

Minutes  
of the  
NORTH MANKATO PLANNING COMMISSION MEETING  
North Mankato, Minnesota  
March 12, 2020

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., March 12, 2020, in the Council Chambers of the Municipal Building.

Planning Commission Members present: Acting Chair Corey Brunton, Jason Ceminsky, Randy King and Grant Poehler. Staff members present: City Attorney Chris Kennedy and Community Development Director Mike Fischer.

A motion was made by Commissioner King, seconded by Commissioner Ceminsky, to approve the minutes of the February 13, 2020, regular meeting of the North Mankato Planning Commission. Vote on the motion: all ayes, 0 nays; motion carried.

**Preliminary & Final Plat of Sheffield Woods No. 2. A request from Wayne & Kimberly Veroeven and David & Mary Jo Cordes.**

Staff presented a request to replat two residential properties, 14 Camden Court and 2330 Abbywood Lane, at the request of both property owners. The two properties share a mutual property line and the owners of 14 Camden Court wish to purchase a small amount of land from the 2330 Abbywood Lane property in order to have enough space to install a private swimming pool. Staff indicated that this type of property exchange requires the replatting of both properties. The Veroevens were in attendance to answer any questions from the Commissioners. As both properties would still meet minimum size requirements and setbacks after replatting, staff recommended approval. It was moved by Commissioner Ceminsky, seconded by Commissioner King, to approve the Preliminary & Final Plat of Sheffield Woods No. 2. Vote on the motion: all ayes, 0 nays; motion carried.

**Preliminary & Final Plat of Rolling Green Addition No. 4. A request from Nicco Property, LLC.**

Staff presented a request to replat Outlot A, Rolling Green Addition, to accommodate future development of an apartment building. Staff indicated that development on an Outlot is not permitted, which requires replatting. Acting Chair Brunton asked about access to the property, and staff replied that access would need to come from Carlson Drive. The Planning Commission had brief discussions about zoning, utilities and consistency with existing long-range plans. It was moved by Commissioner King, seconded by Commissioner Poehler, to approve the Preliminary & Final Plat of Rolling Green Addition No. 4. Vote on the motion: all ayes, 0 nays; motion carried.

**Review of Comprehensive Plan Update Chapter 5: Economic Development**

Staff recognized Matt Lassonde from Bolton & Menk to provide an update on the Comprehensive Plan. Lassonde highlighted successes in Economic Development which included the Belgrade Avenue Master Plan, growth in the Northport Industrial Park, the Commerce Drive Area Development Plan, and the

economic impact of the Caswell Sports Complex. He then discussed employment statistics for the City including where people live and work. This led to a discussion on leakage, which was defined as having a demand in North Mankato for goods and services, but a lack of supply. However, North Mankato residents can find the supply they need by traveling just over the river to Mankato. Lassonde concluded by stating that the next update would focus on Housing and offered to answer questions on Economic Development.

Commissioner Ceminsky asked about the inflow/outflow charts: is it normal for so few residents to work in the city where they live? Per Lassonde, more data is necessary on the topic. He will look at towns of similar size and report back. Commissioner King asked about recent visioning meetings for the Northwest Area study which took place earlier in the week. Lassonde informed the Commission that two meetings had taken place and summarized the outcomes of each meeting.

It was moved by Commissioner King, seconded by Commissioner Ceminsky, to accept Comprehensive Plan Update Chapter 5: Economic Development, pending future updates. Vote on the motion: all ayes, 0 nays; motion carried.

There being no further business, it was moved by Commissioner King, seconded by Commissioner Ceminsky, to adjourn. Vote on the motion: all ayes, 0 nays; motion carried. The meeting was adjourned at 7:30 p.m.

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Chairperson

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Secretary

## **Section Highlights**

This section of the Study examines basic demographic data for North Mankato. Comparative information is often provided for the entire Greater Mankato area.

