

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
December 8, 2016

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., December 8, 2016 in the Council Chambers of the Municipal Building.

Planning Commission members present: Chair Stephanie Stoffel, Commissioners Corey Brunton, Nick Meyer and Jason Beal. Staff members present: Council Liaison Kim Spears, City Attorney Mike Kennedy and Community Development Director Mike Fischer.

A motion was made by Commissioner Beal, seconded by Commissioner Brunton to approve the minutes of the November 10, 2016 regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Z-5-16, a request to rezone the property addressed as 1610 Lor Ray Drive from Transitional Unzoned District (TUD) to Medium Density Residential (R-3A).

Staff presented a request from Audrey Tschohl and Dustin Lee to rezone the property addressed as 1610 LorRay Drive from Transitional Unzoned District (TUD) to Medium Density Residential (R-3A) to accommodate development of senior housing on the property. Staff indicated the rezoning is consistent with the Comprehensive Plan and the applicants will submit a Planned Unit Development (PUD) application in the near future. Staff acknowledged that various studies on traffic, ravine stability and density have been performed to support residential development on the property. Barb Church, 102 Wheeler Avenue, stated the proposed development is the best alternative to a park which preserves trees, considered the existing barn and acknowledges the history of the Tschohl family. Ms. Church indicated she met with the developer and supports the rezoning request. Jesse Klitzke, granddaughter of Lloyd Tschohl indicated she supports the rezoning application as the development will provide opportunities to serve those with memory disabilities similar to those of her grandfather. John Hurd, 732 Garfield Avenue, speaking on behalf of the Friends of North Mankato, stated their support for the rezoning and proposed project. Mr. Hurd indicated he is impressed with Mr. Lee as he is willing to talk about the environmental aspects of the development. The Planning Commission held discussions regarding permitted uses with the R-3A district and the PUD process. It was moved by Commissioner Beal, seconded by Commissioner Meyer, to approve Z-5-16. Vote on the motion: all ayes; Brunton abstaining, motion carried.

Request to Amend the Comprehensive Land Use Plan including Figure 3-2, Future Land use Map, a request from the City of North Mankato.

Staff summarized the lot size and setback amendments recently approved by the City Council within the R-1S, One –Family Dwelling, Small Lot Zoning District and presented an amendment

to the Future Land Use Map in the Comprehensive Plan including text changes. Staff indicated the amendments would create a new Low Density Intermediate Residential land use classification located north of Timm Road between Lor Ray Drive and Lookout Drive, guided for R-1S zoning. The Planning Commission held considerable discussion regarding the location and physical characteristics of the proposed Low Density Intermediate Residential area, demand for housing, area zoning, compatibility of housing types, lack of land guided for multi-family housing, proximity to industrial zoning and use of streets to transition zoning districts. With continued discussion regarding the physical characteristics of the area guided for R-1S Zoning and the lack of guided areas for residential development on smaller lots, it was moved by Commissioner Brunton, seconded by Commissioner Beal to approve the Land Use Map and text amendments as proposed within the Comprehensive Plan. Vote on the motion: Meyer, Brunton and Beal voting aye; Stoffel voting nay; motion carried.

There being no further discussion it was motioned by Commissioner Meyer, seconded by Commissioner Beal, to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 8:10 p.m.

Secretary

Chairperson