

Pursuant to the due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on April 17, 2023. Mayor Carlson called the meeting to order at 7:05 pm, asking everyone to join the Pledge of Allegiance. The following were present for roll call: Council Members Steiner, Oachs, Peterson, Whitlock, City Administrator McCann, Finance Director Ryan, Community Development Director Fischer, Public Works Director Arnold, and City Clerk Van Genderen.

Approval of Agenda

Council Member Steiner moved, seconded by Council Member Peterson, to approve the agenda as presented. Vote on the motion Steiner, Peterson, Whitlock, Oachs, and Carlson, aye, no nays. Motion carried.

Approval of Council Minutes from April 3, 2023, Council Meeting.

Council Member Whitlock moved, seconded by Council Member Peterson, to approve the Council Meeting Minutes of April 3, 2023. Vote on the motion Steiner, Peterson, Whitlock, and Carlson, aye, Oachs abstain, no nays. Motion carried.

Consent Agenda

Council Member Steiner moved, seconded by Council Member Oachs, to approve the Consent Agenda.

- A. Bills and Appropriations.
- B. Res. No. 30-23 Accepting Donations/Contributions/Grants.
- C. Approved Audio Permit for June 24, 2023, at Wheeler Park for the Salaski Wedding.
- D. Approved Mobile Food Truck/Vendor License for Zip Zap Ice Cream.
- E. Res. No. 31-23 Waiving Waiting Period for Exemption from Lawful Gambling License for Feeding Our Communities Partners.
- F. Approved Audio and Parade Permit for Crossview Covenant Church for the Global 6K Run on May 20, 2023 from 9 am to noon.

Vote on the motion Steiner, Peterson, Whitlock, Oachs, and Carlson, aye, no nays. Motion carried.

Public Comments Concerning Business Items on the Agenda.

Barb Church, 102 Wheeler Avenue, appeared before Council and encouraged the Council to require two parking spaces for the 1111 Range Street development instead of allowing the reduction to 1.5 spaces per dwelling unit.

Mark Haack, 713 Bennet Street, appeared before Council, commented on removing the ash trees, and suggested considering options to keep the trees through treatment.

Dirk Courier, 2035 Sundance Lane, appeared before Council and expressed his concerns about the new hours for the brush pile.

Mark Haack, 713 Bennet Street, appeared before Council and requested clarification on who locks up and if the site was getting locked up early.

Business Items

CU-1-23 1111 Range Street-Norwood Inn

City Planner Matt Lassonde appeared before Council and stated that the applicant requests a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) to redevelop the former

Norwood Inn. The North Mankato Port Authority owns the property and is leasing it to HyLife to house their employees working in Windom. The lease expires in August of 2023. The Port Authority currently has a purchase agreement with the applicant. The applicant proposes redeveloping the building, combining commercial and residential uses. The property is currently zoned B-3 General Commercial. Residential services are only permitted by conditional use on the second floor of any commercial building. The PUD process is necessary to allow residential services on the main floor in the B-3 zoning district. The developers are planning on 75 market-rate apartments. The applicants also have purchase agreements to buy the existing liquor store property and the vacant lot between the Norwood Inn and Plaza Jalisco. As proposed, the liquor store would be demolished and replaced with another stand-alone commercial building. The vacant property is offered for a future hotel. The proposed stand-alone commercial building and the vacant property are not a part of this PUD process.

One of the first steps of a PUD process is to conduct a neighborhood meeting to present the project. 1111 Holdings, LLC conducted a neighborhood meeting on March 23, 2023, at the Norwood Inn. City staff attended the meeting, where it was found that no participants objected to the proposed project.

City Planner Lassonde noted that City Code requires a minimum of off-street parking spaces per unit. The City Code requires two off-street parking spaces for each unit or 150 spaces. Based on each apartment is a one-bedroom unit, the developers are requesting a reduction in the requirement to 1.5 spaces per unit or 113 spaces. City Planner Lassonde reported that the Planning Commission discussed the request and approved the reduction in spaces.

City Planner Lassonde noted that the City has several long-range planning documents to help guide the development or redevelopment of the area. He reviewed the Comprehensive Plan and outlined the goals that the redevelopment of the property meets. He reviewed the 2021 Housing Study noting that the redevelopment will result in an additional 75 apartment units, exceeding the annual target of adding 25 multi-family units identified in the study. And the Webster Avenue Area Plan focused on improving the hotel building based on a long-term vision.

