

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, August 16, 2016

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

Commission Members Absent: Patty Lanting.

Others Present: Don Jensen with Hidden Creek 1, LLC and Kevin Clark with Paxmar, Stan Heldt representing the Carver County Veterans Memorial.

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 Wachholz. Motion carried 6/0.

APPROVAL OF MINUTES

A motion to approve the July 5, 2016 Planning Commission minutes was made by Commissioner Maetzold and seconded by Commissioner Johnson. Motion carried 6/0.

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

At 6:31 PM Chairperson Stifter opened the public hearing.

Planning Consultant Anderson presented the information and stated that the original preliminary plat included 36 lots and that this preliminary plat includes 38 lots but all 38 lots meet the requirements of the approved Planned Residential Development for Hidden Creek 6th and 7th Additions even though two additional lots were added.

Don Jensen with Hidden Creek 1, LLC stated that they adjusted plan to make all 38 lots meet the required 10,000 square foot minimums and 75 foot width minimum in the approved PRD approval. He also stated they have received watershed approval and that Hidden Creek 6th Addition is now blacktopped and 70th Street is paved to the western boundary of the plat.

At 6:35 Chairperson Stifter closed the public hearing.

A motion to recommend approval of the preliminary plat of Hidden Creek 7th Addition was made by Commissioner Hahn and seconded by Commissioner Johnson. Motion carried 6/0.

THE FINAL PLAT OF HIDDEN CREEK 7TH ADDITION.

At 6:36 PM Chairperson Stifter asked for a motion on the final plat of Hidden Creek 7th Addition.

A motion to recommend approval of the final plat of Hidden Creek 7th Addition was made by Commissioner Johnson and seconded by Commissioner Maetzold. Motion carried 6/0.

SITE PLAN REVIEW OF THE CARVER COUNTY VETERANS MEMORIAL.

Planning Consultant Anderson presented the information and stated that this memorial was previously reviewed by the Planning Commission and City Council and at that time it was facing north with access on County Road 30 and now it is facing east with a proposed access on Trunk Highway 25. He also stated that Mn/DOT has made comments that they will not approve the access point as proposed and that some sort of turnaround will be required for the parking lot to prevent people from backing onto Trunk Highway 25 if the parking lot is full and in this location.

Stan Heldt, representing the Carver County Veterans Memorial stated that he had a phone call with Marty Walsh of Carver County and representatives from Mn/DOT and at this point Mn/DOT has requested more information and maybe ok with the access. He also stated that a turnaround could be added to the parking lot to solve that issue. He also said that both he and the County are opposed to access off of County Road 30 since it would require crossing the existing regional trail. He also mentioned that the issue with access to the building located west of the proposed memorial has been addressed as well. The issue that a bus or motor home may want to stop and look at the memorial is also being addressed by proposing on street parking on Trunk Highway 25. This would be addressed by adding a sidewalk with curb along this location. Mr. Heldt stated that they are committed to moving forward with the memorial even without the parking lot and access and that they are aware of the parking issue on the lumberyard property to the south.

Commissioner Hahn asked about the two concrete pads shown on the grading detail and what they are for.

Mr. Heldt stated that someday maybe a tank or helicopter could be placed there.

Commissioner Hahn asked if the property will be leased or purchased.

Mr. Heldt stated that it is proposed to be a lease and possibly a 99 year lease but it could potentially be purchased.

Commissioner Hahn asked Commissioner Maetzold if the building located on this property was leased.

Commissioner Maetzold stated that the building is owned by the lumberyard but that the land is leased.

Mr. Heldt stated that pavers in the memorial could be sold to anyone who served in the armed forces and not just people from Carver County. He stated that they have commitments from people in California and Colorado at this time. He also stated that they have raised approximately \$94,000.00 and need about \$130,000.00 to complete the project.

Planning Consultant Anderson stated that the Planning Commission could recommend approval since one of the seven conditions specifies the applicant must receive Mn/DOT approval prior to receiving a building permit from the City of Mayer. If Mn/DOT approval is not received no building permit would be issued.

A motion to recommend approving the site plan for the Carver County Veterans Memorial was made by Commissioner Maetzold and seconded by Commissioner Wachholz. Motion carried 6/0.

PUBLIC HEARING FOR A TEXT AMENDMENT TO OPT OUT OF THE REQUIREMENTS OF MINNESOTA STATUTES SECTION 462.3593 REGARDING TEMPORARY FAMILY HEALTH CARE DWELLINGS.

At 7:08 PM Chairperson Stifter opened the public hearing.

Planning Consultant Anderson presented the information and stated that a lot of cities are opting out of this legislation and that some cities already have language in their city code that addresses this type of housing.

Commissioner Johnson stated that if this type of housing was allowed they would be permitted 6 months and that they could extend from there.

Council Liason Boder stated that problems could arise such as how to handle wastewater and water service to the temporary housing.

Commissioner Hahn stated that this is very similar to the mother-in-law apartment discussion the Planning Commission had a few months back.

At 7:17 Chairperson Stifter closed the public hearing.

A motion to recommend opting out of the requirements of Minnesota statutes section 462.3593 regarding temporary family health care dwellings was made by Commissioner Wachholz and seconded by Commissioner Johnson. Motion carried 6/0.

REVIEW OF CHAPTER 5 HOUSING OF THE CITY OF MAYER 2040 COMPREHENSIVE PLAN UPDATE.

At 7:20 PM Planning Consultant Anderson presented the draft of Chapter 5 Housing of the City of Mayer 2040 comprehensive plan update. He also stated that Chapter 4 regarding land use would be discussed at the next Planning Commission meeting.

NEXT MEETING

Next scheduled meeting is Tuesday, September 6, 2016.

COMMISSIONERS REPORT

No reports were given.

ADJOURNMENT

A motion was made by Commissioner Johnson and seconded by Commissioner Wachholz to adjourn the meeting at 7:43 PM. Motion carried 6/0.