

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
May 10, 2018

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., May 10, 2018, in the Council Chambers of the Municipal Building.

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

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

Z-2-18, A Request to Zone Part of Section 4-108-27W as M-2, Heavy Industrial

Staff presented a request from Harrison Truck Center to zone 20.75 acres of property recently annexed into the City limits as M-2, Heavy Industrial. Staff indicated the applicant is proposing to construct a truck center on the property and the use is permitted in the M-2 Zoning District. Staff also noted that the request is consistent with the Future Land Use Map within the Comprehensive Plan. The Planning Commission held discussions regarding access to the property, expected traffic generation, future area development, existing area zoning, including the Mayo property which is zoned B-3, General Commercial. The Planning Commission held continued discussion regarding M-2 uses adjacent to B-3 uses. It was moved by Commissioner Kerry, seconded by Commissioner Bode to approve Z-2-18. Vote on the motion; all ayes, 0 nays; motion carried.

Preliminary and Final Plat of Harrison Truck Center

Staff presented a request from Harrison Truck Center for preliminary and final plat consideration of Harrison Truck Center Subdivision. As proposed, the plat consists of one 19.54 acre lot to accommodate future development of a truck center. The plat also dedicates 80 feet of right-of-way for the extension of Carlson Drive. The Planning Commission held discussions regarding the extension of Carlson Drive, access to the property and timing of development. It was suggested that staff talk to Mayo Clinic regarding the proposed development. It was moved by Commissioner Meyer, seconded by Commissioner King to approve the preliminary and final plat of Harrison Truck Center Subdivision. Vote on the motion: all ayes, 0 nays; motion carried.

Review of Economic Development Chapter of Commerce Drive Plan

Staff presented the Economic Development Chapter of the Commerce Drive Area Redevelopment Plan for review. The Planning Commission acknowledged the public participation involved in the project and supported the effort to plan for the future of Commerce Drive. Attorney Kennedy stated while the planning process is good, the uses along the corridor are usually market-driven. Staff indicated the final draft of the full plan would be presented to the Planning Commission in the future.

Reschedule August 9, 2018, Planning Commission Meeting

Staff asked for consideration to reschedule the August 9, 2018 meeting of the Planning Commission to either August 2nd or August 16th. It was moved by Commissioner Brunton, seconded by Commissioner King to reschedule the August 9, 2018, regular meeting of the Planning Commission to August 16, 2018, at 7:00 p.m. 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 Kerry to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:20 p.m.

Secretary

Chairperson