

Minutes  
of the  
NORTH MANKATO PLANNING COMMISSION MEETING  
North Mankato, Minnesota  
March 8, 2018

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., March 8, 2018, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Stephanie Stoffel, Randy King, Bryan Bode, Isaac Kerry, and Corey Brunton. Staff members present: City Attorney Mike Kennedy and Community Development Director Mike Fischer.

A motion was made by Commissioner Brunton, seconded by Commissioner Kerry to approve the minutes of the February 8, 2018, regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

**Z-1-18 A Request to Zone Part of Section 9-108-27 as R-1**

Staff presented a request from Burnett Land Company to zone property being annexed into the City limits as R-1, One-Family Dwelling to accommodate the development of eight single-family residential lots on the west side of Raymond Drive. Staff indicated that the proposed zoning is consistent with existing area zoning and the Future Land Use Map within the Comprehensive Plan. There being no discussion, it was moved by Commissioner Kerry, seconded by Commissioner Bode to approve Z-1-18 contingent upon successful annexation of the property. Vote on the motion: all ayes, 0 nays; motion carried.

**Preliminary and Final Plat of Burnett's Ravine Ridge No. 5**

Staff presented a request from Burnett Land Company for preliminary and final plat consideration of Burnett's Ravine Ridge No. 5. Staff indicated that the applicant is annexing 2.38 acres of land into the City limits to accommodate the development of eight single-family lots along the west side of Raymond Drive. Staff referenced the proposed lot layout including a concept for future area lots. Staff noted that municipal water and sewer services had previously been installed in anticipation of future development along Raymond Drive. As the proposed zoning for the property is R-1, the proposed lot sizes conform to the R-1 regulations and the proposed development is consistent with the Future Land Use Map. After a brief discussion regarding stormwater detention, it was moved by Commissioner Kerry, seconded by Commissioner King to approve the preliminary and final Plat of Burnett's Ravine Ridge No. 5 contingent upon successful annexation of the property. Vote on the motion: all ayes, 0 nays; motion carried.

## **Commerce Drive Redevelopment Plan**

Staff summarized the purpose of the Commerce Drive Redevelopment Plan which Bolton & Menk is preparing and presented the History, Housing, Transportation and Parks & Trails Chapters of the plan for review and comment. Staff noted that a formal recommendation of the plan by the Planning Commission would occur after all chapters have been prepared. The Planning Commission held discussions regarding the implementation of housing into the corridor, mixed uses, pedestrian traffic and the need to plan for future redevelopment. The Planning Commission held considerable discussion regarding the referenced pedestrian bridge over Highway 14 including expected use of the bridge, its connection to the park systems, studies to determine expected use and redevelopment opportunities which could create additional pedestrian activity. There was also discussion regarding the potential use of incentives to address redevelopment within the corridor.

Lucy Lowry, 2263 North Ridge Drive, stated she likes the plan and is interested to learn of the opportunities to address the exterior appearance of buildings. Ms. Lowry spoke about the difficulty in making certain turning movements from businesses onto Commerce Drive and was in favor of bike lanes and pedestrian safety.

## **Other Business**

There being no further business, it was moved by Commissioner Brunton, seconded by Commissioner Kerry to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:35 p.m.

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Chairperson

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Secretary