

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, October 7, 2014

Commission Members Present: Chairperson Tom Stifter, Bill Michel, Don Wachholz, Les Hahn, Krista Goedel, Rod Maetzold and Council Liaison Bruce Osborn.

Commission Members Absent: None

Others Present: None

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 Commission Maetzold and seconded by Commissioner Goedel. Motion carried 7/0.

APPROVAL OF MINUTES

A motion to approve the September 2, 2014 Planning Commission minutes was made by Commissioner Goedel and seconded by Chairperson Stifter. Motion carried 7/0.

PUBLIC HEARING TO REZONE PROPERTIES FROM C-2 CENTRAL BUSINESS DISTRICT TO R-1 LOW DENSITY RESIDENTIAL AND R-2 MEDIUM DENSITY RESIDENTIAL

Planning Consultant Anderson presented the rezoning request and stated that all of the property in question are single family residential in nature and there is no pressure to redevelop into commercial in the foreseeable future so the rezoning is being requested in order to allow these properties to become conforming rather than non-conforming properties. At the present time if someone wanted to add on to one of these houses they would not be able to since the properties are non-conforming due to the zoning.

Commissioner Hahn stated he has a personal concern with this issue due to the fact his property is also zoned C-2 but is single family in nature.

At 6:42 PM Chairperson Stifter opened the public hearing to rezone property from C-2 to R-1 and R-2. There was no public comment so at 6:43 PM Chairperson Stifter closed the public hearing.

A motion was made by Commissioner Maetzold and seconded by Commissioner Hahn to recommend approval of the rezoning of all the properties from C-2 to R-2 Medium Density Residential, except the parcel with the PID number 500061310 will be rezoned to R-1 Low Density Residential. Motion carried 7/0.

DISCUSSION REGARDING LOT COVERAGE WITHIN THE R-1 LOW DENSITY DISTRICT

Planning Consultant Anderson presented the information regarding the lot coverage requirements within the R-1 Low Density District and went over neighboring cities lot coverage requirements.

Commissioner Hahn asked if a five percent increase would make that big of difference.

Planning Consultant Anderson said that it would and it would allow for an additional 500 square feet of lot coverage on a 10,000 square foot lot which might be enough to allow some to add a detached garage if they wanted where they otherwise would not be able to.

Chairperson Stifter asked if it is normal to include driveways in the lot coverage calculations.

Planning Consultant Anderson said that it is normal and most cities do include driveways, although there are some that do not.

Planning Consultant Anderson said that in order to make the change a public hearing would be needed to amend the text under section 152.062 to increase the lot coverage requirement for the R-1 district.

Commissioner Goedel asked whether the lot coverage requirement should be increased to thirty percent or thirty-five percent from the existing twenty-five percent.

Planning Consultant Anderson said that in his opinion twenty-five percent is not enough for a 10,000 square foot lot and that it could restrict someone who wanted to build a larger home from doing that. By limiting the size of the home it could be limiting the value of the home as well. He also stated that it will be up to the Planning Commission and City Council to decide what the correct lot coverage requirement should be. He also stated that the City Engineer will need to provide comments regarding the stormwater runoff situation and if increasing the lot coverage requirement will affect the current stormwater system.

The consensus with the Planning Commission was that a public hearing should be held to change the lot coverage requirement to thirty-five percent for the R-1 district.

DISCUSSION REGARDING ACCESSORY STRUCTURES AND WHEN BUILDING PERMITS ARE REQUIRED

At 7:28 PM Planning Consultant Anderson presented the reason why building permits were not required for accessory structures 120 square feet or less. It is due to the City code matching the state building code which states all structures over 120 square feet are required to be inspected to ensure the structure meets requirements to prevent it from damaged by wind and snow loads.

DISCUSSION ON NOISE ORDINANCE

At 7:30 pm, Planning Consultant Anderson presented the request by the City Council to have the Planning Commission review the Noise Ordinance under Section 93 of the City Code.

Commissioner Hahn asked if this was being reviewed due to complaints.

Planning Consultant Anderson was not sure why the Planning Commission was asked to review the noise ordinance. He also stated that the hourly restrictions are broken into four areas. These are recreational vehicles, domestic power equipment, refuse hauling and construction activities.

Council Liaison Osborn stated he thought the construction activities should be allowed between the hours of 7:00 am to 9:00 pm on both weekdays and weekend and holidays.

Commissioner Goedel made a motion to allow the hours of operation of domestic power equipment, refuse hauling and construction activities to between 7:00 am to 9:00 pm for all days, to remove all of section 93.53 and to remove phonographs from being prohibited under section 93.51. Seconded by Chairperson Stifter. Motion carried 7/0.

NEXT MEETING

Next Meeting Monday November 3, 2014.

COMMISSIONERS REPORT

Planning Consultant presented the quarterly building permit report.

ADJOURNMENT

A motion was made by Commission Maetzold and seconded by Commissioner Goedel, to adjourn the meeting at 7:56 PM. Motion carried 7/0.