

Minutes  
of the  
NORTH MANKATO PLANNING COMMISSION MEETING  
North Mankato, Minnesota  
January 11, 2018

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., January 11, 2018, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Vice Chair Nick Meyer, Isaac Kerry, Corey Brunton, Jason Beal, Randy King and Bryan Bode. Staff members present: Community Development Director Mike Fischer.

A motion was made by Commissioner Beal, seconded by Commissioner Kerry to approve the minutes of the December 14, 2017, regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

**Request to Consider Amendment to City Code Section 155.50 (B) Ravine Dedication**

Staff presented a request to amend City Code Section 155.50 (B), Ravine Dedication which was presented to the Planning Commission in December of 2017 and tabled so staff could present additional information. Staff summarized the current ravine dedication regulations and presented conservation easements used by other cities allowing private ownership of ravine property. Staff also addressed City access into ravines for maintenance and referenced correspondence from the Nicollet County Assessor regarding valuation of ravine properties. Mick Montag, 1517 Squirrels Nest Point, Kasota, stated the difference in ravine dedication among the two cities is a disadvantage to the value of North Mankato properties and spoke about the online marketing of ravine properties. Tom Hagen, 927 Lake Street, stated that while he is in favor of conservation easements, he believes the City would not manage ravine properties well. Mr. Hagen spoke of vegetation issues related to deer on his property and recommended that a committee be established to address ravine issues. Barb Church, 102 Wheeler Avenue, questioned if existing ravine property owners would be affected by the proposed amendment. Nate Myhra, from Bolton & Menk, spoke about his involvement with platting ravine properties within North Mankato and other area cities. Mr. Myhra indicated that developers are generally hesitant to dedicate ravine property as required by North Mankato City Code. The Planning Commission held discussions regarding the use of easements, affect on existing private ownership of ravines and the potential to choose dedication or use of conservation easements. It was moved by Commissioner Kerry, seconded by Commissioner Beal to approve the amendment as proposed by Staff. Vote on the motion: all ayes, 0 nays; motion carried.

**Request to Amend Ordinance No. 214**

Staff indicated that the applicant could not attend the January Planning Commission meeting and requested that the item be considered by the Planning Commission in February 2018. It was moved by Commissioner Beal, seconded by Commissioner Brunton to table the request until the Planning Commission regular meeting in February 2018. Vote on the motion: all ayes, 0 nays; motion carried.

**Review of Intersection Control Evaluations**

Staff presented two Intersection Control Evaluations for the Intersections of Lookout/Howard and Lor Ray/Carlson including consultant recommendations for both. Commissioner Brunton questioned if a right in-right out access could be used by UPS. City Engineer Dan Sarff indicated that would be undesirable based on the distance to the street intersection. Mr. Sarff recommended that the consultant review the proposed intersection based on the access needs requested by UPS. There was discussion regarding the potential for UPS to access from Lookout Drive. Regarding the LorRay/Carlson intersection, the Planning Commission held discussions regarding visibility, events at Caswell North and crash history. City Engineer Sarff summarized the design and function of a mini-roundabout as proposed in the report. It was moved by Commissioner Brunton, seconded by Commissioner Beal for approval of the LorRay/Carlson Intersection evaluation and that the consultant reconsider the Lookout/Howard evaluation based on the needs of UPS. Vote on the motion: all ayes, 0 nays; motion carried.

There being no further business, it was moved by Commissioner Kerry, seconded by Commissioner King, to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:50 p.m.

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Chairperson

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Secretary