

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
May 11, 2017

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., May 11, 2017, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Stephanie Stoffel, Jason Beal, Nick Meyer, Isaac Kerry, Corey Brunton, Rick Haman and Bryan Bode. Staff Members present: Council Liaison Jim Whitlock, City Attorney Mike Kennedy, and Community Development Director Mike Fischer.

A motion was made by Commissioner Brunton, seconded by Commissioner Bode to approve the minutes of April 13, 2017, regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Amendments to City Code Sign Regulations Section 154.12, B-3, General Commercial

Staff summarized a recent sign variance request by Commerce Drive Dental which was denied by both the Planning Commission and City Council. As part of the denial, staff was directed to propose amendments to section 154.12 of the City Sign Code. The proposed amendments included the following:

- A. A business may use 1 ground and 1 pylon sign subject to:
 - 1. Business is immediately adjacent to two (2) public roadways one of which is a U.S. Trunk Highway.
 - 2. The pylon sign shall be adjacent to the U.S. Trunk Highway.
 - 3. The pylon sign is not within two hundred (200) feet of another pylon sign.
 - 4. The lot size of the business shall not be less than one (1) acre.

Dawn Krueger from Commerce Drive Dental indicated their request for a pylon sign along Highway 14 is to increase business visibility. After discussion regarding setbacks, and lot sizes, it was moved by Commissioner Haman, seconded by Commissioner Bode to adopt the amendments as recommended by staff. Vote on the motion: Beal, Meyer, Kerry, Haman, Bode and Stoffel aye, 0 nays, Brunton abstain. Motion carried.

Amendments to City Code Sign Regulations Section 154.15

Staff presented a request from Kato Engineering to amend section 154.15 of the City Sign Code. The request is a result of the applicant's proposal for additional signage which exceeds the current regulations within an M-2 zoning district. The Planning Commission held a discussion regarding maximum permitted signage within other cities, the granting of a variance versus a code amendment and the potential for similar requests. The Planning Commission reviewed the existing industrial sign regulations which allocates signage based on buildings under and

over 25,000 square feet. As part of the discussion regarding proposed amendments, an option of expanding the amount of signage permitted based on building size was considered. Jason Miller of Kato Engineering indicated that based on the new business name and to keep Kato Engineering on the building, additional signage is requested. Mr. Miller stated that an Emerson sign was taken down from the building and that is important to keep Kato Engineering on the building as the business has existed for 90 years. After continued discussions related to the request, it was moved by Commissioner Kerry, seconded by Commissioner Beal to amend Section 154.15 of the Sign Code as follows:

(C) Maximum square footage

- (1) Buildings under 25,000 square feet are permitted 200 square feet of total signage.
- (2) Buildings 25,001 to 200,000 square feet are permitted 400 square feet of total signage.
- (3) Buildings over 200,000 square feet are permitted 600 square feet of total signage.

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

CUP-1-17, Request for a Planned Unit Development at 1610 LorRay Drive

Staff presented a Conditional Use Permit (CUP) request from Cottage Properties of Mankato for a Planned Unit Development (PUD) for the property located at the intersection of Lor Ray Drive, and Lee Boulevard addressed as 1610 Lor Ray Drive. The proposed development consists of two 24-unit buildings and one future 12-unit building to accommodate persons with memory-related dementias. Staff summarized the PUD application process including the submittals from the applicant. Based on the review of the proposed development, staff recommended several conditions for the approval of the CUP. The Planning Commission held considerable discussion regarding the existing southernmost access to the property and the proposed southernmost access to the property, including restricted turning movements based on the location of the Lee Boulevard intersection. The Planning Commission also had considerable discussion regarding the proposed future 12-unit building on the site. Nate Myhra from Bolton & Menk was in attendance representing the applicant. Mr. Myhra indicated that 3 curb cuts are needed to accommodate employees, visitors, and resident drop-offs. He stated that all existing buildings would be removed, the third building would likely be constructed within a 10-15 year time period and the applicant is supportive of the proposed staff conditions. The Planning Commission held continued discussion regarding proposed access to the property, the proposed third building, and preservation of the existing trees. Other discussion included ground coverage, a future development agreement, building design, and the process to amend a PUD. It was moved by Commissioner Meyer, seconded by Commissioner Kerry to approve CUP-1-17 subject to the following conditions:

1. The use of the buildings shall be for assisted living memory care housing.
2. The applicant deed Outlot A of Birchwood Cottages to the City as ravine property.

3. The applicant provides an easement for a pedestrian trail along the north side of the property.
4. The applicant removes the southernmost existing curb cut into the property.
5. The proposed southerly driveway be designated as an exit only with appropriate signage and that the southerly driveway is limited to right turns only onto Lor Ray Drive leaving the development with appropriate signage.
6. Buildings 1 and 2 are permitted for construction, and Building 3 would require a PUD amendment.

Vote on the motion: Beal, Meyer, Kerry, Brunton, Haman, Stoffel aye, 0 nays, Bode abstain.
Motion carried.

Preliminary Plat of Birchwood Cottages.

Staff presented a request from Cottage Properties of Mankato for preliminary plat approval of Birchwood Cottages. Staff noted the property has never been formally platted which is necessary to develop the property. The preliminary plat consists of Lot 1, Block 1 and Outlot A. Future development would occur on Lot 1, and Outlot A would be deeded to the City as ravine property. It was moved by Commissioner Kerry, seconded by Commissioner Haman to approve the preliminary plat of Birchwood Cottages. Vote on the motion: all ayes, 0 nays; motion carried.

Preliminary and Final Plat of Northport No. 20.

Staff presented a request from Timm Farms and North Mankato Port Authority to formally plat land which is being annexed into the City limit to accommodate future industrial development. The plat consists of two lots for near term development, two outlots reserved for future development and an outlot for a future roadway. Staff indicated the presence of property owned by the Port Authority which is included with the plat. After a brief discussion regarding the future uses the lots and outlots, it was moved by Commissioner Kerry, seconded by Commissioner Bode to approve the preliminary and final plat of Northport No. 20. Contingent upon successful annexation of the property and purchase of the property by the Port Authority. Vote on the motion: all ayes, 0 nays; motion carried.

Z-2-17, A Request to Zone Northport No. 20 as M-2, Heavy Industrial.

Staff presented a request from Timm Farms and the North Mankato Port Authority to zone Northport No. 20 as M-2, Heavy Industrial. Staff indicated as the property is being annexed into City limits, it is necessary to provide a zoning classification based on the intended future use. After review of the existing zoning map and future land use map, it was moved by Commissioner Haman, seconded by Commissioner Beal to approve Z-2-17 contingent upon purchase of the property by the Port Authority and successful annexation of the property. Contingent upon successful annexation of the property and purchase of the property by the Port Authority. Vote on the motion: all ayes, 0 nays; motion carried.

There being no further business, it was moved by Commissioner Haman, seconded by Commissioner Brunton to adjourn. Vote on the motion: all ayes, 0 nays: motion carried. The meeting was adjourned at 8:40 p.m.

Chairperson

Secretary