

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
June 13, 2019

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., June 13, 2019, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Stephanie Stoffel, Nick Meyer, Randy King, and Bryan Bode. Staff members present: City Attorney Chris Kennedy and Community Development Director Mike Fischer.

A motion was made by Commissioner Bode, seconded by Commissioner Meyer, to approve the minutes of the May 9, 2019, regular meeting of the North Mankato Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Preliminary and Final Plat of Northport No. 21.

Staff indicated that this item has been withdrawn from consideration and will be brought forward at a later date.

Preliminary and Final Plat of Romey Hinz Addition

Staff presented a request from Growth Holdings and Frandsen Bank to replat lots 7, 8, and 9, Block 2, North Mankato Original Plat to accommodate redevelopment within the 200 block of Belgrade Avenue. Staff noted that the request by the applicants is to replat three lots into two lots as identified within the Romey Hinz Additions. Staff summarized the proposed redevelopment efforts, including the demolition of existing buildings and the construction of 2 new buildings. After discussions regarding setbacks, off-street parking and access, it was moved by Commissioner Meyer, seconded by Commissioner King, to approve the preliminary and final plat of Romey Hinz Addition. Vote on the motion: all ayes; 0 nays; motion carried.

Amendment to City Code Section 152.20 (F) (1)

Staff indicated that in May of 2019, a request was made by Cal-Am Homes to amend the City Code regarding the minimum separation of mobile homes. While the Planning Commission recommended denial of the request, there was a recommendation to amend City Code language related to the separation of structures. As the recommended code language was approved by the City Council, as part of any code amendment, it is necessary for the Planning Commission to review the specific code language and provide a recommendation to the City Council. As staff read the amended language, it was moved by Commissioner Meyer, seconded by Commissioner Bode, to approve an amendment to section 152.20 (F) (1) of the City Code related to separation of buildings in mobile/manufactured parks. Vote on the motion, all ayes, 0 nays; motion carried.

Review of Off-Street Parking Regulations

The Planning Commission held a brief discussion regarding potential changes to the existing off-street parking regulations and questioned making any recommended changes without having the full Planning Commission involved. Planning Commission members discussed support for existing regulations with enforcement and the ability to park on gravel surfaces with a limit on the number of vehicles and size of parking areas on residential properties. The Planning Commission had continued discussion regarding the preferences for clean, well-kept neighborhoods, common types of violations, and the importance of parking setbacks. It was moved by Commissioner Meyer, seconded by Commissioner King to table this issue for continued discussion with the full Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

It was moved by Commissioner Bode, seconded by Commissioner Meyer, to reschedule the August 8, 2019, regular Planning Commission date to August 1, 2019, vote on the motion: all ayes, 0 nays; motion carried.

Other Business

There being no further business, it was moved by Commissioner Meyer, seconded by Commissioner Bode to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:20 p.m.

Chairperson

Secretary