

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

Commission Members Present: Chairperson Tom Stifter, Les Hahn, Patty Lanting, Krista Goedel, Rod Maetzold, Don Wachholz and Council Liaison Erick Boder, showed up at 6:33 PM.

Commission Members Absent: None.

Others Present: City Council member Nikki McNeilly and two members of the general public.

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 with a change to move up the discussion of the side yard setback in the C-1 General Commerce District from number 6 to number 4 was made by Chairperson Stifter and seconded by Commissioner Lanting. Motion carried 6/0.

APPROVAL OF MINUTES

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

DISCUSSION ON POTENTIAL TEXT AMENDMENTS TO THE SIDE YARD SETBACK REQUIREMENT FOR THE C-1 GENERAL COMMERCE DISTRICT OR A POSSIBLE SIDE YARD SETBACK VARANCE FOR PROPERTY TO BE LOCATED AT 185 7TH STREET NE TO ALLOW A COMMERCIAL BUILDING TO BE CONSTRUCTED ON THE LOT.

At 6:32 PM 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 discussed in the C-1 district. He stated that if the text amendment was not approved that the owner of property at 185 7th Street NE would most likely apply for a side yard setback variance to allow for a commercial building to be constructed on this lot.

Commissioner Maetzold stated that he would be in favor of amending the side yard setback requirement in the C-1 district.

A motion to call for a public hearing at the May 3, 2016 Planning Commission to change the side yard setback in the C-1 district was made by Commissioner Goedel and seconded by Commissioner Maetzold. Motion carried 7/0.

REVIEW THE TREE AND LANDSCAPING REQUIREMENTS FOR THE C-1 GENERAL COMMERCE, C-2 CENTRAL BUSINESS, C/I COMMERCIAL/INDUSTRIAL AND P/I PUBLIC/INSTITUTIONAL DISTRICTS.

At 6:35 PM Planning Consultant Anderson presented the information. He stated that a few months back the Planning Commission reviewed this item and recommended to the City Council

to approve a change to the text eliminating the foundation planting requirement in the C-1 General Commerce, C/I Commercial/Industrial and P/I Public/Institutional district along with amending some other requirements regarding landscaping. The City Council voted to table the item and send it back to the Planning Commission for further review and discussion. He stated the issue the City Council had was with the recommendation to eliminate the foundation planting requirement. He said at this time further discussion is needed by the Planning Commission and a new recommendation should be made.

Council Liaison Boder stated that it was a split decision by the City Council so they wanted to send the item back to the Planning Commission for further review and discussion.

Commissioner Hahn stated that he felt like the foundation planting requirement was not needed.

Planning Consultant Anderson stated that it is possible that the Planning Commission could make a motion to leave the requirement in the P/I district but remove it from the C-1 or C/I districts.

Council Liaison Boder stated that he felt that it should stay in the P/I district but was not necessarily needed in the C-1 or C/I districts.

Commissioner Maetzold stated that a lot of the businesses in these districts do not have room in the front of the buildings to plant foundation plantings and asked if they were able to plant the foundation plantings on park property or somewhere else on their property.

Planning Consultant Anderson stated if they had no front yard setbacks or room to plant the foundation plantings along the street frontage they would be able to plant the plantings somewhere else on the property.

Commissioner Hahn made a motion to recommend approval of the text amendment with no changes from the previous recommendation made by the Planning Commission. This would still include eliminating the foundation planting requirement. This was seconded by Commissioner Wachholz. Motion carried 5-2 with Commissioner Godel and Council Liaison Boder voting no.

DISCUSSION ON THE POTENTIAL TO ALLOW MOTHER-IN-LAW APARTMENTS AS AN ACCESSORY USE TO THE PRINCIPAL RESIDENTIAL USE OF THE PROPERTY IN ZONING DISTRICTS THAT PERMIT RESIDENTIAL USES.

At 7:01 Planning Consultant Anderson presented the information and stated that mother-in-law apartments could be allowed as a accessory use in residential districts. He said that right now in the R-1 Low Density Residential District that only single family detached dwelling units are allowed and in the R-2 Medium Density Residential District that up to four attached units are allowed.

Council Liaison Boder stated that attached units that are part of the principal structure should not be regulated and are ok.

Planning Consultant Anderson stated that the issue would be detached dwelling units and whether they would be allowed or not and stated the problem would be how do you regulate who would be living in this units and that they basically become a rental unit.

Council Liaison Boder said that at this point the zoning ordinance should not be amended to address mother-in-law units and that was the consensus of the Planning Commission.

REVIEW AND DISCUSSION ON THE INITIAL DATA GATHERING RESULTS AND CHAPTER 1 & 2 OF THE CITY OF MAYER 2040 COMPREHENSIVE PLAN UPDATE.

At 7:12 PM Planning Consultant Anderson presented the information on the community survey and drafts of chapters 1 and 2 of the City of Mayer 2040 Comprehensive Plan update. He stated the survey would be distributed to the general public and the results would be summarized in the comprehensive plan. Planning Consultant Anderson said the questions in the survey included a broad range of subjects and was general in nature.

Commissioner Goedel asked why the survey was being distributed at the beginning of the process rather than the end.

Planning Consultant Anderson said that staff wants to take the feedback and incorporate it into the comprehensive plan and the only way to do that is collect the data early in the process.

Planning Consultant Anderson then presented the draft Chapter 1 - Introduction. He summarized all the information in the chapter.

Commissioner Hahn asked if the townships would have a chance to review this information.

Planning Consultant Anderson stated that they would have a chance to get involved and felt that input would be needed for chapters such as land use.

Planning Consultant Anderson then presented the draft Chapter 2 - Natural Resources. He summarized all the information in the chapter.

Commissioner Hahn asked why Rutz Lake was not shown on the protected lakes list.

Planning Consultant Anderson stated that Rutz Lake is listed as protected wetland by the DNR instead of a protected lake and that it was listed in the protected wetland list located in Chapter 2.

NEXT MEETING

Next scheduled meeting is Tuesday, May 3, 2016.

COMMISSIONERS REPORT

Planning Consultant Anderson presented the list of developments and vacant lots within the City.

ADJOURNMENT

A motion was made by Commissioner Hahn and seconded by Commissioner Goedel to adjourn the meeting at 7:48 PM. Motion carried 7/0.