

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, December 1, 2015

Commission Members Present: Chairperson Tom Stifter, Les Hahn, Patty Lanting, Krista Goedel, and Don Wachholz.

Commission Members Absent: Council Liaison Bruce Osborn and Rod Maetzold.

Others Present: None.

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

CALL MEETING TO ORDER

Meeting called to order at 6:32 PM by Chairperson Stifter.

ADOPT AGENDA

A motion to approve the agenda was made by Commissioner Wachholz and seconded by Chairperson Stifter. Motion carried 5/0.

APPROVAL OF MINUTES

A motion to approve the November 3, 2015 Planning Commission minutes was made by Chairperson Stifter and seconded by Commissioner Goedel. Motion carried 5/0.

SITE PLAN REVIEW FOR THE MAYER LUTHERAN HIGH SCHOOL FIELDHOUSE ADDITION AT 305 5TH STREET NE IN THE P/I PUBLIC INSTITUTIONAL DISTRICT.

At 6:36 PM, Planning Consultant Anderson presented the information regarding the proposed fieldhouse addition at the Mayer Lutheran High School. Planning Consultant Anderson stated the landscape plan would be submitted at a later date for City approval and that comments are going to be submitted by the City Engineer and MN/DOT. Planning Consultant Anderson said there are ten conditions listed if the Planning Commission recommends approval and that an eleventh condition should be added regarding satisfying MN/DOT comments.

Commissioner Lanting asked what type of comments that MN/DOT may have.

Planning Consultant Anderson stated that the access points may be the biggest concern to both MN/DOT and the City Engineer.

Commissioner Goedel asked how far 7th Street is paved.

Planning Consultant Anderson stated that 7th Street is paved all the way into the Fieldstone development.

A motion to recommend approval of the site plan for the Mayer Lutheran High School Fieldhouse addition with conditions, was made by Commissioner Goedel and seconded by Commissioner Lanting. Motion carried 5/0.

REVIEW OF THE LANDSCAPING AND TREE REQUIREMENTS FOR THE C/I COMMERCIAL/INDUSTRIAL DISTRICT.

Planning Consultant Anderson presented the information regarding the existing landscaping and tree requirements and possible proposed text amendment. Planning Consultant Anderson stated that Mayer's tree requirement is generally more restrictive than many of the neighboring communities. Planning Consultant Anderson also stated that this would be the time to add requirements to the P/I Public/ Institutional District since there are no specific requirements for that district at this time.

Commissioner Goedel asked if any C/I Commercial/Industrial District property backed up to residential zoned districts.

Planning Consultant Anderson stated that the small area on the west side of State Highway 25 backs up to the Hidden Creek Development.

Commissioner Hahn stated he was concerned about trees along the street frontage and not as concerned about trees along the rear or side lot lines.

Chairperson Stifter asked about storage buildings in the C/I Commercial/Industrial District and if they can change their use to Hobby and reduce the tax amount.

Planning Consultant Anderson stated that the county assessor would be responsible for that and that he was not sure how that could be classified for tax purposes.

Commissioner Goedel asked if the requirement in the C-2 General Business District that states if the applicant does not have room on the property to plant the required trees, that they have to plant the required trees in a park or public right of way could be added to the C-1 General Commerce District or C/I Commercial/Industrial District.

Planning Consultant Anderson stated that if the Planning Commission calls for a public hearing, that this provision could be added to other districts as well.

A motion to call for a public hearing at the January 5, 2016 Planning Commission meeting to amend the text regarding the landscaping requirements in the C/I Commercial/Industrial District and add requirements to the P/I Public/Institutional District was made by Commissioner Goedel and seconded by Commissioner Wachholz. Motion carried 5/0.

DISCUSSION REGARDING THE PROPOSED SCHEDULE AND COSTS FOR THE 2040 COMPREHENSIVE PLAN UPDATE

Planning Consultant Anderson presented the proposed schedule and costs for the 2040 Comprehensive Plan Update. He said the proposal would be for Municipal Development Group, Inc. to do the comprehensive plan update and that if the Planning Commission felt it was reasonable a motion should be made to accept the proposed costs and hire Municipal Development Group, Inc. to update the comprehensive plan.

Commissioner Goedel stated that she felt it makes sense that a firm that is familiar with the City is hired to do the comprehensive plan update.

A motion to recommend hiring Municipal Development Group, Inc based on the proposed costs in the memo, was made by Commissioner Goedel and seconded by Chairperson Stifter. Motion carried 5/0.

NEXT MEETING

Next scheduled meeting is Tuesday, January 5, 2016.

COMMISSIONERS REPORT

Commissioner Hahn stated that there is a guy wire located on the corner pole by the alley by the fire station that is broke and needs to fixed. He was assuming it was an electric pole.

ADJOURNMENT

A motion was made by Commissioner Goedel and seconded by Chairperson Stifter to adjourn the meeting at 7:36 PM. Motion carried 5/0.