

City of Mayer  
Regular  
Meeting Commission Meeting

Meeting Minutes  
Tuesday, January 5, 2010

**Commission Members Present:** Krista Goedel, Les Hahn, Lowell Wasser, Don Wachholz, Rod Maetzold.

**Commission Members Absent:** Tom Stifter, Mike Dodge, Council Liaison

**Staff Present:** Luayn Murphy, City Administrator

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### **1. CALL MEETING TO ORDER**

Meeting called to order at 6:30 PM by Vice Chair Hahn.

### **2. ADOPT AGENDA**

On a motion by Commissioner Maetzold and seconded by Commissioner Goedel to approve the agenda as presented. Motion carried 5/0.

### **3. APPROVAL OF MINUTES**

On a motion by Commissioner Wachholz and seconded by Commissioner Goedel to approve the minutes of the December 1, 2009 meeting with a correction to the members in attendance. Motion carried 5/0

### **4. DRAFT ORDINANCE LANGUAGE**

Staff presented the following draft ordinance language for the Commission to review.

**Section 1.** **Section 152.003 of Chapter 152, Title XV**, of the Code of Ordinances of the City of Mayer is hereby amended by adding a new definition pertaining to decks to read as follows:

**Deck.** An exterior, unenclosed above grade floor system with independent supports attached to a principal building intended for outdoor living space.

**Section 2.** **Section 152.030(4)(a) of Chapter 152, Title XV**, of the Code of Ordinances of the City of Mayer pertaining to rear yard setback for decks is hereby amended in its entirety to read as follows:

152.030(4)

(a) *Decks – Setback Extension.* A deck that is attached to the rear (backyard) side of a principal building may extend up to 50% of the required rear setback for the principal building. Such extension shall be subject to council review and approval.

**Section 3.** **Section 152.060(E) of Chapter 152, Title XV**, of the Code of Ordinances of the City of Mayer pertaining to permitted building materials in the C/I Commercial/Industrial District is amended by adding two subsections 152.060(E)(2.5) and 152.060(E)(2.6) to read as follows:

30% Requirement. The 30% requirement may be appropriate to accommodate taller buildings or new buildings in the immediate vicinity of other buildings in the area. The 30% requirement may have a consistent effect for the area.

152.060(E)(2.6) *Planning Commission Approval.* If material other than those listed above or a variance for the 30% requirement is proposed, it shall be subject to review and approval by the planning commission.

The commission would like to add Enclosed Porches to be allowed in the rear yard. The same as the decks are allowed. Staff to provide definitions at the next meeting.

## **5. DAKOTA RAIL TRAILHEAD PLAN**

Staff presented the proposed trailhead plan from the County.

## **6. DISCUSSION ON ZONING OF TRAILHEAD AREA**

Staff presented an email from the staff for the Dakota Rail. The following is the email:

*"The agreement that we have for the railroad corridor states that we must preserve it for future transportation be that rail, bus line, trail or other transportation.*

*I am not certain that the Regional railroad would allow a private business to construct within the corridor that did not support a transportation function. There would need to be several approvals by others to the agreement to allow for a more permanent structure to occupy rail authority property. It is unlikely that a portion of the property would ever be sold given our agreement to maintain the corridor for future transportation.*

*In the future, perhaps there are buildings that support the trail such as a restroom or small visitor center. I suppose it could be conceived that some sort of concession operation could take place but would prefer that activity to take place out of the corridor or as a part of a small visitor center operation on railroad property.*

*It could be possible that we receive a request to have a farmers market on the property. This activity has been permitted on another portion of the corridor and would want to be flexible to accommodate this type of request.*

*If rail traffic is brought back buildings and parking areas may be needed to support passengers or cargo.*

*I am not certain what is the most appropriate zoning is but suggest zoning which would allow the activities as indicated above."*

The Planning Commission instructed staff to prepare for a public hearing to annex the property in March.

## **7. COMMISSIONERS REPORT**

None

## **8. ADJOURNMENT**

On a motion by Commissioner Goedel and seconded by Commissioner Maetzold to adjourn the meeting at 7:15 PM. Motion carried 5/0.