

**City of Mayer**  
**Planning Commission**  
Meeting Minutes  
Tuesday, November 1, 2022

**Commission Members Present:** Chairperson Tom Stifter, Commissioner Les Hahn, Commissioner Michael Sommerfeld, Commissioner Sarah Strand and Council Liaison Larry Millender.

**Commission Members Absent:** Commissioner Thomas Von Berge and Vice-Chairperson Patty Lanting.

**Others Present:** Jerry Thomas, Loren Morschen and one additional Zion Lutheran representative.

**Staff Present:** John Anderson of Municipal Development Group, LLC and Nicholas Johnson, City Administrator.

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**CALL MEETING TO ORDER.**

Meeting called to order at 6:33 PM by Chairperson Stifter.

**ADOPT AGENDA.**

A motion to approve the agenda was made by Commissioner Hahn and seconded by Council Liaison Millender. Motion carried 5/0.

**APPROVAL OF MINUTES.**

A motion to approve the October 4, 2022 Planning Commission minutes was made by Commissioner Sommerfeld and seconded by Commissioner Strand. Motion carried 5/0.

**PUBLIC HEARING – COMPREHENSIVE PLAN AMENDMENT CHANGING THE FUTURE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP OF PROPERTY AT 209 2<sup>ND</sup> STREET NW AND ON PROPERTY FRONTING ON BLUEJAY AVENUE FROM MEDIUM DENSITY RESIDENTIAL TO PUBLIC AND QUASI PUBLIC.**

At 6:36 PM Chairperson Stifter opened the public hearing.

Planning Consultant Anderson presented the information for the comprehensive plan amendment, the rezoning, the off-street parking variance and site plan review to the Planning Commission.

Loren Morschen asked about additional perpendicular parking along the north side of 2<sup>nd</sup> Street NW.

Planning Consultant Anderson stated that additional parking in this area could be installed but that the exact location would have to be determined due to the fact one of the conditions is to extend the sidewalk to the west property line and that there are power poles and trees that would have to be accounted for. He also stated that this would not be counted as off-street parking due to the fact the parking would be located in the right of way of 2<sup>nd</sup> Street NW.

Gerry Thomas stated they have been working with Carver County on the lot combination and have provided information to the county on the ownership being all within one entity and that they are waiting for approvals prior to combing the parcels.

A motion was made by Commissioner Sommerfeld to close the public hearing and seconded by Commissioner Strand. Motion carried 5/0 to close the public hearing at 6:56 PM.

**PUBLIC HEARING – REZONING OF PROPERTY AT 209 2<sup>ND</sup> STREET NW AND ON PROPERTY FRONTING BLUEJAY AVENUE FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO P/I PUBLIC/INSTITUTIONAL DISTRICT.**

At 6:57 PM Chairperson Stifter opened the public hearing for both the rezoning and the off-street parking variance.

Discussion took place on the off-street parking.

Commissioner Sommerfeld asked if off-street parking was constructed in the location of the single-family house that is being removed, would that off-street parking be in the way of the ultimate buildout plans.

Gerry Thomas said that the ultimate buildout would have buildings in the location of the single-family house that is being removed and if off-street parking was constructed in this area it would have to be removed at some point in the future.

A motion was made by Commissioner Sommerfeld to close the public hearing for the rezoning and for the off-street parking variance and seconded by Commissioner Strand. Motion carried 5/0 to close the public hearing at 7:16 PM.

**PUBLIC HEARING – VARIANCE TO REDUCE THE REQUIRED OFF-STREET PARKING THREE ADDITIONAL SPACES FOR A TOTAL OF SIXTY-SIX SPACES FROM THE REQUIRED SEVENTY OFF-STREET PARKING SPACES FOR FOUR OFF-STREET PARKING SPACES.**

At 6:57 PM Chairperson Stifter opened the public hearing for both the rezoning and the off-street parking variance.

A motion was made by Commissioner Sommerfeld to close the public hearing for the rezoning and for the off-street parking variance and seconded by Commissioner Strand. Motion carried 5/0 to close the public hearing at 7:16 PM.

**SITE PLAN REVIEW FOR PROPERTY LOCATED AT 209 BLUEJAY AVENUE TO ALLOW FOR AN EXPANSION TO THE EXISTING ZION LUTHERAN SCHOOL.**

After all discussion was completed and the public hearings were closed, motions were made for each of the four agenda items.

A motion was made by Commissioner Sommerfeld and seconded by Commissioner Strand to recommend approval of the comprehensive plan amendment changing the future land use designation on the future land use map of property at 209 2<sup>nd</sup> Street NW and on property fronting on Bluejay Avenue from Medium Density Residential to Public and Quasi Public. Motion carried 5/0.

A motion was made by Commissioner Sommerfeld and seconded by Commissioner Strand to recommend approval of the rezoning of property at 209 2<sup>nd</sup> Street NW and on property fronting

Bluejay Avenue from R-1 Low Density Residential District to P/I Public/Institutional District. Motion carried 5/0.

A motion was made by Commissioner Sommerfeld and seconded by Commissioner Strand to recommend approval of the variance to reduce the required off-street parking three additional spaces for a total of sixty-six spaces from the required seventy off-street parking spaces for a total of four off-street parking spaces. Motion carried 5/0.

A motion was made by Commissioner Sommerfeld and seconded by Commissioner Strand to recommend approval of the site plan review for property located at 209 Bluejay Avenue to allow for an expansion to the existing Zion Lutheran School. Motion carried 5/0.

**NEXT MEETING.**

Next scheduled meeting is Tuesday, December 6, 2022.

**COMMISSIONERS REPORT.**

Commissioner Hahn presented a concept for perpendicular parking on the City owned property east of Bluejay Avenue. He stated that the site was looked over by Kyle Kuntz from public works and it appears no utilities would be in the way.

Planning Consultant Anderson stated that Bluejay Avenue is also County Road 23 and that Carver County would have to approve any perpendicular parking like this since it is a county road and the County typically does not allow parking like this when they have to back into the roadway and that it may not be approved by the County.

**ADJOURNMENT.**

A motion was made by Commissioner Hahn and seconded by Council Liaison Millender to adjourn the meeting at 7:36 PM. Motion carried 5/0.