

Minutes  
of the  
NORTH MANKATO PLANNING COMMISSION MEETING  
North Mankato, Minnesota  
August 16, 2018

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., August 16, 2018, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Stephanie Stoffel, Randy King, Bryan Bode, Nick Meyer and Isaac Kerry. Staff Members present: Council Liaison Jim Whitlock, City Attorney Mike Kennedy, and Community Development Director Mike Fischer.

A motion was made by Commissioner Kerry, seconded by Commissioner Bode to approve the minutes of the July 12, 2018, regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

**Preliminary and Final Plat of Nature View Subdivision No. 3.**

Staff presented a request from Mick Montag to replat Lot 10, Block 2 and Outlot E of Nature View Subdivision No. 2. At the time of platting of Nature View Subdivision No. 2, Outlot E was owned by the City as vacated Marie Lane right of way and has since been sold to the applicant as the location of a stone monument to identify the subdivision. To accommodate the preferred development of a single-family home on Lot 10, Block 2, the applicant proposes to replat Lot 10 with a portion of Outlot E. The result of the replatting is Nature View Subdivision No. 3. After a brief discussion of future maintenance of the Outlot, it was moved by Commissioner Meyer, seconded by Commissioner Kerry, to approve the Preliminary and Final Plat of Nature View Subdivision No. 3. Vote on the motion: all ayes, 0 nays; motion carried.

**Short Term Rental Ordinance**

Staff indicated that in July of 2018, a draft Short-Term Rental Ordinance was presented to the Planning Commission for consideration, but no action was taken. As a result, staff requested that the Planning Commission continue discussions regarding Short-Term Rental regulations. The Planning Commission referenced letters received from two persons who are currently operating Short-Term rentals in North Mankato. The Planning Commission held discussions regarding the relationship between the licensing of Short-Term Rentals and general rental licensing, Conditional Use Permits, separate licensing for Short-Term Rentals, the rental density cap, and fees associated with permits and licenses. It was the consensus of the Planning Commission that it was important to ensure all short-term rental dwellings are safe for occupancy.

Regarding the use of Conditional Use Permits to regulate Short-Term rentals, there was discussion regarding what conditions could be implemented and neighborhood input. The Planning Commission discussed owner occupancy of short-term rentals. Stephanie Jaquette, 509 Wheeler Avenue, stated she supports some type of regulation, the Conditional Use Permit fee is too high, and short-term rentals should not affect the rental density cap to preserve affordable housing options. Barb Church, 102 Wheeler Avenue, spoke about popular trends and the need to keep any licensing fees affordable. The Planning Commission held continued discussion regarding off-street parking, enforceable regulations, types of licensing and the occupancy of homeowners. The Planning Commission recommended that staff prepare a draft Short Term-Rental license for future review by the Planning Commission.

**Other Business**

There being no further business, it was moved by Commissioner Kerry, seconded by Commissioner Bode to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:45 p.m.

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Secretary

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Chairperson