- ▶ Many of the differences that exist within specific demographic data components between North Mankato and the Greater Mankato area can be linked to a student population, primarily residing within the City of Mankato. Post-secondary students can impact age distribution, median age, average household size and similar demographic characteristics.
- ▶ To some extent, even growth rates have been affected, as construction of student-oriented housing in Mankato has directly impacted that City's capacity to add households. Readers should be aware that students cannot generally be removed from the analyses that follow, but are recognized as impacting demographic information.

## **Population Highlights**

- ▶ During the current decade, North Mankato has grown at a slower rate than the entire Greater Mankato area. North Mankato's population had increased by an estimated 6.7% between 2010 and 2019, compared to 13% growth in Mankato and 10.6% for the entire Greater Mankato area.
- ▶ North Mankato's median age of 37.9 years in 2019 was older than the Greater Mankato area, at 31.2 years.
- ▶ According to the 2018 American Community Survey, post-secondary students represented less than 5% of North Mankato's total population compared to more than 16% for the Greater Mankato area.

## **Household Highlights**

- ▶ Similar to population, the City's household count increased at a lower rate than the rate for the entire Mankato area over the last decade. The best available estimates show average annual household growth in North Mankato in a range of 42 to 45 households per year from 2010 to 2019.
- ▶ The estimates also indicate that over the decade, North Mankato had a net reduction in the number of households age 54 and younger, but an increase of households age 55 and older. In 2019, more than 43% of all households in North Mankato were age 55 or older, compared to approximately 38% for the Greater Mankato area.

## Population Trends

Recent estimates for population are available from various sources. In the following table, the 2019 estimates from Esri have been presented, as the most recent available data.

<b>Table 1 Population Trends - 1990 to 2019</b>						
	1990 Census	2000 Census	% Change 1990-2000	2010 Census	% Change 2000-2010	2019 Estimate
North Mankato	10,164	11,798	16.1%	13,394	13.5%	14,296
Greater Mankato	49,878	52,013	4.3%	61,512	18.3%	68,041
MSA	82,120	85,712	4.4%	96,740	12.9%	105,824

Source: U.S. Census Bureau; Esri

For North Mankato, there is relative consistency between the available data sources on total population. Esri’s estimate for 2019 showed 14,269 people living in the City. For comparison, the State Demographer’s 2018 estimate for the City was 14,059 people, and the Census Bureau’s 2018 estimate was 13,914.

If reduced to an annual average, to adjust for the one-year time difference, the City has been adding between 65 and 100 people in a typical year. But the estimates from Esri and the State Demographer are more similar and near the upper end of this range, with average growth of approximately 83 to 100 people per year.

<b>Table 2 Percentage Population Growth Comparison</b>			
	% Change 1990-2000	% Change 2000-2010	% Change 2010-2019
North Mankato	16.1%	13.5%	6.7%
Mankato	3.0%	21.2%	13.0%
Greater Mankato	4.3%	18.3%	10.6%
MSA	4.4%	12.9%	9.4%

Source: U.S. Census Bureau; Esri

When compared to the aggregation of jurisdictions that form Greater Mankato, the City of North Mankato has been growing at a slower rate since at least the year 2000. However, the City grew at a much faster rate in the 1990s.

Between the 2000 Census and the 2010 Census, the entire Greater Mankato area had a population increase of 18.3%, compared to 13.5% in North Mankato. This slower growth rate has continued after 2010, as the growth rate for Greater Mankato has been substantially higher than the rate in North Mankato.

The strong percentage growth since 2000 has been due to the City of Mankato. After increasing by more than 21% in the 2000s, the City of Mankato's population has then increased by 13% in the 2010s.

## Median Age

The population level in the Greater Mankato area is impacted by the large student population, attending various post-secondary programs. To better understand the distribution of a possible traditional student population, the estimated median age has been examined.

