

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
February 8, 2018

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., February 8, 2018, in the Council Chambers of the Municipal Building.

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

A motion was made by Commissioner Brunton, seconded by Commissioner Kerry to approve the minutes of the January 11, 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. 2

Staff presented a request from Roy and Grace Toegel, Duane Erickson, and Mick Montag for preliminary and final plat consideration of Nature View Subdivision No. 2. Staff noted the applicants submitted a preliminary plat in December of 2017 which was approved by the City Council but since that time significant changes have been made and the applicants are submitting a revised preliminary and final plat. Staff indicated that changes include, replatting Nature View Subdivision, realignment of Marie Lane and creation of additional lots. Staff summarized the final plat including the use and ownership of the Outlots and the status of the ravine dedication amendment. The Planning Commission held discussions regarding the ravine dedication amendment, the proposed conservation easement and future use of Outlot B. It was moved by Commissioner Beal, seconded by Commissioner Kerry, to approve the preliminary and final plat of Nature View Subdivision No. 2. Subject to:

1. Successful Annexation
2. The recording of the conservation easement
3. The approval of the developer's agreement by the City Council

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

Preliminary and Final Plat of Benson West No. 2

Staff presented a request from Michael and Julie Drummer for preliminary and final plat consideration of Benson West No. 2. Staff summarized the original plat of Benson West, proposed lot changes, future use of property, vacation of utility easements and conformance with City Code platting regulations. The Planning commission held discussions regarding off-street parking, utility easements and screening of parking areas. Adam Hurias, 19 Otter Court, indicated that no screening of the parking area is planned due to each building being three

stories high with no living areas on the first floor. Mr. Huiras provided information on future townhomes to be constructed, landscaping and ability to own or rent any of the units. It was moved by Commissioner Kerry, seconded by Commissioner King, to approve the preliminary and final plat of Benson West No. 2. Vote on the motion: all ayes, 0 nays; motion carried.

Amendment to Ordinance No. 214

Staff presented a request from Andrew Atwood to amend Ordinance No. 214 which regulates occupancies in R-1 and R-2 Zoning Districts. The proposed amendment would allow two unrelated persons per bedroom provided off-street parking requirements are met. Andrew Atwood, 3429 Limerick Lane NE summarized the history of 1253/1255 Lake Street which he owns, discrimination against renters and that zoning should not affect occupancies. The Planning Commission held discussions regarding the rental licensing program, reasons for limiting occupancies in low-density neighborhoods, parking needs associated with high occupancy rental properties and ability to have higher occupancies in certain zoning districts. The Planning Commission believed the requested amendment is not consistent with the goals of the City and the change would have implications throughout the entire City. Barb Church, 102 Wheeler Avenue, recommended the Planning Commission deny the amendment and spoke about the negative effects of high-density housing in her neighborhood. The Planning Commission held continued discussions regarding Ordinance No. 214, reasons for zoning, expectations of property owners in low-density neighborhoods, review of rental code by the Rental Density committee and that the proposed amendment would affect all low-density neighborhoods within the City. It was moved by Commissioner Kerry, seconded by Commissioner King to deny the Amendment to Ordinance No. 214. Vote on the motion: all ayes, 0 nays; motion carried.

Other Business

In other business, staff presented the 2017 End-of-year Planning and Zoning report as an informational item. City Attorney Kennedy noted that the Planning Commission might want to have future discussions regarding the growth of the City and Commissioner Meyer questioned the Huntley-Wilmarth project.

It was moved by Commissioner Meyer, seconded by Commissioner Beal to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:55 p.m.

Chairperson

Secretary