

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, March 1, 2022

Commission Members Present: Chairperson Tom Stifter, Vice-Chairperson Patty Lanting, Commissioners Thomas VonBerge, Les Hahn and Michael Sommerfeld. Commissioner Sommerfeld arrived at 6:47 PM

Commission Members Absent: Commissioner Sarah Strand and Council Liaison Larry Millender.

Others Present: Loren Morsching and Dave Wasser representing Zion Lutheran Church and School.

Staff Present: John Anderson of Municipal Development Group, LLC and City Administrator Margaret McCallum.

CALL MEETING TO ORDER.

Meeting called to order at 6:40 PM by Chairperson Stifter.

ADOPT AGENDA.

A motion to approve the agenda was made by Commissioner Hahn and seconded by Vice-Chairperson Lanting. Motion carried 4/0.

ELECTION OF THE CHAIRPERSON AND VICE CHAIRPERSON.

A motion to elect Tom Stifter to the position of Chairperson and Patty Lanting to the position of Vice-Chairperson was made by Commissioner Hahn and seconded by Commissioner VonBerge. Motion carried 4/0.

APPROVAL OF MINUTES.

A motion to approve the January 5, 2021 Planning Commission minutes was made by Vice-Chairperson Lanting and seconded by Commissioner Hahn. Motion carried 4/0.

REVIEW OF THE ZION LUTHERAN CHURCH AND SCHOOL EXPANSION PLANS.

At 6:44 PM, Planning Consultant Anderson presented the information.

Loren Morsching, the architect working with Zion Lutheran church and school was present and spoke then Dave Wasser, who is on the building committee for Zion Lutheran church and school spoke and said they had to turn away over sixty students in the last year and that the drop off and pick up area along Bluejay Avenue is less than ideal. He also stated that the expanded parking area would include a second access point to Bluejay Avenue.

Commissioner Hahn stated the Community Center does also have events on Sundays that would be the same time as church and the shared parking lot could become full at those times. He also questioned the shared maintenance of the parking lot and who pays for that.

Chairperson Stifter asked about extending 4th Street west of Bluejay Avenue and about the bus loading/unloading area.

Commissioner Hahn asked if 2nd Street West would be closed north of the existing church.

Planning Consultant Anderson stated that there are no current plans to close 2nd Street West and it would take a public hearing to vacate the right of way and that if it was to be vacated all that traffic that travels on 2nd Street West now would be directed south to County Road 30 which is not ideal.

Chairperson Stifter asked about green space and where the kids would play.

Dave Wasser stated the two buildings at the intersection of Bluejay Avenue and 2nd Street West would be removed and that it is possible that area could be used as green space.

Planning Consultant Anderson asked if it may be possible that if the City were to sell the park land for the expansion that maybe the City could engage in talks regarding the property that Zion Lutheran church and school owns on County Road 30 east of town. Maybe there was some shared facilities that could be used out there.

Dave Wasser stated that the church would be open to discuss the possibility of a land swap or shared facility.

No motion was required but it was the consensus of the Planning Commission that they were open to selling the park property for the church and school expansion.

NEXT MEETING.

Next scheduled meeting is Tuesday, April 5, 2022.

COMMISSIONERS REPORT.

None.

ADJOURNMENT.

A motion was made by Commissioner Sommerfeld and seconded by Commissioner Hahn to adjourn the meeting at 7:26 PM. Motion carried 5/0.