<b>Table 3 Median Age: 2019</b>		
	2010 Census	2019 Estimate Esri
North Mankato	35.5	37.9
Mankato	25.4	27.8
Greater Mankato	28.9	31.2

Source: Census Bureau; Esri

The City of North Mankato has an older population than the remainder of the Greater Mankato area. The estimated median age in North Mankato was 37.9 years in 2019 according to Esri, compared to a median age of 31.2 years for the entire area. With a large student population living in Mankato, that City's estimated median age in 2019 was more than 10 years younger than the median for North Mankato.

### **Post-Secondary Student Populations**

The Census Bureau’s American Community Survey includes an estimate of number of residents enrolled in some type of post-secondary educational program, including undergraduate and graduate school programs. In addition to the actual number of people, this information can be compared to the total population level to provide information of the percentage of students. The American Community Survey total population estimate has also been used when calculating the percentage. The most recent data release from the American Community Survey is for 2018.

<b>Table 4 Student Populations: 2018</b>		
	Number Enrolled	Percentage of Population
North Mankato	629	4.8%
Mankato	11,348	28.1%
Mankato MSA	15,799	16.3%

Source: American Community Survey

According to the 2018 American Community Survey there were 629 post-secondary students living in North Mankato. When compared to the total population estimate for the City, fewer than 5% of the City’s residents were enrolled in college as an undergraduate, graduate or professional school program. Presumably the student population would include people enrolled at South Central College in North Mankato, as well as Minnesota State and Bethany College in Mankato. Within the MSA, students in St. Peter would also be reflected.

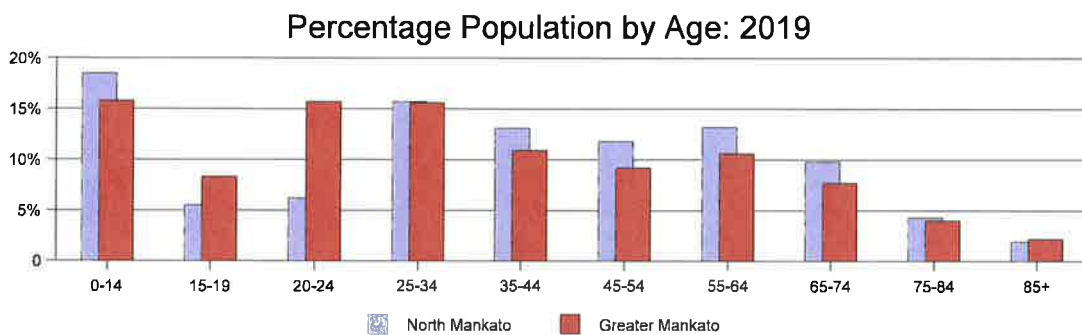
The student population was primarily living in the City of Mankato in 2018, with an estimated 11,348 people enrolled in a post-secondary program. This represented more than 28% of all Mankato residents. Of the entire post-secondary student population living in the MSA, nearly 72% were in the City of Mankato.

## Population by Age: 2019

The following table uses Esri’s 2019 population estimates to show the percentage distribution by age for North Mankato and the entire Greater Mankato area.

Table 5 Percentage Population by Age - 2019		
Age	North Mankato	Greater Mankato
0-14	2,646 / 18.5%	10,741 / 15.8%
15-19	784 / 5.5%	5,623 / 8.3%
20-24	882 / 6.2%	10,685 / 15.7%
25-34	2,242 / 15.7%	10,618 / 15.6%
35-44	1,871 / 13.1%	7,429 / 10.9%
45-54	1,687 / 11.8%	6,234 / 9.2%
55-64	1,887 / 13.2%	7,228 / 10.6%
65-74	1,403 / 9.8%	5,241 / 7.7%
75-84	621 / 4.3%	2,733 / 4.0%
85+	273 / 1.9%	1,509 / 2.2%
Total	14,296	68,041

Source: Esri



Consistent with the information presented on the previous pages on student populations and median age, North Mankato has a smaller population distribution in the prime post-secondary student age ranges. As a result, the City tends to have larger percentages in the other defined age groups, including children age 14 and younger, and among senior citizens.



