

Minutes  
of the  
NORTH MANKATO PLANNING COMMISSION MEETING  
North Mankato, Minnesota  
August 1, 2019

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., August 1, 2019, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Stephanie Stoffel, Bryan Bode, Jason Beal and Nick Meyer. Staff members present: Council Liaison Sandra Oachs, City Attorney Chris Kennedy and Community Development Director Mike Fischer.

A motion was made by Commissioner Beal, seconded by Commissioner Bode, to approve the minutes of the June 13, 2019, regular meeting of the North Mankato Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

**Preliminary and Final Plat of The Landing North Phase 4**

Staff presented a request from KWS, LLC for preliminary and final plat consideration of The Landing North Phase 4 which consists of the addition of 23 single-family residential lots, the extension of Lexington Lane and addition of Sunset Court. Staff summarized past development of the Reserve Subdivision and this is the final phase of development within the Reserve. After a discussion of the connection of Lexington Lane to Summerset Road, it was moved by Commissioner Bode, seconded by Commissioner Meyer, to approve the preliminary & final plat at The Landing North Phase 4. Vote on the motion: all ayes, 0 nays; motion carried.

**Amendments to City Code Chapter 154, Sign Regulations**

Staff presented amendments to the city Sign Ordinance, which permit the use of dynamic display signs for non-institutional commercial uses in residential zoning districts with conditions. Ben Roach from M&M Signs spoke about the industry changes and advancements in dynamic display signs, their programmability, ability to control brightness and explanation of “nits.” Mr. Roach recommended that restricting the display to only black and white imagery be changed due to white is the brightest LED color. Lucy Lowry 2263 North Ridge Drive questioned who approves sign permits, questioned making a policy decision based on a single previous instance and noted there are several other churches and schools that may wish to use dynamic display signs in the future. The Planning Commission held a discussion regarding limiting black and white display only and if the use of colors are appropriate if brightness can be controlled. Continued discussion was held regarding the protection of adjacent uses, the proposed conditions presented by staff, regulating brightness levels based on area conditions and that the proposed amendments would accommodate the use of dynamic display signs for other churches and schools within the community. Council Liaison Oachs questioned if a definition of non-commercial institutional use could be incorporated into the sign ordinance definitions. It was moved by Commissioner Meyer, seconded by Commissioner Beal to approve the proposed amendments with

the exception of (A) signs have a black and white display only. Vote on the motion: all ayes; 0 nays; motion carried.

### **Review of CU-1-10, 1730 Commerce Drive**

Staff presented a summary of the past conditional use permits for 1730 Commerce Drive and noted that the Port Authority requested a review of CU-1-10 based on a financial assistance application received to expand the back parking lot. Staff summarized the past uses of the property, including the current outdoor parking of vehicles on the property. The Planning Commission held discussions regarding the required size of parking spaces, the parking of vehicles on the grass, and the proposed expansion of the parking lot. Tim DeSutter, 2206 Willow Lane and co-owner of the property acknowledged the current parking conditions need improvement and that some cars on the lot may be owned by current employees. Mr. DeSutter indicated he is looking to expand the parking lot, there is a potential change in business operations, and acknowledged the issue with both sales and service of vehicles on the property. The Planning Commission held a considerable discussion regarding the current parking of vehicles on the property and revised conditions that would govern the outdoor storage of vehicles and striping of parking spaces. It was moved by Commissioner Beal, seconded by Commissioner Bode to amend CU-1-10 as follows:

1. All parking space sizes conform to the City Code requirements.
2. All parking spaces shall be clearly painted.
3. Parking of vehicles shall be consistent with the original parking plan or a revised plan approved by staff.
4. Stacked or double parking of vehicles within the front parking lot is not permitted.
5. Access to adjacent businesses shall not be blocked.
6. There shall be no more than twenty (20) motor vehicles, including employee vehicles and vehicles for sale stored on the property outside overnight and that no vehicle being repaired shall be stored outdoors on the property for a period of longer than four (4) consecutive weeks.
7. All parts and equipment shall either be stored within the building or within an entirely screened-in area outside the building.

Vote on the motion, all ayes, 0 nays; motion carried.

There being no further business, it was moved by Commissioner Beal, seconded by Commissioner Bode to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:50 p.m.

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Chairperson

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Secretary