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**City of Mayer
Regular
Planning Commission Meeting**

Meeting Minutes
Tuesday, October 5, 2010

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

Commission Members Absent: Council Liaison Bruce Osborn

Others Present: Karsten Anderson, Watertown/Mayer Superintendent

Staff Present: Luayn Murphy, City Administrator

1. CALL MEETING TO ORDER

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

2. ADOPT AGENDA

On a motion by Commissioner Hahn and seconded by Commissioner Wachholz to approve the agenda. Motion carried 6/0.

3. APPROVAL OF MINUTES

On a motion by Commissioner Goedel and seconded by Commissioner Hahn to approve the minutes for the September 7, 2010 meeting. Motion carried 6/0.

4. Karsten Anderson Watertown/Mayer Superintendent

Karsten Anderson, Superintendent for Watertown/Mayer Schools presented information on the upcoming levy referendum. The school district has recent reductions budget gaps totaling more than 1.5 million and the school board has implemented the following cost saving measures: over 30 course offerings have been eliminated at the high school, middle school had reading strategies, computer studies, industrial education and family consumer science courses have been discontinued. Staff reductions of an elementary school a technology teacher position and other reductions in custodial service, supplies, staff development, curriculum, technology and other areas. This operating levy would replace the current levy and if approved would result in \$600,000-\$650,000 in additional revenue per year. The planned use for the new funds would be to protect and increase the general fund balance, restore some of the reductions, maintain reasonable class sizes at the primary and elementary school, sustain college level and vocation offerings, reestablish yearly curriculum and technology purchasing plans.

The School board passed a resolution that keeps the overall levy for pay 2011 the same as the pay 2010. This is possible because the district's debt service and health and safety levies are decreasing for the upcoming year.

5. PARKING 255 ASH AVENUE N

Staff updated the Commission on the property at 255 Ash Avenue North (Old Cupcakes and Coffee) that it has been sold to the Hartman Communities, LLC. The proposed new use of the building will be for a Snap Fitness and office space.

Commission aware of the change of ownership and that the new owners had contacted the City about renovations to the building. The new owner is going to be moving walls and adding a bathroom to the current facility.

In the past the Planning Commission reviewed all building permits in the C-2 area but with the adoption of ordinance 159 which allows City Staff to issue building permits this application would not be presented to the Planning Commission.

The subject of parking was brought up. Staff had researched the previous building permit and found that when the building was built it was approved to have 17 stalls. Based on the new use and according to 152.063 Parking Requirements the need is for 11 parking stalls. Based on 2024 square feet and if this is considered office category which 5/1000 applies which would mean they need 10.10 parking stalls or 11. Under the proposed new use the requirement would be for 11 stalls. The previous permit had approved 17 stalls. If any additions to the building would occur then the issue of parking would have to be addressed.

6. REVIEW OF DEVELOPMENT AGREEMENT DECLARATIONS AND CONVENANTS

Planning Commission wanted to review the covenants and restrictions in the development agreements for compliance with the City Code. Staff presented the information to the Commission and they would like to review ordinances to address the use of stone on the fronts of houses. Staff will provide Commission with sample ordinances at the next meeting.

7. COMMISSIONERS REPORT

None

8. ADJOURNMENT

On a motion by Commissioner Hahn and seconded by Commissioner Stifter to adjourn the meeting at 7:30 PM. Motion carried 6/0.