

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
November 10, 2016

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., November 10, 2016 in the Council Chambers of the Municipal Building.

Planning Commission members present: Chair Stephanie Stoffel, Commissioners Jason Beal, Nick Meyer, Corey Brunton, Rick Haman and Bryan Bode. Staff members present: City Attorney Mike Kennedy and Community Development Director Mike Fischer.

A motion was made by Commissioner Haman, seconded by Commissioner Beal to approve the minutes of the August 18, 2016 regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Amendment to City Code Section 156.038, R-1S, One-Family Dwelling, Small Lot District.

Staff summarized the proposed amendments to the R-1S Zoning district previously considered by the Planning Commission in July of 2015 with no changes being recommended. Staff summarized the housing vision and goals, policies, and objectives for housing within the Comprehensive Plan. Staff also presented information on growth of other cities in the area as well as a summary of residential setbacks used by other cities. Staff presented the following amendments to the R-1S Zoning District:

1. Change minimum lot area from 7,500 square feet to 6,000 square feet.
2. Change minimum lot width from 75 feet to 60 feet.
3. Change front yard setbacks or corner lots-one 30 foot setback and one 15 foot setback.
4. Change minimum side yard setback from 10 feet to 6 feet.

Additionally, staff presented a revised Future Land Use Map showing an area which could be guided for future R-1S zoning. The Planning Commission held considerable discussion regarding the proposed amendments including corner lot setbacks, proposed area guided for R-1S zoning and neighborhood strengths. Adam Huiras, 19 Otter Court, stated he is an area developer and realtor who supports the amendments to reduce development cost and increase the number of single-family housing starts. Mr. Huiras responded to questions regarding costs associated with the development of housing. Barb Church, 102 Wheeler Avenue, stated the guiding of small lot development to one area may be considered segregation and questioned if public transportation is available in this area. Mike White, 1040 South Victory Drive, stated he is a realtor who supports smaller lots to reduce development costs and summarized lot sizes used in other area cities. The Planning Commission held continued discussion regarding the use of PUD's, affordable housing, housing diversity, future of neighborhoods based or increased

density, guided land uses and what is best for the community. It was moved by Commissioner Beal, seconded by Commissioner Brunton to recommend the following amendments:

1. Change minimum lot area from 7,500 square feet to 6,500 square feet.
2. Change minimum lot width from 75 feet to 65 feet.
3. Change minimum side yard setback from 10 feet to 6 feet.

Vote on the motion: Beal and Brunton voting aye, Meyer, Haman, Bode and Stoffel voting nay: motion denied.

It was moved by Commissioner Meyer, seconded by Commissioner Bode to recommend the following amendments:

1. Change minimum lot area from 7,500 square feet to 6,500 square feet.
2. Change minimum lot width from 75 feet to 65 feet.
3. Change minimum side yard setback from 10 feet to 8 feet.

Vote on the motion: Beal, Meyer, Brunton and Bode voting aye; Haman and Stoffel voting nay. Motion carried.

There being no further discussion it was motioned by Commissioner Meyer, seconded by Commissioner Haman, to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 8:25 p.m.

Chairperson

Secretary