

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
March 17, 2016

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., March 17, 2016 in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Stephanie Stoffel, Rick Haman, Bryan Bode and Nick Meyer. Staff members present: City Attorney Kennedy and City Planner Michael Fischer.

A motion was made by Commissioner Haman, seconded by Commissioner Bode to approve the minutes of the February 11, 2016 regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Preliminary and Final Plat of The Landing West

Staff presented a request from Bruce and Carol Walters to replat Lots 3 and 4, Block 3, The Landing North Phase 1. The purpose of the request is to combine Lots 3 and 4 as one lot to accommodate the future construction of a new single-family home. Staff indicated that as part of the replatting process, it is necessary to contact all utility companies about vacating existing utility easements. In doing so, one utility company indicated they had equipment within one of the easements proposed to be vacated. Bruce Walters was in attendance and stated he is working with the utility company to relocate the equipment into an existing easement. Mr. Walters questioned the process for abandoning any water or sewer lines which will not be used. The Planning Commission held considerable discussion regarding the abandonment of existing water and sewer lines with acknowledgment from the applicant that he is willing to proceed with the replatting process knowing the public utility abandonment process. After continued discussion regarding access to the proposed house and the proposed size of the new house, it was moved by Commissioner Meyer, seconded by Commissioner Haman to approve the Preliminary and Final Plat of The Landing West. Vote on the motion: all ayes, 0 nays. Motion carried.

Commercial Building Setback Review

Staff presented a summary of the current building setbacks in B-1, B-2 and B-3 zoning districts and a survey of similar setbacks used by other comparable cities. Staff noted that while the current building setbacks have not been a detriment to commercial development, front yard setbacks in B-1, B-2 and B-3 zoning districts are greater than any other city which was surveyed. The Planning Commission expressed concerns for the implementation of lesser front yard setbacks in commercial areas developed under the current setbacks. In response to the possible creation of a new zoning commercial district where new building setbacks could be implemented, staff did not recommend the concept. Matthias Leyrer, 526 Wall Street stated that reduced front yard setbacks create better pedestrian environments and improve driving patterns. He indicated that setbacks serve little purpose in commercial areas and preferred the implementation of maximum setbacks versus minimum setbacks. Barb Church, 102 Wheeler Avenue questioned why a new zoning district with different setbacks would not work in an undeveloped part of the City. The Planning Commission held discussions of visibility, green-space and

planning for how the majority of populations access commercial areas. After further discussion, the Planning Commission agreed that they need to be more informed of potential changes of commercial setbacks and have a broader conversation with additional information presented by staff. The Planning Commission took no formal action.

There being no further business, it was moved by Commissioner Haman, seconded by Commissioner Meyer, to adjourn. Vote on the motion: all ayes, 0 nays. Motion carried. The meeting was adjourned at 7:40 p.m.

Chairperson

Secretary