

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

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., November 12, 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, Nick Meyer, Jason Beal, Don Westphal, Jason Ceminsky and Grant Poehler. Staff members present: City Attorney Chris Kennedy and Community Development Director Mike Fischer.

A motion was made by Commissioner Beal, seconded by Commissioner Westphal, to approve the minutes of the October 8, 2020, regular meeting of the North Mankato Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Request to amend City Code off-street parking regulations, a request from Select Management, LLC

Staff presented a request from Select Management, LLC to amend the City Code by reducing the minimum number of required off-street parking spaces for multi-family dwellings.

Staff summarized the off-street parking regulations which require multi-family dwellings to provide 2 off-street parking stalls per unit and the applicants request a change to one (1) off-street parking space per bedroom. Commissioners discussed the effectiveness of the current regulations, concerns about increased on-street parking, guest parking, safety around schools and the fact that changing the regulations would affect future multiple-family dwellings within the city, not just this one property. Scott Kamps of DeMars Construction, representing the applicant indicated the applicant is proposing to construct a new 117-unit apartment complex on property restricted by an overhead power line and wetlands. As a result, the property is not large enough to accommodate the number of off-street parking spaces required by City Code. Mr. Kamps indicated the apartment would be a combination of one- and two-bedroom units with the target market of college and young professionals. After continued discussion, a motion was made by Commissioner Meyer, seconded by Commissioner Poehler, to deny the request to amend the City Code off-street parking regulations. Vote on the motion: all ayes, 0 nays; motion carried.

There being no further business, it was moved by Commissioner Beal, seconded by Commissioner Meyer, to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:20 p.m.

Chairperson

Secretary