

**City of Mayer
Regular
Planning Commission Meeting**

Meeting Minutes
Tuesday, September 7, 2010

Commission Members Present: Krista Goedel, Les Hahn, Don Wachholz, Lowell Wasser, Rod Maetzold and Council Liaison Bruce Osborn.

Commission Members Absent: Tom Stifter

Others Present: Julie Perrus, Larkin Hoffman, Terry Hartman, Barb Splettstoesz, Dennis Trump, and Ronald Hoese.

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 Vice Chair Hahn.

2. ADOPT AGENDA

On a motion by Commissioner Goedel and seconded by Commissioner Wachholz to approve the agenda. Motion carried 6/0. Commissioner Hahn questioned the discussion about the covenants and restrictions and why they were not included on the agenda. Staff explained that item would be discussed at the October meeting.

3. APPROVAL OF MINUTES

On a motion by Commissioner Maetzold and seconded by Commissioner Wasser to approve the May 4, 2010 minutes. Motion carried 6/0.

4. PUBLIC HEARING DATE

On a motion by Commissioner Wasser and seconded by Commissioner Maetzold to ratify the public hearing date as Tuesday, September 7, 2010 at 6:30 PM. Motion carried 6/0.

Vice Chair Hahn Opened the Public hearing at 6:39 PM.

Cynthia Smith-Strack Cities planning consultant from Municipal Development Group presented the following information.

Minnesota Law requires every municipality and county within the seven-county metropolitan area to prepare and to submit a comprehensive plan to the Metropolitan Council

Required elements:

- " Background information
- " Land Use Plan
- " Public Facilities Plan
- " Implementation Plan

Implementation Plan describes the official controls and public programs that ensure implementation of the comprehensive plan and protection of public infrastructure

controls (i.e. zoning & subdivision ordinances)

- " Are consistent with the *2030 Regional Development Framework*,
- " Conform to the metropolitan system plans, and
- " Are congruent with all other elements of the comprehensive plan

Municipalities have nine months after updating or amending their comprehensive plan to update the corresponding official controls (M.S. 473.865, Subd. 3)
Cities may not adopt any new official controls that conflict with the comprehensive plan, and they may not permit activities that conflict with the metropolitan system *Policy Plans*

Metropolitan Land Planning Act required cities/counties update Comprehensive Plans by December 2008. Previously Comprehensive Plan updated in 1998 and amended in 2005 for ~~Fieldstone~~ planned community featuring a mix of commercial, institutional, & mixed density residential. The 2008 required comp plan update was completed in 2007.

Based on information contained in the 2005 amendment

Official Zoning Map is currently not consistent with the 2007 CPU

Official Zoning Map is not consistent with previously approved re-zonings and annexation boundaries

Ordinance 102-H rezoned ~~Sunset Meadows~~ to PRD = Planned Residential Development

Ordinance 102-P rezoned ~~Fieldstone~~ development area to a variety of uses within and external to the corporate limits: P/I, PRD, Ag, & C-1 General Commerce. City has zoning authority in ~~Fieldstone~~ development area as per OAA.

Zoning Ordinance provides for the following districts:

- " A ó Agricultural District
- " R-1 Low Density Residential
- " R-2 Medium Density Residential
- " R-3 Multiple Family Residential
- " PRD ó Planned Residential Devel.
- " C-1 General Commerce
- " C-2 Central Business
- " C/I Commercial ó Industrial
- " P/I Public Institutional

Zoning Ordinance provides for the following overlay districts

- " Shoreland Overlay
- " PUD Overlay
- " Flood Plain Overlay

Two versions of Official Zoning Map created:

1. Illustrates required changes within corporate limits only
2. Illustrates required changes within corporate limits and OAA area over which City has land use authority

After Ms Smith-Strack's presentation it was noted that the City of Mayer received a letter on behalf of Hartman Communities, from Larkin and Hoffman Attorneys. Planning Commission was provided with a copy of the letter as part of the record. Julie Perrus came before the Commission to re-iterate the letter and to address the realities of the current economy. She stated

priority over the 533 acres and that the Commission should

Dennis Trumper read a letter requesting that the parcel of property that he owns 14025 62nd Street the Hasse Property not be rezoned.

Questions about the P/I designation for the Dakota Regional Trail and future land uses.

The Chair closed the public hearing at 7:15 PM.

The planning commission discussed the 2 options one of zoning all of the parcels within the City and or zoning all of the parcels within the area that is guided by the City's comprehensive plan. On a motion by Commissioner Goedel and seconded by Commissioner Wasser to approve option 1 and to find out if the two lots with property ID numbers 500062300 and 500062400 can be rezoned to P/I. Motion carried 6/0.

5. COMMISSIONERS REPORT

Commissioner Wasser reported that the 30 mph speed limit sign across from 305 Ash Avenue South is covered by a tree. Staff will check into the issue.

6. ADJOURNMENT

On a motion by Commissioner Wasser and seconded by Commissioner Goedel to adjourn the meeting at 7:45 PM. Motion carried 6/0.

Next meeting is Tuesday, October 5, 2010.