Staff and the Planning Commission recommended the CUP application with the following conditions, along with a reduction in requirements for residential parking spaces from 2 to 1.5 spaces per dwelling unit:

1. All signage conforms to the City Sign Code
2. A detailed landscaping plan be submitted for approval by the City
3. The parking lot be resurfaced and striped.
4. All outdoor garbage collection areas be enclosed.
5. There shall be no outdoor storage of materials related to any commercial or residential use
6. The number of City Code required off-street parking spaces be provided on the property or the property to the north
7. Rental licenses be obtained for all rental units

Mayor Carlson requested clarification on one of the plans, which showed optional garages/storage. Developer Marty Walgenbach stated the design was included in case the City requested garages. The City does not require them, so the developers are planning interior storage locations for residents. Council Member Oachs asked for clarification on if the discussion was held concerning a different number than 1.5 parking spaces and suggested 1.75 parking spots. City Planner Lassonde reported that commercial businesses had yet to be selected for the location, which will impact the final parking spaces available. But he indicated that 1.5 spots were necessary for the project to progress.

Council Member Steiner moved, seconded by Council Member Oachs, to Approve CU-1-23 1111 Range Street-Norwood Inn, including the reduction in requirements for residential

parking spaces from 2 to 1.5 spaces per dwelling unit. Vote on the motion Steiner, Peterson, Whitlock, Oachs, and Carlson, aye, no nays. Motion carried.

Registered Land Survey No. 80.

City Planner Lassonde reported that in 1969, a two-unit dwelling was constructed on a lot located in the Culhane Addition. In 1993, the lot was replatted into Registered Land Survey No. 44. The replating allowed the two-unit building to be separated into two lots for individual ownership purposes. In 2018, the owners created Common Interest Community No. 34. In 2022; the owners dissolved Common Interest Community No. 34 because a lender had concerns as part of a mortgage for one side of the dwelling. Blue Ribbon Properties is trying to sell the unit addressed as 1710 Colette Drive; they cannot sell the unit based on the current platting of the property. Staff is recommending the creation of Registered Land Survey No. 80 to clear up past platting actions and provide the opportunity to buy and sell each housing unit in the future. The Planning Commission recommended Land Survey No. 80.

Council Member Peterson moved, seconded by Council Member Oachs, to Approve Registered Land Survey No. 80. Vote on the motion Steiner, Peterson, Whitlock, Oachs, and Carlson, aye, no nays. Motion carried.

Open Forum

Barb Church, 102 Wheeler Avenue, appeared before Council and stated she believed the Council should not force residents to replace their meters and expressed confusion about who would own them.

Tom Hagen, 927 Lake Street, appeared before Council and requested the formation of additional committees and boards.

City Administrator and Staff Comments

Public Works Director Arnold stated that the brush site hours are the same as the recycling center, and the recycling staff closes the gate.

Finance Director Ryan thanked those who donated to the swim and sports scholarships.

City Administrator McCann reported that Spring Pick-up is April 17th- April 20th for the lower north and April 24th – April 28th for the upper north.

City Administrator McCann invited people to participate in Mankato Zero Waste free Styrofoam recycling event at the Mankato Public Works center on Victory Drive on Saturday, April 22nd.

City Administrator McCann reported that the City is participating in No Mow May.

City Administrator McCann invited everyone to the Caswell Ribbon Cutting on April 22nd at 10:45 am.

City Administrator McCann invited everyone to join Bookin' on Belgrade on May 20th.

Mayor and Council Comments

Council Member Whitlock stated that 18 months ago, an online discussion with Mr. Hagen had inappropriate comments. He apologized to the staff, council, and constituents that he may have offended.

Council Member Steiner requested information on pursuing an historic preservation committee. City Administrator McCann reported that the team is preparing a historic preservation presentation.

Council Member Oachs expressed interest in developing more citizen committees. She also requested drivers slow down on Nicollet Avenue as speeding has occurred.

Council Member Peterson thanked the donors for their donations. He also suggested that citizen volunteers could lock up the brush site to allow it to remain open longer.

Mayor Carlson thanked Whitlock for his words. He stated that the first Minutes with the Mayor were posted earlier. He encouraged more citizen involvement and was interested in additional committees.

Mayor

City Clerk