions included in the CUP and included that the CUP was not transferrable, no exterior overnight storage of partially dismantled or obviously damaged vehicles or parts, the maintenance of trees to screen the property, no gasoline sold on the premise, and work completed between 10:00 pm and 7:00 am must be performed with the doors shut.

Interim City Administrator Fischer said that normally CUPs are transferable to subsequent owners; however, this one is not. He noted that the Austins are selling the business and property to Matt Ballman, and it is necessary to consider a new CUP based on the change of ownership. Mr. Ballman has reported that the business will operate no different, and there will be no sale of gasoline or vehicles. City staff is recommending the CUP with the following conditions:

1. All parts, equipment, and materials shall be stored indoors or within an entirely screened-in area.
2. All automobile work shall be performed within an enclosed building.
3. There shall be no exterior overnight storage of partially dismantled or obviously damaged vehicles.
4. If any repair work is done between the hours of 10:00 pm and 7:00 am, all doors to the building must be shut.
5. All vehicles and trailers stored out of doors shall be parked on a hard surface constructed of asphalt or concrete.
6. Applicant is required to maintain the existing 15 spruce trees located along the east property line. Should a tree die, applicant is required to replace the tree with a similar species.
7. No boats, trailers, campers, or recreational vehicles may be stored out of doors on the property.

He noted the Planning Commission recommends approval of the CUP. Council Member Norland asked about the building to the east of the property. Interim City Administrator Fischer reported the school district owns the building. Mayor Dehen requested clarification on if the CUP is now transferrable. Interim City Administrator Fischer reported that it is transferrable.

Council Member Steiner moved, seconded by Council Member Norland, to Approve CU-2-22 1620 Commerce Drive-Austin's Auto Repair. Vote on the Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

Consider Comprehensive Plan Amendment-Future Land Use Map.

Interim City Administrator Fischer reported the request by the applicant is to amend the Comprehensive Plan-Future Land Use Map. The owner, Diane Krohn, owns 40 acres of farmland just outside of the City limits. According to the Future Land Use map within the Comprehensive Plan, the property is guided for future Low-Density Residential development when it becomes part of the City. According to the Comprehensive Plan, the Low-Density Residential land use classification is consistent with single-family housing development and R-1, One-Family Dwelling zoning classification.

The applicant is considering the sale of the property to a developer who proposes to construct a combination of single-family homes and two-family homes. Due to the fact that two-family dwelling construction would not be consistent with R-1 zoning, the applicant is requesting an amendment to the Future Land Use Map, which guides the applicant's property from Low-Density Residential to Medium Density Residential.

Property guided as Medium Density is associated with R-2 One-and Two-Family Dwelling or R-3A, Medium density zoning classifications. Permitted uses within these zoning districts include; single-family homes, two-family homes, attached townhomes, and small apartments.

Interim City Administrator Fischer noted that in 2015 when the Future Land Use Map was created, there was no land guided for multi-family housing. He noted the Comprehensive Plan acknowledged that no property was guided for anything but low-density residential, and the Planning Commission and the City Council could consider changing the designation.

Interim City Administrator Fischer reported that the Planning Commission recommended denying the request. Council Member Steiner stated he would support the Planning Commission's recommendations. Council Member Norland commented that the homes that are being proposed look good, and the twin homes also look good, and she would be in support of the amendment. Council Member Whitlock commented that he is for expanding the housing selection in North Mankato but would reject the recommendation based on the residents' comments. Mayor Dehen commented that the traffic issue commented on by the residents would be resolved as the residents of the proposed subdivision would utilize Somerset and would not go into the Reserve. He recognized the residents of the Reserve's concerns about the area not being suited for R-3, but an R-2 designation could be considered. He stated a need for additional housing options in North Mankato's market. Mayor Dehen suggested sending the request back to the Planning Commission to consider only allowing an R-2, not an R-3.

Council Member Norland moved, seconded by Council Member Steiner, to have the Planning Commission Review the Proposal. Vote on the Whitlock, Steiner, Norland, and Dehen aye; no nays. Motion carried.

City Administrator and Staff Comments

Interim City Administrator Fischer reported MAPO Lookout Drive Corridor Study is conducting a Virtual Open House, which will close on March 25, 2022.

Interim City Administrator Fischer stated 2022 swim lessons registration is now open.

Interim City Administrator Fischer reported Tennis and Volleyball Nets are being installed at local parks.

Interim City Administrator Fischer invited everyone out to Bunnies on Belgrade on Saturday, April 9, 2022. The event is hosted by the Twin Valley Council Boy Scouts of America and Business on Belgrade.

Interim City Administrator Fischer stated the City is hiring for various summer seasonal positions. Please visit the City website to apply.

Public Works Director Host reported all 70 of the ash trees had been removed, and stump grinding and tree planting will follow.

Public Works Director Host stated the Mill and Overlay notices to residents have been sent out in preparation for those projects.

Public Works Director Host reminded residents that junk pick-up is scheduled for lower North Mankato on April 18-22 and upper North Mankato on April 25-29.

City Clerk Van Genderen reported Absentee Voting is now available for the Nicollet County Commissioner District 3 Special Election. This special election is only for North Mankato residents in Precincts 1, 2, and 3 and will be held on Tuesday, April 12. Polls will open at 7:00 am and close at 8:00 pm. Absentee Voting will be open through April 11. To request an absentee ballot, visit the Nicollet County website.

Mayor and Council Comments

Mayor Dehen congratulated Council Member Steiner and his band City Mouse on their 50 years of playing.

Mayor Dehen noted he attended the Greater Mankato Growth Annual Meeting, and their annual report is included in the packet. He stated that GMG would be in attendance at the next Council Work Session.

At 8:35 pm, on a motion by Council Member Norland, seconded by Council Member Steiner, the Council Meeting was adjourned.

Mayor

City Clerk