

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, July 5, 2016

Commission Members Present: Chairperson Tom Stifter, Les Hahn, Patty Lanting, Barney Johnson, Rod Maetzold, Don Wachholz and Council Liaison Erick Boder.

Commission Members Absent: None.

Others Present: Don Jensen with Hidden Creek 1, LLC and Kevin Clark with Paxmar.

Staff Present: Planning Consultant John Anderson of Municipal Development Group, LLC

CALL MEETING TO ORDER

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

ADOPT AGENDA

A motion to approve the agenda was made by Commissioner Hahn and seconded by Commissioner Maetzold. Motion carried 7/0.

APPROVAL OF MINUTES

A motion to approve the May 3, 2016 Planning Commission minutes was made by Commissioner Maetzold and seconded by Commissioner Hahn. Motion carried 7/0.

PUBLIC HEARING FOR A AMENDMENT TO THE APPROVED FINAL DEVELOPMENT PLAN FOR HIDDEN CREEK 7TH ADDITION IN RELATION TO MINIMUM LOT SIZES AND MINIMUM LOT WIDTH.

At 6:31 PM Chairperson Stifter opened the public hearing and Planning Consultant Anderson presented the information. He stated that at the end of 2015 the City Council approved the final development plan for Hidden Creek 6th & 7th Addition with a minimum lot size of 10,000 square feet and a minimum lot width of seventy-five feet. He stated the standard lot size in the R-1 district is eight-five feet wide and 10,000 square feet. The applicant is now requesting an amendment to the final development plan for Hidden Creek 7th Addition that would reduce the minimum lot size to 9,000 square feet and the minimum lot width to sixty-five feet. Planning Consultant Anderson also stated the street would stay the same and by reducing the lot sizes and width the applicant would add two additional lots from the approved preliminary plat total of thirty-six for a total number of lots in Hidden Creek 7th Addition of thirty-eight. He stated that because of the additional lots a new preliminary plat is required.

At 6:38 Chairperson Stifter and Commissioner Maetzold excused themselves from the meeting due to a fire call.

Commissioner Lanting asked if the change was mostly due to additional profit.

Planning Consultant Anderson stated that the change will allow for additional profit since there would be two additional lots.

At 6:42 Chairperson Stifter and Commissioner Maetzold returned to the meeting.

Don Jensen spoke and presented the proposed Hidden Creek changes. He stated that with this plat they were trying to do their best to make the stormwater system as current as possible. He stated that they have talked to the Carver County Watershed District and it appears that they will approve the changes as long as the City approves the changes.

Commissioner Hahn stated the homes are being built for either a couple or small family but not retired couples due to the stairs since the homes are not that big. He thought people would want to buy ramblers and asked if the houses would be the same size as the houses there are currently building even though the lots would be smaller.

Don Jensen said the homes would be the same size as what they are building in other phase of Hidden Creek.

Planning Consultant Anderson stated that after looking at the drawing that was distributed at the meeting by the applicant, that the minimum width could actually be seventy feet wide instead of sixty-five feet wide and that the minimum lot width is determined at the front setback line of the building.

Chairperson Stifter asked about the side yard setback and what that would be.

Planning Consultant Anderson stated that the side yard setbacks are ten feet and that the lots with the extra drainage and utility easement width do not affect the buildable area since the setback are already ten feet.

Commissioner Maetzold said he does not agree with changing the lot width and size to a smaller size than the approved seventy-five foot width and 10,000 square feet.

Commissioner Wachholz said if the City were to approve sixty-five foot widths and smaller lots that the City would be setting a precedent and what is stopping the next developer from asking for the same width or even smaller.

Commissioner Hahn asked if the building pads are engineered.

Don Jensen stated that they are engineered and they would be slightly oversized on the front and rear of the pads.

Chairperson Stifter stated that he feels that the City should keep the lot sizes at the approved 10,000 square feet and seventy-five foot widths for this phase of Hidden Creek.

At 7:20 Chairperson Stifter closed the public hearing.

Commissioner Wachholz stated he is not in favor of smaller lots than what was already approved and that ultimately the City Council will have the final say.

A motion to recommend denial of the amendment to the final development plan for Hidden Creek 7th Addition was made by Commissioner Hahn and seconded by Commissioner Wachholz. Motion carried 7/0 to deny.

PUBLIC HEARING FOR A PRELIMINARY PLAT FOR HIDDEN CREEK 7TH ADDITION, A THIRTY-EIGHT LOT SUBDIVISION.

At 7:25 PM Chairperson Stifter opened the public hearing.

Don Jensen with Hidden Creek 1, LLC asked that the Planning Commission hold on action on the preliminary plat.

Planning Consultant Anderson stated the Planning Commission has to make a recommendation one way or another due to timing of the decision and that the City Council can overturn the Planning Commission decision if the Planning Commission recommends denial.

A motion to recommend denial of the preliminary plat of Hidden Creek 7th Addition was made by Commissioner Lanting and seconded by Commissioner Hahn Motion carried 7/0 to deny.

THE FINAL PLAT OF HIDDEN CREEK 7TH ADDITION.

At 7:28 PM Chairperson Stifiter asked for a motion on the final plat of Hidden Creek 7th Addition.

A motion to recommend denial of the final plat of Hidden Creek 7th Addition was made by Commissioner Lanting and seconded by Commissioner Wachholz. Motion carried 7/0 to deny.

NEXT MEETING

Next scheduled meeting is Tuesday, August 2, 2016.

COMMISSIONERS REPORT

Chairperson Stifter asked if anyone knew anything about the corner lot on Shimmcor Street and if anything was moving forward.

Planning Consultant Anderson stated he has heard brief things but not sure what is really going on.

ADJOURNMENT

A motion was made by Commissioner Hahn and seconded by Commissioner Wachholz to adjourn the meeting at 7:39 PM. Motion carried 7/0.