

**Mankato Planning Commission
Regular Meeting
October 23, 2024**

1. CALL TO ORDER.

Chair Zehnder called the meeting to order at 6:00 p.m.

Commissioners Present: Chair Zehnder, Ms. Johnson, Mr. Wilke, Mr. Meister, Mr. Dieken, Ms. Surdy

Staff Present: Mark Konz – Director of Community Development, Sydney DePrenger-Planner, Travis Johnson- Permit Technician, Nick Peterson-Senior Management Analyst.

2. APPROVAL OF AGENDA.

Ms. Johnson made a motion to approve the agenda. Mr. Meister seconded the motion. The motion carried unanimously.

3. APPROVAL OF MINUTES.

Ms. Johnson made a motion to approve the minutes from September 25th, 2024. Mr. Dieken seconded the motion. The motion carried unanimously.

4. OLD BUSINESS

5. NEW BUSINESS

CY43-24 Request of Scott Carlson for the preliminary and final plat review of Carlson Addition. The subject property is described as the Southerly 125 feet of the following described tracts of land: The N 1/2 of Lot 9 Marsh & Brother's Addition to Mankato; Also the North 5 acres of the West 10 acres of the Northwest Quarter of the Southeast Quarter Section 8, Township 108, Range 26, except 1/2 acre taken therefrom for a street. (1010 Pfau Street).

Ms. DePrenger respectfully submits the following findings of fact:

1. General requirements

(CY43-24 Continued)

1. The site is designed in conformance with the location and no change is proposed to the existing streets, the general drainage situation, lot sizes and arrangement.
2. Streets
 1. The applicant will not construct any new public streets. The existing public road will remain the same.
3. Easements
 1. The plat provides the standard easements required in Chapter 11 of Mankato City Code.
4. Block Standards
 1. The proposed block layout conforms to Mankato City Code.
5. Lot Standards
 1. The subject parcel is not a corner lot and is not subject to extra width or depth for those purposes.
 2. The proposed lot depicts a conforming street frontage.
 3. The side lot lines are as established by other neighboring subdivisions.
 4. The subject property is not a double frontage lot and is not subject to said standards.
6. Public Sites and Open Spaces
 1. The applicant shall provide payment in lieu of parkland dedication fee of \$1,560 dollars.

Ms. DePrenger recommends the approval of the preliminary and final plat with the following conditions:

1. The applicant shall provide payment in lieu of parkland dedication fee of \$1,560 dollars prior to affixing signatures on the final plat.
2. The final plat shall dedicate the standard easements.

Chair Zehnder inquired whether, based on the age of the lot, there would be a grandfathered aspect to the ordinance that exempts the property from the requirement.

Mr. Konz explained that it is non-confirming right now and to add additional structures would increase the degree of non-conformance which is not allowed by zoning.

Chair Zehnder opened the public hearing for public comment, with no one wishing to speak, the public hearing was closed.

(CY43-24 Continued)

Mr. Meister made a motion for the approval of the preliminary and final plat with conditions. The motion was seconded by Ms. Surdy. The motion passed unanimously.

The anticipated date of final City Council Action is November 12, 2024.

AR-5936 Request of the Planning Agency to review the proposed 2025-2029 Community Investment Plan.

Mr. Peterson conducted the presentation to the council.

Mr. Dieken moved to approve the Community Investment Plan as presented. The motion was seconded by Mr. Meister. The motion passed unanimously

The anticipated date of City Council Action is December 2, 2024

MISCELLANEOUS

There were no miscellaneous items

ADJOURNMENT

There being no further business, Ms. Surdy moved to adjourn the meeting. The motion was seconded by Mr. Meister and carried unanimously.

The meeting adjourned at 6:20 pm

MINUTES APPROVED.

Chair, Mankato Planning Commission