

Minutes  
of the  
NORTH MANKATO PLANNING COMMISSION MEETING  
North Mankato, Minnesota  
December 13, 2018

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., December 13, 2018, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Stephanie Stoffel, Nick Meyer, Isaac Kerry, Corey Brunton, Bryan Bode, and Jason Beal. Staff Members present: City Attorney Chris Kennedy and Community Development Director Mike Fischer.

A motion was made by Commissioner Beal, seconded by Commissioner Kerry, to approve the minutes of the November 29, 2018, special meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

### **City Code Amendments**

Staff presented annual City Code Amendments for Planning Commission review. Each amendment was presented and voted upon individually.

The first amendment was to Section 156.044 E of the City Code related to the size of storage buildings on B-3 properties. Staff proposed the elimination of the size limit for storage buildings associated with the permitted use. It was moved by Commissioner Beal, seconded by Commissioner Kerry, to approve this amendment. Vote on the motion: all ayes, 0 nays: motion carried.

The second amendment was to add 93.04 Sump Pump Water Discharge to the City Code to address ongoing citizen concerns regarding the discharge of water on City streets. The Planning Commission held discussions regarding the indirect discharge of sump pump water across sidewalks and onto streets, what constitutes public nuisances, infiltration of water and alternatives to address concerns. It was moved by Commissioner Meyer, seconded by Commissioner Bode to approve the addition of proposed amendment. Vote on the motion: all ayes, 0 nays; motion carried.

The third amendment was a change to the maximum permitted height of buildings within the P-1, Public Use District from 3 stories or 45 feet to 10 stories or 100 feet. Staff indicated that the amendment is proposed to accommodate future indoor recreational facilities. The Planning Commission held considerable discussions regarding the amendment including tall buildings in parks, neighborhood input, different types of parks, creation of a new zoning district, conditional uses and variances. Regarding the potential to issue variances for building heights in P-1 Districts, Attorney Kennedy indicated it might be problematic based on variance laws. The Planning Commission discussed the conditional use process to allow indoor recreational facilities. It was moved by Commissioner Brunton, seconded by Commissioner

Kerry to add indoor sport and recreational facilities as a conditional use in P-1 zoning districts and to allow conditional uses up to 100 feet. Vote on the motion: all ayes, 0 nays, motion carried.

The fourth amendment was proposed within section 156.035 which clarifies setbacks for decks and swimming pools. After a discussion regarding building on corner lots, it was moved by Commissioner Beal, seconded by Commissioner Bode to approve this amendment. Vote on the motion: all ayes, 0 nays; motion carried.

The last proposed amendment is the addition of 54.16 Back Yard Drains into the City Code to regulate the installation and maintenance of backyard drains. The Planning Commission held discussion regarding the purpose and location of backyard drains, public versus private utilities and ravine properties. It was moved by Commissioner Kerry, seconded by Commissioner Bode to approve the amendment. Vote on the motion: all ayes, 0 nays; motion carried.

### **Other Business**

There being no further business, it was moved by Commissioner Meyer, seconded by Commissioner Kerry to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:55 p.m.

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Chairperson

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Secretary