

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
September 14, 2017

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., September 14, 2017, in the Council Chambers of the Municipal Building.

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

A motion was made by Commissioner Bode, seconded by Commissioner Kerry to approve the minutes of August 17, 2017, regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Final Plat of North Gate No. 3

Staff presented a request from Hiniker Homes for final plat consideration of North Gate No. 3. Staff indicated the preliminary plat was approved by the Planning Commission and City Council in August of 2017. The plat consists of 27 lots for single-family residential development including the extensions of Anchorage Drive and Valdez Drive and the addition of Denali Drive. Outlot A would be the location of a stormwater holding pond. Staff noted that all proposed lots meet the minimum size requirements in the R-1S zoning district. After discussions regarding stormwater, parkland and future phases of development, it was moved by Commissioner Kerry, seconded by Commissioner Bode to approve the Final Plat of North Gate No. 3. Vote on the motion: all ayes, 0 nays; motion carried.

Resolution in Support of Industrial Development District No. 1 Plan Modification

Staff presented a resolution of the North Mankato Planning Commission finding the City of North Mankato Industrial Development District No. 1 Plan Modification conforms to City plans for the development of the locality as a whole. Staff indicated the resolution supports the expansion of IDD No. 1 to consider the use of Tax Increment Financing for the Birchwood Cottages development at the intersection of Lee Boulevard and Lor Ray Drive. After discussions regarding previous plan modifications, duration of development districts and sizes of development districts, it was moved by Commissioner Brunton, seconded by Commissioner Kerry to approve the resolution. Vote on the motion: all ayes, 0 nays; motion carried.

Resolution in Support of Industrial Development District No. 1 Plan Modification

Staff presented a resolution of the North Mankato Planning Commission finding the City of North Mankato Industrial Development District No. 1 Plan Modification conforms to the City plan for the development of the locality as a whole. Staff indicated the resolution supports the

expansion of IDD No. 1 to consider the use of Tax Increment Financing for the Blue Star Power Systems development in the North Port Industrial Park. After discussion regarding the need for two separate modifications, district boundary changes and the use of a TIF for economic development purposes, it was moved by Commissioner Bode, seconded by Commissioner Kerry, to approve the resolution. Vote on the motion: all ayes, 0 nays; motion carried.

There being no further business, it was moved by Commissioner Kerry, seconded by Commissioner Meyer, to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:20 p.m.

Chairperson

Secretary