

**City of Mayer
Regular
Planning Commission Meeting**

Meeting Minutes
Tuesday, May 4, 2010

Commission Members Present: Tom Stifter, Krista Goedel, Les Hahn, Don Wachholz, and Rod Maetzold.

Commission Members Absent: Lowell Wasser, Mike Dodge, Council Liaison.

Staff Present: Cynthia Smith- Strack, Municipal Development Group; Luayn Murphy, City Administrator

1. CALL MEETING TO ORDER

Meeting called to order at 6:30 PM by Chair Stifter.

2. ADOPT AGENDA

On a motion by Commissioner Goedel and seconded by Commissioner Wachholz to approve the agenda with one addition Architectural Detail on the fronts of homes. Motion carried 5/0.

3. APPROVAL OF MINUTES

On a motion by Commissioner Hahn and seconded by Commissioner Maetzold to approve the April 6, 2010 minutes. Motion carried 5/0.

4. REVIEW OF INFORMATION ON WIND TURBINES AND SOLAR PANELS

Ms. Cynthia Smith- Strack was present to provide information to the Planning Commission on Wind Turbines and Solar Panels.

Wind Energy Conversion Systems (WECS)

The City's comprehensive plan does support wind energy however, City's current ordinance does not address wind energy. The City with the current ordinances could regulate wind energy through the variance process and also the height through the tower ordinance.

Wind Energy Conversion Systems (WECS) basics.

Generator size, tower height and single user are issues that the City may need to consider. The generator size or KW capacity for one household would be about 5 kw/day. A larger WECS of 5,000 would be regulated by the MN Public Utility Commission. The average tower height is 80 feet which correlates to two telephone poles. The tower height will depend on the terrain and the wind resources. Tower height and generator size are not correlative.

Impacts and concerns for the City would be that it is a clean energy product and the cost will likely become less as technology advances and demand increases. The visual

em disruption are all items of concern. Planning
they want to regulate the WECS.

Solar Energy

The City's Comprehensive Plan addresses solar panels and the City's current ordinance would regulate solar panels through the variance process. The purpose of the ordinance would be to protect the access to solar resources. The need is to have at least five (5) hours of sunlight per day. Reciprocal setbacks are that the adjoining property could not block sunlight. The more common types of solar panels are roof panels. Another aspect to consider is solar setbacks around a principle building that block sunlight again more than five hours. Nothing could be placed within 12-30 feet of the structure foundation. The City could consider structural setbacks and or variance process. The City could have a permitting process for solar energy.

Next Steps

On a motion by Commissioner Goedel and seconded by Commissioner Hahn to take no action on Wind Energy Conversion Systems and Solar Energy ordinances or regulations at this time. Motion carried 5/0.

Update of Zoning Map

The City of Mayer's zoning map must be consistent with the 2030 Comprehensive Plan. The re zone of the properties is to be completed within ninety (90) days of the approval of the Comp Plan. Planning Commission will need to hold public hearing on the update of the zoning map.

5. Public Hearing

On a motion by Commissioner Goedel and seconded by Commissioner Hahn to call for a public hearing on June 1, 2010 at 6:30 PM or shortly thereafter to take public input on the official zoning map. Motion carried 5/0.

Architectural Detail

Staff brought to the planning commission's attention that the last two homes that were built in the City did not include any brick or rock facing on the front of the structure. Staff informed Council that the covenants and restrictions of the developers contain the language but the City does not have the authority to enforce the covenants and restrictions. Commissioners instructed staff to provide pictures of the homes and to provide the Commission with the three sets of covenants and restrictions for their review. The Commission will discuss the issue at the next meeting.

6. Commissioners Report None

7. Adjournment

On a motion by Commissioner Wachholz and seconded by Commissioner Stifter to adjourn the meeting at 7:55 PM. Motion carried 5/0.