

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
January 12, 2017

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., January 12, 2017, in the Council Chambers of the Municipal Building.

Vice Chair Meyer called the meeting to order and welcomed Commissioner Isaac Kerry and Council Liaison Jim Whitlock.

Planning Commission Members present Vice Chair Nick Meyer, Corey Brunton, Bryan Bode, Jason Beal and Isaac Kerry. Council Liaison Jim Whitlock, City Attorney Mike Kennedy and City Planner Fischer.

A motion was made by Commissioner Beal, seconded by Commissioner Brunton to approve the minutes of the December 8, 2016, regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Z-1-17, A Request to Rezone Outlot A, North Gate No. 2 from R-1 to R-1S.

Staff presented a request from United Asset Development Corporation to rezone Outlot A, North Gate No. 2 from R-1 to R-1S. Staff summarized the existing area zoning including a rezoning of Outlot A in 2014 from R-2 to R-1. Staff noted that a recent Future Land Use Map change in the Comprehensive Plan guided Outlot A, North Gate No. 2 as Low-Density Intermediate Residential and R-1S zoning. Gary Wolters with United Asset Development Corporation indicated he proposes to create a 30 lot single-family residential subdivision on Outlot A with lot sizes consistent with the North Gate Subdivision. Chad Hoppe, 2243 Kodiak Drive stated he does not like the proposed Kodiak Court cul de sac and presented alternative layouts he created. Russ Behn, 2136 Red Tail Lane thanked the Planning Commission for their recommendation to reduce lot size requirement to improve housing affordability and stated he has further recommendations to promote housing affordability. After discussion regarding existing area zoning, guided zoning and future residential development, it was moved by Commissioner Bode, seconded by Commissioner Kerry, to approve Z-1-17. Vote on the motion; all ayes, 0 nays; motion carried.

Preliminary & Final Plat of Trail's West Estates.

Staff presented a request from United Asset Development Corporation to replat Outlot A, North Gate No. 2 as Trail's West Estates. As proposed, the Trail's West Estates consists of 30 lots for single-family residential development including the extension of Fairbanks Drive and addition of Kodiak Court and Anchorage Drive. Commissioner Beal stated that Kodiak Court offers larger lots and the proposed Trail's West Estates subdivision layout is consistent with area subdivisions. Gary Wolters said construction within Trail's West Estates would consist of

ranch and split level homes marketed at \$170,000 having a \$40,000 to \$42,000 lot cost. After discussions regarding lot sizes, setbacks, and snow removal, it was moved by Commissioner Kerry, seconded by Commissioner Brunton to approve the preliminary and final plat of Trail's West Estates. Vote on the motion: all ayes; 0 nays; motion carried.

Preliminary and Final Plat of Taylor Second Addition.

Staff presented a request from Taylor Corporation to replat Lot 1, Block 2 Commerce Industrial Park and Lot 1, Block 1 Taylor Addition. Staff stated that the proposed replat would relocate a lot line to create additional off-street parking for the Taylor Administrative Building. Larry Taylor, 214 Elm Street stated the replat would clear-up some legal issues for the company and address the land and building ownership issues for the future. Staff noted that the replat would affect other Taylor Corporation properties but not affect each building's compliance with off-street parking requirements. Staff stated the applicant has made a formal request to vacate a necessary utility easement and will be preparing and recording a cross easement within the existing parking lot. There being no further discussion, it was moved by Commissioner Beal, seconded by Commissioner Bode to approve the preliminary and final plat of Taylor Second Addition. Subject to:

1. The applicant records a permanent access and parking agreement.
2. Successful vacation of the utility easement.

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

Preliminary and Final Plat of Northport No. 19.

Staff presented a request to replat Outlot A, Northport No. 17 as Northport No. 19 to accommodate the sale of 2.04 acres of land to O'Brien Properties Holding Company for the future construction of a new 16,000 square foot industrial building. After a brief discussion regarding area zoning, it was moved by Commissioner Kerry, seconded by Commissioner Brunton, to approve the Preliminary and Final Plat of Northport No. 19. Vote on the motion; all ayes, 0 nays; motion carried.

Russ Behn, 2136 Red Tail Lane expressed concerns that the North Mankato City Code requires any new home to be a minimum of 800 square feet. He showed the Planning Commission drawings of small homes that would be affordable. The Planning Commission noted that the PUD process could be used to develop small homes should there be a demand.

A motion was made by Commissioner Beal, seconded by Commissioner Kerry to adjourn. Vote on the motion; all ayes, 0 nays; motion carried. The meeting was adjourned at 7:50 p.m.

Chairperson

Secretary