### Household Trends Analysis

The following table contains 2019 household estimates from Esri. Estimates from the State Demographer for 2018 are contained in the text that follows.

<b>Table 6 Household Trends - 1990 to 2019</b>						
	1990 Census	2000 Census	% Change 1990-2000	2010 Census	% Change 2000-2010	2019 Estimate
North Mankato	3,823	4,744	24.1%	5,580	17.6%	5,983
Greater Mankato	17,837	19,908	11.6%	23,753	19.3%	26,609
MSA	28,755	31,704	10.3%	36,646	15.6%	40,522

Source: U.S. Census Bureau; Esri

According to Esri, there were 5,983 households in North Mankato in 2019. When compared to the 2010 Census, this was an increase of 403 households, or an annual average of 45 households per year over the current decade.

The State Demographer’s household count in 2018, with 5,917 total households in North Mankato, was generally very similar to the Esri estimate, when allowing for the one-year difference in effective dates. When compared to the 2010 Census, the Demographer showed an increase of 337 households, or an annual average of 42 households per year over the eight-year period.

The estimates for the entire Greater Mankato area are also similar, when adjusted for the one-year time difference. Esri shows the aggregated area adding 2,856 households between 2010 and 2019, while the State Demographer shows growth of 2,780 households through 2018. If viewed as an annual average, the range is from 317 to 348 households per year.

For the entire MSA, encompassing all of Blue Earth and Nicollet Counties, the Esri numbers would represent average annual growth of 431 households per year between 2010 and 2019. This is higher than the State Demographer’s MSA estimate which shows the two-county area adding an average of 385 households per year from 2010 to 2018.

Despite some differences that may exist, both sources show Mankato as a primary location for much of the recent growth in the entire MSA. Esri would place approximately 60% of the increased number of households in Mankato, while the State Demographer has tracked approximately 77% of the growth within Mankato.

<b>Table 7 Percentage Household Growth Comparison</b>			
	% Change 1990-2000	% Change 2000-2010	% Change 2010-2019
North Mankato	24.1%	17.6%	7.2%
Mankato	10.2%	20.1%	15.6%
Greater Mankato	11.6%	19.3%	12.0%
MSA	10.3%	15.6%	10.6%

Source: U.S. Census Bureau; Esri

Despite the substantial amount of household growth that has been occurring in recent years, the percentage change has been slowing over time. In the 1990s, North Mankato was growing at a significantly faster rate than the Greater Mankato area. In the 2000s, this percentage decreased somewhat and was slightly below the rate of growth for Greater Mankato.

Through the first nine years of the current decade, the Esri estimate showed an even lower percentage growth rate for North Mankato. The percentage increase in households in Mankato since 2010 is more than double the rate in North Mankato.

**Average Household Size**

The following table provides decennial Census information on household size. The State Demographer’s 2018 estimates and Esri’s 2019 estimates have also been provided.

<b>Table 8 Average Number of Persons Per Household - 2000 to 2018/19</b>				
	2000 Census	2010 Census	2018 Estimate Demographer	2019 Estimate Esri
North Mankato	2.48	2.39	2.36	2.38
Mankato	2.31	2.35	2.31	2.36
Greater Mankato	2.41	2.40	2.37	2.40

Source: U.S. Census; MN State Demographer; Esri

Household formation has generally been occurring at a different rate than population change in recent decades due to a steady decrease in average household size. This has been caused by household composition changes, such as more single person households and single parent families, fewer children per family, and more senior households due to longer life spans.

These patterns have been present in North Mankato, as the City’s average household size has decreased since the year 2000. However, the most recent estimate from Esri shows only a minor decrease since 2010, while the State Demographer’s estimate shows a slightly greater reduction.

