

Minutes  
of the  
NORTH MANKATO PLANNING COMMISSION MEETING  
North Mankato, Minnesota  
June 9, 2016

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., June 9, 2016 in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Stephanie Stoffel, Bryan Bode, Nick Meyer and Jason Beal. Staff members present: City Council Liaison Kim Spears, City Attorney Michael Kennedy and City Planner Michael Fischer.

A motion was made by Commissioner Beal, seconded by Commissioner Bode to approve the minutes of the March 17, 2016 regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

**Preliminary and Final Plat of The Innovative Power Subdivision**

Planner Fischer presented a request from NMP Holdings, LLC to replat Lots 1 and 2, Lutz Park Subdivision as Lots 1 and 2, Block 1, Innovative Power Subdivision. Staff indicated that Thin Film Technology is proposing to sell one of their two buildings located on Commerce Drive to an individual for future use as a fitness center and it is requested to replat the property to separate ownership of the buildings and property. It was noted that the current and future property owners would have an access and maintenance agreement for the joint use of the parking lot. Jason Tomkins from Ignition-fitness described the future use of the building he proposes to buy from Thin Film Technology. Matt Newton from Coloplast expressed concerns for a future business type use next to Coloplast for security purposes. Mr. Newton did not have specific concerns about the use of the building as a fitness center but possible future commercial uses which may occupy the building. After discussions regarding parking, setbacks and land use, it was moved by Commission Meyer, seconded by Commission Beal, to approve the preliminary and final plat of Innovative Power Subdivision. Vote on to motion: all ayes, 0 nays; motion carried.

**Z-3-16. A Request to Rezone Lot 2, Block 1, Innovative Power Subdivision from I-1 to B-3**

Planner Fischer presented a request from NMP Holdings LLC to rezone Lot 2, Block 1, Innovative Power Subdivision from I-1, Planned Industrial to B-3, General Commercial to accommodate a fitness center. Staff indicated that the property is adjacent to land currently zoned B-3 and is guided for future commercial/Industrial mixed use. Matt Newton representing Coloplast expressed concerns for security based on future commercial uses if rezoned. Dan Robinson, Lidstrom Commercial Realtors questions if bars are regulated by Conditional Use Permits and stated there is a row of trees between Thin Film and Coloplast for screening. Mr. Robinson indicated the building has been on the market for several years as an industrial building with little interest. Tom Lietha, Thin Film Technology stated the property is adjacent to land currently zoned B-3 and that the future use of the Thin Film building could change in the future. The Planning Commission held considerable discussions regarding permitted and conditional uses as well as compatible uses of buildings. After continued discussions related to the future of

Commerce Drive, guided zoning, screening and compatible land uses, it was moved by Commissioner Meyer, seconded by Commissioner Bode, to approve Z-3-16. Vote on the motion: all ayes, 0 nays; motion carried.

**Discussion on Commercial Setbacks**

The Planning Commission held discussions regarding commercial setbacks, particularly for properties having multiple street frontages. Staff summarized the changes to commercial setbacks which occurred as part of the recodification of the City Code and presented two examples of commercial properties having multiple street frontages. The Planning Commission held discussions of the consistent alignment of buildings and possible changes to the City Code. Matthias Leyrer, 526 Wall Street stated that when setbacks are reduced, traffic is slower and is safer for pedestrians. Mr. Leyrer stated that larger front yard setbacks force businesses to locate their parking in front of their buildings and provided a comparison of the market value and tax base of Walgreens versus the 200 Block of Belgrade Avenue. After continued discussion of changes to setbacks, setbacks used by other cities, visibility at street intersections and suburban versus urban development, the Planning Commission recommended that staff present options for commercial setback changes at a future meeting.

There being no further business, it was moved by Commissioner Meyer, seconded by Commissioner Beal, to adjourn. Vote on the motion: all ayes, 0 nays. Motion carried. The meeting was adjourned at 8:15 p.m.

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Chairperson

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Secretary