

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, May 3, 2016

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

Commission Members Absent: Council Liaison Erick Boder.

Others Present: Applicants for 633 Shimmcor Street site plan review Andy Riegert and Dave Thurk.

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

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 Wachholz and seconded by Commissioner Hahn. Motion carried 6/0.

APPROVAL OF MINUTES

A motion to approve the January 5, 2016 Planning Commission minutes was made by Commissioner Wachholz and seconded by Commissioner Hahn. Motion carried 6/0.

**PUBLIC HEARING FOR A TEXT AMENDMENT TO SECTION 152.062
DIMENSIONAL STANDARDS OF THE ZONING ORDINANCE RELATING TO SIDE
YARD SETBACKS IN THE C-1 GENERAL COMMERCE DISTRICT.**

At 6:31 PM Chairperson Stifter opened the public hearing and Planning Consultant Anderson presented the information. He stated that recently the City approved an amendment to the C/I Commercial/Industrial District that reduced the side yard setback in that district from thirty feet to twenty feet and that is what is being proposed in the C-1 district.

Dave Thurk, the applicant, was present and stated that they may only want to install one of the access points to Shimmcor Street at this time and asked if that was possible.

Planning Consultant Anderson stated that the second access to Shimmcor Street is not a requirement but if only one access point was to be constructed, some sort of turnaround bump out would be required for the end of the parking lot.

Commissioner Hahn asked about the three foot wainscoating.

Applicant Thurk stated that they are going to use a cultured stone product and that it will be the same product that has been used in the downtown Victoria area.

Andy Riegert, also an applicant, asked about the timing of the building permit.

Planning Consultant Anderson stated that once the City Council approves the site plan and all conditions are met that the building permit can be issued. He stated that this item is planned to go before the City council for review on May 9, 2016.

At 6:40 Chairperson Stifter closed the public hearing.

A motion to recommend approval of the site and building plan for 633 Shimmcor Street was made by Commissioner Hahn and seconded by Commissioner Wachholz. Motion carried 6/0.

C-1 SIGN DISCUSSION.

At 6:45 PM Chairperson Stifter added a discussion of allowable signs in the C-1 General Commerce District.

Bob from Bob's Repair was present and asked if he could place a pole/pylon sign at his business which is zoned C-1 General Commerce District.

Planning Consultant Anderson stated that earlier in the day that he and Bob had talked and mentioned he was not sure if a pylon sign would be allowed and that instead it may have to be a monument sign. He stated that after reviewing the sign ordinance that pylon signs do appear to be allowed in the C-1 district and that the maximum height is thirty feet and the setback is ten feet. The maximum square footage is 150 square feet per sign face. Planning Consultant Anderson stated that he would verify what signage is allowed.

REVIEW AND DISCUSSION OF CHAPTER 3 OF THE CITY OF MAYER 2040 COMPREHENSIVE PLAN UPDATE.

At 6:58 PM Planning Consultant Anderson presented the information on the draft of chapters 3 of the City of Mayer 2040 Comprehensive Plan update.

NEXT MEETING

Next scheduled meeting is Tuesday, June 7, 2016.

COMMISSIONERS REPORT

At 7:30 PM Chairperson Stifter introduced Barney Johnson as the new Planning Commission member.

Commissioner Johnson was present and gave a little background of himself.

ADJOURNMENT

A motion was made by Commissioner Hahn and seconded by Commissioner Wachholz to adjourn the meeting at 7:45 PM. Motion carried 6/0.