

Minutes  
of the  
NORTH MANKATO PLANNING COMMISSION MEETING  
North Mankato, Minnesota  
October 11, 2018

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., October 11, 2018, in the Council Chambers of the Municipal Building.

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

A motion was made by Commissioner Beal, seconded by Commissioner King to approve the minutes of the August 16, 2018, regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

#### **Review of Commerce Drive Area Development Plan**

Matt Lassonde from Bolton & Menk, presented the Commerce Drive Area Redevelopment Plan including a summary of the purpose of the plan and future opportunities. Mr. Lassonde summarized the public outreach used to develop the plan including meetings with stakeholders, citizens, and the use of surveys. Mr. Lassonde gave an overview of each chapter of the plan including redevelopment opportunities and upcoming street and sidewalk improvements. Mr. Lassonde summarized discussions held with area stakeholders regarding redevelopment opportunities and access closures. The Planning Commission held considerable discussion regarding the Retail Marketplace data within the plan and the use of the data. The Planning Commission also discussed the various retail, office, housing and industrial uses on Commerce Drive and other areas of the City guided for commercial development. It was moved by Commissioner Meyer, seconded by Commissioner King to approve the Commerce Drive Area Development Plan as presented. Vote on the motion: all ayes, 0 nays; motion carried.

#### **Short Term Rental Ordinance**

Based on past Planning Commission discussions regarding the implementation of a Short-Term Rental Ordinance; staff presented City Code language to regulate such uses by the issuance of licenses similar to rental licenses. Staff summarized the Short-Term Rental license process including, required building inspection, implementation of rental strikes, off-street parking, license fees and requirement of an agent if the license holder does not live within 30-miles of the dwelling. The Planning Commission held discussions regarding enforcement of the 30-day occupancy limit and use of rental strikes to address behavior within Short-Term Rentals. Stephanie Jaquette, 509 Wheeler Avenue stated short-term rentals should not be highly

regulated and questioned if staff reviewed Short-Term Rental regulations used by other cities. Lucy Lowry, 2263 North Ridge Drive questioned if local Short-Term Rental dwellings would be required to register with VRBO or Airbnb organizations. The Planning Commission held discussions regarding the CUP process, rental density, and the rental strike process. As the Planning Commission believed a review of this issue should involve all members of the Planning Commission and more discussion should be held regarding occupancies and use of rental strikes, it was moved by Commissioner Beal, seconded by Commissioner King to table the issue. Vote on the motion: all ayes, 0 nays; motion carried.

**Other Business**

There being no further business, it was moved by Commissioner King, seconded by Commissioner Meyer to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 8:05 p.m.

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Chairperson

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Secretary