

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
July 14, 2016

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., July 14, 2016 in the Council Chambers of the Municipal Building.

Planning Commission members present: Chair Stephanie Stoffel, Commissioners Corey Brunton, Jason Beal and Nick Meyer. Staff members present: City Attorney Michael Kennedy and City Planner Michael Fischer.

A motion was made by Commissioner Beal, seconded by Commissioner Brunton to approve the minutes of the June 9, 2016 regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Z-4-16. A request to Rezone Lot 1, Block 1, Schorn Subdivision from I-1, Planned Industrial, to B-3, General Commerical. A request from Kottke Investments.

Staff presented a request from Kottke Investments to rezone Lot 1, Block 1, Schorn Subdivision from I-1 Planned Industrial to B-3, General Commercial for the reuse of the former Spring Touch Building for a graphics and sporting goods store. Staff summarized the existing area zoning and how the rezoning request is consistent with the Future Land Use Plan. It was noted that sporting goods stores are permitted within B-1, B-2 and B-3 zoning districts. Staff expressed potential concerns with the availability of adequate off-street parking based on the proposed use of the building. Marv Kottke, 1420 Lookout Drive, estimated there are approximately twenty off-street parking spaces on the property with the ability to create more. Troy Russell, United Team Elite, stated 25% to 35% of the building would be used for retail purposes and the remaining as warehouse. Mr. Russell indicated there would be approximately 6 employees working at the site on a daily basis. After a brief discussion of other zoning options, it was moved by Commissioner Beal, seconded by Commissioner Meyer to approve Z-4-16. Vote on the motion: all ayes, 0 nays; motion carried.

Consider Setback Changes in B-1, B-2, and B-3 Zoning Districts.

Staff summarized previous formal discussions held by the Planning Commission regarding the reduction of setbacks in commercial districts and recommended the following setbacks:

	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Parking</u>
B-1	15 ft	10 ft	15 ft	10 ft
B-2	15 ft	10 ft	15 ft	10 ft
B-3	15 ft	10 ft	15 ft	10 ft

Staff also summarized a proposal by Casey's Convenience Store to expand using current setbacks and a proposal by Mankato Clinic to redevelop their property. The Planning Commission held considerable discussion regarding setbacks used by other cities, setbacks on corner lots, sight triangles at street intersections, right of ways, and setbacks where commercial property is adjacent to residential property. Matthias Leyrer, 526 Wall Street, stated economic reasons for support of reduced setbacks and that there is no harm in reducing or eliminating setbacks to maximize the use of land. Steve Hatkin, Mankato Clinic, indicated that reduced setback would provide Mankato Clinic greater options for the design of their new building and the challenges Mankato Clinic has had in other cities with expansions based on setbacks. Barb Church, 102 Wheeler Avenue questioned why all proposed setbacks are the same in all commercial zoning districts and the use of setbacks when commercial property is adjacent to residential property. Ms. Church stated there should be additional discussion and research before making any changes. The Planning Commission held considerable discussion regarding economic impact based on setbacks, effective use of land, setbacks for corner lots, use of various business expansions with new setbacks and use of setbacks on corner lots. It was moved by Commissioner Brunton, seconded by Commissioner Meyer to amend the setbacks in B-1, B-2, and B-3 zoning districts as follows:

Front-20 feet

Side-10 feet

Rear-15 feet

Parking-10 feet.

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

Consider changing the regular scheduled August Planning Commission meeting date from August 11, 2016 to August 18, 2016.

At the request of staff, it was moved by Commissioner Meyer, seconded by Commissioner Beal, to change the August 2016 Planning Commission meeting date from August 11, 2016, to August 18, 2016. Vote on the motion: all ayes, 0 nays; motion carried.

It was moved by Commissioner Brunton, seconded by Commissioner Beal to adjourn. Vote on the motion; all ayes, 0 nays; motion carried. The meeting was adjourned at 8:30 p.m.

Chairperson

Secretary