

Minutes
of the
NORTH MANKATO PLANNING COMMISSION MEETING
North Mankato, Minnesota
August 18, 2016

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., August 18, 2016 in the Council Chambers of the Municipal Building.

Planning Commission members present: Chair Stephanie Stoffel, Commissioners Rick Haman, Bryan Bode, Jason Beal and Nick Meyer. Staff members present: Council Liaison Kim Spears and Community Development Director Mike Fischer.

A motion was made by Commissioner Haman, seconded by Commissioner Bode to approve the minutes of the July 14, 2016 regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

Amendment to Comprehensive Plan. Chapter 6-Transportation.

Staff reported that on July 18, 2016 the City Council adopted a Sidewalk Installation and Maintenance Policy which implements the construction 5 foot wide sidewalks on new or rehabilitated local residential streets. Within Chapter 6 of the Comprehensive Plan, a 6 foot sidewalk is recommended on at least one side of roadways. As a result, staff is recommending an amendment to Chapter 6 changing the recommended sidewalk width from 6 feet to 5 feet. The Planning Commission held discussions regarding the rationale for considering a reduction to the sidewalk width including: sidewalk widths near schools, costs to developers, bike lanes, location of sidewalks and maximizing green-space. Council Liaison Spears recommended that language be included in the Comprehensive Plan and City Code allowing exceptions to the installation of sidewalks on certain streets. The Planning Commission discussed the appropriate width of sidewalks to accommodate the variety of different users and making decisions based on what is good for the community rather than what is good for developers. It was moved by Commissioner Beal, seconded by Commissioner Bode to recommend approval of the Comprehensive Plan amendment as a 5 foot wide sidewalk serves the same purpose as a 6 foot wide sidewalk with potential cost savings to citizens including the presence of additional green space. Vote on the motion: all ayes, 0 nays; motion carried.

Consider Amendments to City Code Section 155.46, Streets, Alleys and Sidewalks.

Based on the adoption of the Sidewalk Installation and Maintenance Policy and amendment to Chapter 6 of the Comprehensive Plan, staff presented proposed amendments to section 155.46 of the City Code related to sidewalks. Proposed amendments include the reduction in sidewalk width from 6 feet to 5 feet, reduction in sidewalk depth from 6 inches to 5 inches and base alterations from 6 inches to 4 inches including language relating to installation of sidewalks based on the future Sidewalk Development Map. Commissioner Bode summarized various base materials used to construct sidewalks and roadways, as well as other sidewalk

construction requirements used by other Cities. As the Planning Commission believed that the proposed sidewalk amendments would not compromise the future construction of durable sidewalks, it was moved by Commissioner Haman, seconded by Commissioner Bode to approve the proposed amendments to Section 155.46 of the City Code. Vote on the motion: all ayes, 0 nays; motion carried.

Summary of Ordinance Opting-Out of the Requirements of Minnesota Statutes 462.3593.

Staff summarized a new bill creating a process for landowners to place residential dwellings on their property to serve as a temporary family health care dwelling and an ordinance adopted by the City Council opting-out of the requirements. Staff noted that they will likely be proposing future code requirements to address temporary family health care dwellings.

It was moved by Commissioner Meyer, seconded by Commissioner Beal to adjourn. Vote on the motion; all ayes, 0 nays; motion carried. The meeting was adjourned at 7:50 p.m.

Chairperson

Secretary