



Mayer Community Center – Council Chambers - 413 Bluejay Avenue, Mayer, MN 55360

**PLANNING COMMISSION
REGULAR MEETING**

**Tuesday
August 6, 2024
6:30 PM**

- 1. Call the meeting to order.**
- 2. Approval of the agenda.**
- 3. Approval of the minutes from the July 2, 2024 Planning Commission meeting.**
- 4. Discussion on proposed storage container text amendment.**
- 5. Next Meeting - Tuesday, September 3, 2024.**
- 6. Commissioners Report.**
- 7. Adjournment.**

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, July 2, 2024

Commission Members Present: Chairperson Tom Stifter, Commissioner Les Hahn, Commissioner Michael Sommerfeld and Commissioner Sarah Strand.

Commission Members Absent: City Council Liaison Nikki McNeilly.

Others Present: Don Wachholz.

Staff Present: Consulting Planner John Anderson of Municipal Development Group.

CALL MEETING TO ORDER.

Meeting called to order at 6:43 PM by Chairperson Tom Stifter.

ADOPT AGENDA.

A motion to approve the agenda was made by Commissioner Hahn and seconded by Commissioner Strand. Motion carried 4/0.

APPROVAL OF MINUTES.

A motion to approve the June 18, 2024 Planning Commission meeting minutes was made by Commissioner Sommerfeld and seconded by Commissioner Hahn. Motion carried 4/0.

DISCUSSION ON STORAGE CONTAINER REQUIREMENTS AND TREE INSTALLTION/PRESERVATION.

Consulting Planner Anderson presented the materials and explained the purpose of this request was to get feedback from the Planning Commission on whether or not changes should be made to the City of Mayer Zoning Ordinance regarding storage containers. Consulting Planner Anderson stated that in regards to storage containers, they are currently allowed as outdoor storage within the City but that in a few cases where they are being used within the City, they may be out of zoning compliance due to not being screened completely from the public right of way.

Commissioner Hahn asked if semi-trailers are looked at the same way as storage containers.

Planning Consultant Anderson stated that they are not due to the fact that trailers can be pulled down the street and are that they have to be legally licensed.

Chairperson Stifter asked if a storage container was considered a structure.

Planning Consultant Anderson stated that storage containers are not considered a structures and therefore they typically are not included as part of the lot coverage when that is calculated for the lot.

Commissioner Sommerfeld stated he assumed people believed a storage container was treated like a shed and asked if that is the case could we require the color to be neutral or matching to the principal structure.

Chairperson Stifter provided an example of a business in Waconia that is using storage containers and talked about where they were located and if they were visible from the public right of way.

Commissioner Sommerfeld stated he felt storage containers should be required to be in the rear yard.

Planning Consultant Anderson provide some requirements that could be added to the zoning ordinance such as limiting the number of storage containers per lot, specific locations they could be allowed on the lot and not allowing them in residential areas. He also provided an example of a definition of a storage container.

Chairperson Stifter asked about a property that may start lining up storage containers or what he called a storage farm and if it could be located in Mayer.

Planning Consultant Anderson stated that in the case of a storage farm, a principal structure is needed and that it would have to be located in a industrial type area, but that it is not very likely to happen in Mayer due to the types of property within Mayer.

Chairperson Stifter stated he would like to talk to his neighbor, who is currently utilizing storage containers, and get his feedback prior to any text amendment being approved.

Planning Consultant Anderson stated that he could prepare draft text for the August Planning Commission meeting for the Planning Commission to review and if everything seemed ok at that meeting then schedule a public hearing for the September meeting. He stated that he was thinking about proposing a limit of three storage containers per property.

Commissioner Strand agreed that three storage containers per property seemed about right.

Dan Wachholz stated that there should be a height limit on storage containers and that storage containers should not be allowed to be stacked.

Planning Consultant Anderson stated that the typical storage container is eight feet tall and that could be used as the maximum height requirement.

Planning Consultant Anderson presented information on tree preservation and tree planting requirements for new developments and asked the Planning Commission for feedback on what they felt was needed.

Commissioner Hahn stated that he would like to discuss how many trees are required to be planted for properties in the industrial or commercial areas within the City.

Planning Consultant Anderson stated that in the C/I Commercial/Industrial District that one over-story tree was required for every thirty feet of street frontage and that in the C-2 Central Business District one tree is required for every 1,000 square feet of building. He stated that in the case of the old fire station redevelopment, that the lot was small and there was not a lot of room for trees to be planted due to the fact the building was existing and most of the lot was covered with impervious surface. He further noted that if a new building were to be built that there would be a better chance to plan for tree installation.

The Planning Commission generally agreed that no new tree inventory requirements were needed for new developments and that no tree replacement would be needed if trees were removed

during construction of new developments. The Planning Commission also recommended to leave the tree planting requirements as they currently are required for the zoning district as they are.

NEXT MEETING.

Next scheduled meeting is Tuesday, August 6, 2024.

COMMISSIONERS REPORT.

None.

ADJOURNMENT.

A motion was made by Commissioner Hahn and seconded by Commissioner Sommerfeld to adjourn the meeting at 7:29 PM. Motion carried 4/0.



Text Amendment Regarding Storage Containers

APPLICATION DATA

Meeting Date: August 6, 2024
Applicant: This is a City of Mayer initiated text amendment.

ACTION REQUESTED

The City of Mayer has initiated a review of language in relation to storage containers and draft language has been included with this memo for review and discussion by the Planning Commission.

BACKGROUND DATA

Background: At the July 2, 2024 Planning Commission meeting, the Planning Commission discussed storage containers and how they should be regulated within the City of Mayer. Tree preservation and tree planting requirements were also discussed. The consensus at that meeting was to leave the tree preservation and tree planting requirements as is but to amend the zoning ordinance in relation to storage containers.

