

Minutes  
of the  
NORTH MANKATO PLANNING COMMISSION MEETING  
North Mankato, Minnesota  
August 17, 2017

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., August 17, 2017, 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 Jim Whitlock, City Attorney Mike Kennedy, and Community Development Director Mike Fischer.

A motion was made by Commissioner Beal, seconded by Commissioner Bode to approve the minutes of June 8, 2017, regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

**Preliminary and Final Plat of the Landing North Phase 2**

Staff presented a request from KWS, LLC for preliminary and final plat consideration of The Landing North Phase 2, a replat of Outlot B, The Landing North Phase 1. Staff indicated that the applicant is proposing to plat twelve lots for single-family residential development including the addition of Prairie Court. Outlot A would be reserved for future residential development and Outlot B as a location for a sidewalk leading to Reserve Park. As the property is zoned R-1, all proposed lots meet the minimum lot size requirements within that district. Staff noted that the proposed development is consistent with the overall vision set forth in original platting of The Landing North Phase 1. There being no discussion it was moved by Commissioner Bode, seconded by Commissioner Beal to approve the Preliminary and Final plat of The Landing North Phase 2. Vote on the motion: all ayes, 0 nays; motion carried.

**Z-3-17 Request to Zone Part of Section 35-109-27.**

Staff presented a request from Hiniker Homes to zone a part of Section 35-109-27 which is being annexed into the City limits for future single-family residential development. The requested zoning is R-1S, One-Family Dwelling, Small Lot which is consistent with the Future Land Use Map in the Comprehensive Plan and consistent with existing area zoning. In response to a question from the Planning Commission regarding the amount of land being annexed into the City for development, Nate Myhra, representing the applicant, indicated while the applicant owns additional property in the area, for tax purposes the applicant is only annexing approximately nine acres into the City. The Planning Commission held discussions on the costs associated with residential development and future phases of development by the applicant. It was moved by Commissioner Meyer, seconded by Commissioner Bode, to approve Z-3-17 subject to the successful annexation of the property. Vote on the motion: all ayes, 0 nays; motion carried.

In response to a question from the Planning Commission regarding the annexation process, staff summarized the annexation procedure.

**Preliminary Plat of North Gate No. 3**

Staff presented a request from Hiniker Homes for preliminary plat consideration of North Gate No. 3. Staff indicated the applicant is in the process of annexing nine acres of land into the City limits to plat 27 lots for single-family residential development including the extensions of Anchorage Drive and Valdez Drive and the addition of Denali Drive. The proposed plat reserves Outlot A as a location for a storm water holding pond. In response to a question from the Planning Commission regarding future phases of development by the applicant, Nate Myhra representing the applicant indicated that lot sizes shown as the overall concept may change based on the market. The Planning Commission held a discussion on the R-1S zoning and timing of future phases of development by the applicant. It was moved by Commissioner Beal, seconded by Commissioner Meyer to approve the Preliminary Plat of North Gate No. 3 subject to the successful annexation of the property. Vote on the motion: all ayes, 0 nays; motion carried.

In other business, the Planning Commission discussed the proposed Huntley-Wilmarth transmission line project and its impact on growth.

It was moved by Commissioner Meyer, seconded by Commissioner Bode to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:25 p.m.

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Chairperson

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Secretary