

## **COUNCIL WORK SESSION February 28, 2022**

Pursuant to due call and notice thereof, a Council Work Session of the North Mankato City Council was held in the Council Chambers on February 28, 2022. Mayor Dehen called the meeting to order at 12:05 pm. The following were present for roll call: Council Members Norland, Oachs, Whitlock, Steiner, Mayor Dehen, City Administrator Harrenstein, Community Development Director Fischer, City Planner Lassonde, and City Clerk Van Genderen.

### **Community Development Annual Report**

Community Development Director Fischer thanked the Council for their support throughout the year. The Community Development Department is guided by the North Mankato Strategic Plan and Council direction. The department has six members, with the majority new to their position, but with a strong vision for the City. Community Development Director Fischer commented that bringing City Planner Lassonde onboard has provided the City with transportation planning, data analysis, and plan preparation. He commented that Mr. Lassonde also assists other departments with planning needs.

Community Development Director Fischer reviewed the department's responsibilities, including planning, housing initiatives, transportation planning, City Code enforcement, building permits, issuing rental licenses, assessment searches, preparation of planning studies, and data analysis. The staff participates in many committees, including Regional Economic Development Alliance, Mankato/North Mankato Area Planning Organization, City Art, SW Chapter of Building Officials, and South Central Business Development Network.

Community Development Director Fischer reported the department participated or prepared the following plans or study, including the Housing Study, Highway 169 Corridor Study, Lookout Drive Corridor Study, Taylor Library Strategic Plan, Greater Mankato Trail Systems Branding, Highway 14 Pedestrian Bridge Feasibility Study, and the Webster Avenue Area Development Plan. Additional work included the MHFA funding for first-time homebuyers, meeting with developers, participating in School District facilities planning, conducting wetland mitigation, participating in the Hylife transition, holding two pollinator habitat citizen meetings, and working on MSA designation and the opening and closing of 47 code enforcement cases. Additional items are included in the report.

Community Development Director Fischer also reviewed the Planning Commission activities, which included the Platting of The Waters North and The Waters North No. 2, Platting of Pleasant View Cottages, Zoning for the Waters North Phases 1 and 2, Zoning classifications for Pleasant View Cottages, R-4 City Code amendment and Review and Approval of the Webster Avenue Area Plan.

Community Development Director Fischer reviewed the building permits issued, the number of inspections conducted, and plan reviews for 2021: 1,645 building permits, 1,642 building inspections, 294 construction plan reviews, and 127 rental inspections. Additional information was included in the year-end report.

Community Development Director Fischer reported the 2022 priorities included revising the sign code, continued work on the redevelopment of Commerce Drive, implementation of the Webster Avenue Area Plan, preparation for the indoor recreation building, continued recruitment of developers, and continued rental inspections work on different plans.

Council Member Whitlock commented that he thought patio homes would benefit the housing market. City Administrator Harrenstein commented that the City continues to work to find developers to develop areas for patio homes.

**COUNCIL WORK SESSION February 28, 2022**

City Administrator Harrenstein reviewed the monthly Community Development report, including yearly goals. He reported Community Development sets annual goals based on historical averages. City Administrator Harrenstein commented that the purposes are taken out of the strategic plan with the overall goal of ensuring North Mankato continues to be a place of growth and choice for residential, commercial, and industrial uses. The department has four objectives under the goal, which include: permit issuance in accordance with the state of Minnesota Building Code and North Mankato City Ordinance, implementation and development of land use plans and transportation plans for North Mankato, responding to nuisance complaints and city code violations, and promoting economic growth of the community through residential, commercial and industrial development.

Council Member Norland moved, seconded by Council Member Oachs, to adjourn the Council Work Session at 12:47 pm.

---

Mayor

---

City Clerk