Draft language has been included with this memo for review by the Planning Commission. The underlined text is the new text, the striked-through text is proposed to be deleted and the regular text will remain as is.

Title XV: Land Usage, Chapter 152: Zoning, Section 152.003 Definitions.

STORAGE CONTAINERS. Is a container with strength suitable to withstand shipment, storage, and handling. Storage containers consist of large reusable steel boxes used for intermodal shipments and is designed to be moved from one mode of transport to another without unloading and reloading.

Title XV: Land Usage, Chapter 152: Zoning, Section 152.090 Outside Storage.

152.090 OUTSIDE STORAGE.

In all districts, all material and equipment shall be stored within a building or be fully screened (see § 152.091) so as not to be visible from adjoining properties, except in the following instances:

- (A) Construction and landscaping materials, ~~and~~ equipment temporarily being used on the premises and storage containers, as long as they are kept in a manner so as not to create a blighting issue.
- (B) Agricultural equipment and materials if these are being used or intended for use on the premises.
- (C) Private recreational vehicles, boats and equipment, as long as they are in an operable state.
- (D) Public recreational equipment and facilities.
- (E) Off-street parking facilities except as otherwise herein regulated and except in residential districts where any off-street parking area containing over six spaces may be required to be screened. Auto repair shops shall at no time have in excess of six disabled vehicles on the premises that are not screened from view. A disabled vehicle shall be maintained on the premises for no longer than six months.

- (F) Storage Containers. Storage containers shall be considered outside storage and shall be allowed in the A Agricultural District, C/I Commercial/Industrial District and C-1 General Commerce District. Storage containers shall not be allowed in any residential districts, the C-2 Central Business District or the P/I Public Institutional District unless being used on a temporary basis for construction purposes or moving. Applications for storage containers shall be submitted to the City to be reviewed for zoning compliance under the following requirements.
- (1) Accessory Use. No permanent detached accessory storage container shall be considered a principal use and instead shall be considered an accessory use and shall not be located on a lot prior to the construction of a principal structure.
 - (2) Number Allowed. There shall not be more than three (3) storage containers located on a lot.
 - (3) Use. Storage containers shall not be permitted to be rented or leased to third parties for storage purposes and shall only be for used by the owner or occupant of the lot.
 - (4) Dimensions. Storage containers shall not exceed the dimensions of forty feet (40') in length, eight feet (8') in width and ten feet (10') in height and shall not be stacked on top of each other.
 - (5) Location. Storage containers shall meet all accessory building setback requirements and shall only be located in the rear yard of the lot.
 - (6) Lot Coverage. Storage containers, unless being used on a temporary basis for construction purposes or moving, shall count towards the lot coverage requirement of the zoning district it is located in.
 - (7) Signs. No signs or lettering shall be permitted on storage containers.
 - (8) Screening. Storage containers shall meet the screening requirements of Section 152.091 Screening of this Chapter unless the owner paints the storage container to match the principal structure on the lot. Screening shall be required when the storage container abuts a residential district or public right-of-way.
 - (9) Exterior Appearance. Storage containers shall be maintained in a good condition free from structural damage, rust, deterioration and shall be painted to match the principal structure on the lot if the storage container is not screened per Section 152.091 Screening of this Chapter.

Title XV: Land Usage, Chapter 152: Zoning, Section 152.091 Screening.

152.091 SCREENING.

- (A) Outside Storage. The screening of outside storage areas and solar farms required herein shall consist of a solid fence or wall that is on hundred percent (100%) opaque and not less than six feet or more than eight feet in height. Such a screen wall or fence shall be designed and constructed as to be architecturally harmonious with the principal structure or solar farm and located so as to not extend within twenty-five feet (25') of any street. Landscaping (trees, shrubs, grass and other plantings) shall be on the right-of-way side of any screening or fencing. A screen planting may be substituted for a screen wall or fence or incorporated into a screen wall or fence at the discretion of the Council, provided that any such screen planting shall fulfill the foregoing height and opacity requirements throughout each season of the year within twenty-four (24) months after date of planting, and that no such screen planting shall be located across any existing easements.

(B) *Commercial and Industrial Screening.* All commercial and industrial uses abutting and/or adjacent to a residential district shall be required to provide screening according to this section. All screening shall consist of either a fence or a green belt planting strip as provided for below:

- (1) A green belt planting strip shall consist of evergreen trees and/or deciduous trees and plants and shall be of sufficient width and density to provide an effective visual screen. This planting strip shall be designed to provide complete visual screening to a minimum height of six feet. Earth mounding or berms may be used, but shall not be used to achieve more than three feet of the required screening. The planting plan and type of plantings shall require the approval of the city.
- (2) A screening fence may be incorporated into the green belt planting strip and shall be constructed of masonry, brick, or wood. Such fence shall provide a solid screening effect six feet in height. The design and materials used in constructing a required screening fence shall be subject to the approval of the city.

PLANNING COMMISSION ACTION REQUIRED

After review and discussion by the members of the Planning Commission, feedback is requested. If the Planning Commission feels the draft text is ok, direction should be given to set a public hearing for the proposed text amendment at the next Planning Commission meeting.

Possible action items - Text Amendment

No action is required at this time.

If you have any questions relating to the draft text amendment language related to storage containers prior to the Planning Commission meeting, please feel free to contact me at: jandersonmdg@gmail.com or call my cell phone at 612-598-4987.

Sincerely,

MUNICIPAL DEVELOPMENT GROUP, LLC

John Anderson

John Anderson, Associate
Consulting Planner, City of Mayer

LIST OF ATTACHMENTS

None