

Minutes  
of the  
NORTH MANKATO PLANNING COMMISSION MEETING  
North Mankato, Minnesota  
June 8, 2017

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., June 8, 2017, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Stephanie Stoffel, Bryan Bode, Jason Beal, and Isaac Kerry. Staff Members present: City Attorney Mike Kennedy and Community Development Director Mike Fischer.

A motion was made by Commissioner Beal, seconded by Commissioner Kerry to approve the minutes of May 11, 2017, regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

**Final Plat of Birchwood Cottages**

Staff presented a request from Cottage Properties of Mankato for final plat consideration of Birchwood Cottages. Staff indicated that the preliminary plat was approved by the Planning Commission and City Council in May of 2017. As proposed, the plat consists of Lot 1, Block 1 and Outlot A. Outlot A will be deeded to the City for ravine maintenance purposes. In conjunction with the final plat, staff presented the final development plan which showed the physical layout of the proposed development which was permitted under a Planned Unit Development (PUD). As the PUD required the applicant to grant an easement for a future pedestrian trail, such easement was presented. As there were no changes from the preliminary plat to the final plat, it was moved by Commissioner Kerry, seconded by Commissioner Beal to approve the final plat of Birchwood Cottages. Vote on the motion: all ayes, 0 nays; motion carried.

**Development Agreement with Cottage Properties of Mankato**

As part of the Planned Unit Development (PUD) process, staff presented a required Development Agreement between the City of North Mankato and Cottage Properties of Mankato. Staff noted that the Development Agreement and final plat are the final steps in the PUD process. After review of the conditions of the Development Agreement, the Planning Commission held a discussion regarding the future pedestrian trail and the size of the required easement. In regards to the use of the property, Dustin Lee of Cottage Properties provided a summary of the type of licensing required and the admission criteria used to accept tenants. Mr. Lee also stated while the first building is expected to begin in 2017, the second building is expected to begin in 2019 due to the length of construction, financing approval and time needed to occupy the first building fully. After continued discussion of the Development

Agreement, it was moved by Commissioner Beal, seconded by Commissioner Bode to approve the Development Agreement subject to the following changes:

1. Developer agrees that the use of the buildings shall be for assisted living provider/memory care housing.
2. Developer agrees to begin construction of building one in 2017 and begin construction of building two no later than 2019.

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

In other business, it was moved by Commissioner Kerry, seconded by Commissioner Bode to reschedule the August 10, 2017, regular meeting of the Planning Commission to August 17, 2017, at 7:00 p.m. Vote on the motion: all ayes, 0 nays; motion carried. It was moved by Commissioner Beal, seconded by Commissioner Kerry to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:20 p.m.

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Chairperson

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Secretary