Esri shows that the average household size in Mankato and in Greater Mankato area has remained more stable, although the State Demographer does show some continued decrease since 2010.

It is possible that student households in Mankato have had some impact on the stabilization of household size. A number of larger apartments have been constructed in Mankato and oriented to student occupancy. With many student rental units having three to five bedrooms, this would have an impact on the calculation of average household size.

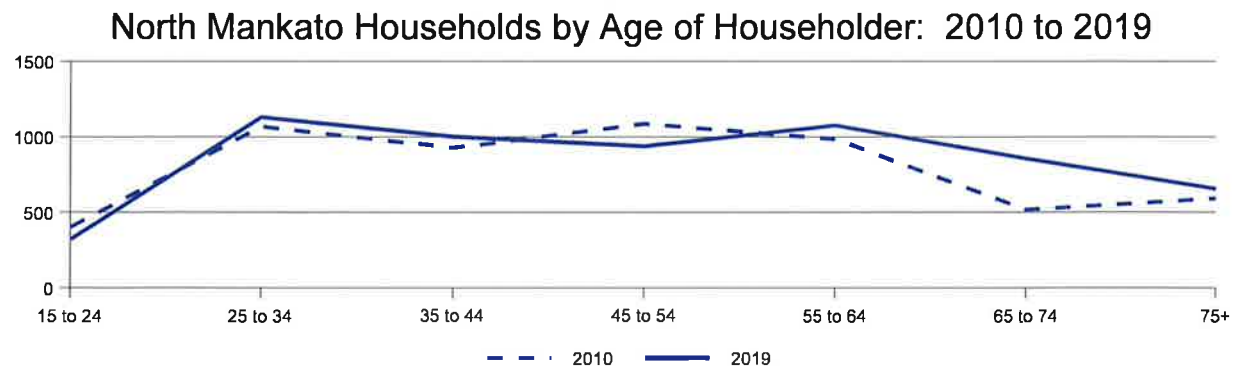
## North Mankato Household by Age Trends: 2010 to 2019

The following table displays Esri’s estimates on the change in the number of households by age range between 2010 and 2019.

Table 9 North Mankato Households by Age - 2010 to 2019			
Age	2010	2019	Change
15-24	403	321	-82
25-34	1,069	1,131	+62
35-44	926	1,003	+77
45-54	1,088	939	-149
55-64	984	1,077	+93
65-74	518	856	+338
75+	592	656	+64
Total	5,580	5,983	+403

Source: U.S. Census; Esri

As tracked by Esri, the largest numeric age-based change in North Mankato has occurred within the senior citizen age group between 65 and 74 years old. If the older adult age groups are aggregated together, Esri believes that the City has had net increase of 495 total households age 55 and older. However, an overall decrease of 92 households has occurred within the combined age groups 54 and younger.



## Greater Mankato Household by Age Trends: 2010 to 2019

The following table displays Esri’s estimates on the change in households by age range between 2010 and 2019 for the Greater Mankato area.

Table 10 Greater Mankato Households by Age - 2010 to 2019			
Age	Greater Mankato Area		
	2010	2019	Change
15-24	3,837	3,732	-105
25-34	4,576	5,212	+636
35-44	3,389	3,989	+600
45-54	3,857	3,468	-389
55-64	3,625	4,212	+587
65-74	2,007	3,143	+1,136
75+	2,462	2,853	+391
Total	23,753	26,609	+2,856

Source: U.S. Census; Esri

Household by age patterns show growth in most of the defined 10-year age cohorts, but households age 65 to 74 have shown the greatest increase over the past nine years. Households age 55 to 64 increased in number resulting in substantial growth in the 20-year range between 55 and 74 years old. The 20-year age cohort between 25 and 44 years old also has been growing since 2010. Overall, there has been an increase of 2,114 households age 55 and older, and an increase of 742 households age 54 and younger.

