

City of Mayer
Planning Commission
Meeting Minutes
Thursday, November 15, 2018

Commission Members Present: Chairperson Tom Stifter, Council Liaison Erick Boder, Commissioners Les Hahn, Rod Maetzold, Don Wachholz, Barney Johnson and Patty Lanting.

Commission Members Absent: None.

Others Present: Mayor Mike Dodge, Council Member Elizabeth Butterfield, Council Member Nikki McNeilly and Chad Heldt.

Staff Present: Planning Consultant John Anderson of Municipal Development Group, LLC

CALL MEETING TO ORDER.

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

ADOPT AGENDA.

A motion to approve the agenda was made by Commissioner Wachholz and seconded by Commissioner Maetzold. Motion carried 7/0.

APPROVAL OF MINUTES.

A motion to approve the October 2, 2018 Planning Commission minutes was made by Commissioner Wachholz and seconded by Commissioner Maetzold with three corrections to the minutes. Motion carried 7/0.

FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR COLDWATER CROSSING 8TH ADDITION, A 32 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

At 6:34 PM, Planning Consultant Anderson presented the information regarding the final planned unit development plan, right of way vacation and final plat for Coldwater Crossing 8th Addition.

Commissioner Hahn asked if five years was enough time for the preliminary plat approval.

Planning Consultant Anderson stated that the developer did not raise any objections in regards to the five year period and that they are only projecting 3-4 phases. He also stated that if they need additional time they do have the right to ask for an extension of that time.

Mayer Dodge asked why the right of way vacation for Park Point was needed.

Planning Consultant Anderson stated that it was needed since the road in this location shifted to the west so the vacation is needed to give the property back to the developer since a street will not be constructed in this location anymore.

A motion to recommend approval of the final PUD plan for Coldwater Crossing 8th Addition was made by Commissioner Maetzold and seconded by Commissioner Lanting. Motion carried 7/0.

RIGHT OF WAY VACATION FOR PARK POINT LOCATED IN THE COLDWATER CROSSING 8TH ADDITION DEVELOPMENT.

A motion to recommend approval of the right of way vacation was made by Commissioner Johnson and seconded by Commissioner Hahn. Motion carried 7/0.

FINAL PLAT FOR COLDWATER CROSSING 8TH ADDITION, A 32 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

A motion to recommend approval of the final plat of Coldwater Crossing 8th Addition was made by Commissioner Johnson and seconded by Commissioner Maetzold. Motion carried 7/0.

DISCUSSION REGARDING PARKING PAD MATERIALS.

At 6:52 PM, Planning Consultant Anderson presented the parking pad discussion and stated the main item to discuss is whether or not to allow parking pads to be constructed of materials other than pavement, concrete or pavers.

Mayor Dodge discussed some of the background in regards to how many gravel parking pads are out there and whether these should be grandfathered in or not. He also stated the vast majority of these parking pads did not get the proper permit when they were constructed. He stated there may be up to 90 of them in the City and that a lot of them are in the older areas of the City.

Commissioner Hahn asked why we need to have a mandatory requirement to have parking pads if you want to park a vehicle or recreational vehicle on your lot.

Mayor Dodge said the City Council was looking for feedback on whether parking pads should be gravel or paved.

Commissioner Hahn stated that he is favor of allowing parking on grass. He also stated that if gravel is allowed that the gravel should have minimum specs such as type and size of rock.

Council Member Butterfield stated that if gravel is existing on parking pads now, that the question is do we allow them to be grandfathered in or do we enforce the current ordinance that prohibits parking pads constructed of gravel.

Mayor Dodge asked the Planning Commission if they prefer to grandfather the existing gravel parking pads.

Commissioner Lanting stated she is in favor of hard surfaced parking pads and not gravel or grass parking pads.

Commissioner Johnson stated that he is in favor of hard surfaced parking pads and not gravel or grass parking pads.

Chairperson Stifter stated that if there is no further discussion that he is going to move forward with the rest of the meeting.

NEXT MEETING.

Next scheduled meeting is Tuesday, December 4, 2018.

COMMISSIONERS REPORT.

Commissioner Hahn asked about the Vinkemeier concept plan and the timing of the development.

Planning Consultant Anderson stated that earlier in the week he had a conversation with Francis Condon regarding the concept plan. He stated that Mr. Condon had asked about doing residential

on the entire property. He said that at this time it is up to the applicant or owner to submit a plan to the City and until an official application is submitted not much will happen in terms of a review by the City.

ADJOURNMENT.

A motion was made by Commissioner Johnson and seconded by Commissioner Wachholz to adjourn the meeting at 7:47 PM. Motion carried 7/0.