

City of Mayer
Planning Commission
Meeting Minutes
Monday, December 1, 2020

Commission Members Present: Chairperson Tom Stifter, Council Liaison Tice Stieve-McPadden, Commissioners Patty Lanting, Sarah Strand and Don Wachholz.

Commission Members Absent: Commissioners Les Hahn and Michael Sommerfeld.

Others Present: Chad Heldt and Kevin Gurule.

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

CALL MEETING TO ORDER.

Meeting called to order at 6:32 PM by Chairperson Stifter.

ADOPT AGENDA.

A motion to approve the agenda was made by Commissioner Wachholz and seconded by Commissioner Strand. Motion carried 5/0.

APPROVAL OF MINUTES.

A motion to approve the October 26, 2020 Planning Commission minutes was made by Council Liaison Tice Stieve-McPadden and seconded by Commissioner Wachholz. Motion carried 5/0.

SITE PLAN REVIEW FOR A NEW COFFEE SHOP AND OFF-STREET PARKING WAIVER AT 124 ASH AVENUE NORTH IN THE C-2 CENTRAL BUSINESS DISTRICT.

At 6:35 PM, Planning Consultant Anderson, presented the information.

Kevin Gurule, the applicant, stated that he has no interest in a drive through or installing off-street parking at this time. He stated he would like to keep it simple with most likely only two tables inside.

Council Liaison Stieve-McPadden asked if off-street parking could be added to the rear for at least the employees.

Planning Consultant Anderson stated there is enough room for two off-street parking spaces to be located perpendicular to the alley way in the rear of the lot.

Council Liaison Stieve-McPadden asked if the building inspector has looked the building yet.

Kevin Gurule stated that the building inspector was at the site for the roof work he did and that he did look at the building.

Chad Heldt asked if there was any interest in outdoor seating.

Kevin Gurule stated that maybe he might look at a couple of tables to be put out on the side of the building in the summer.

Chairperson Stifter asked about the drive through being put in but with access from Ash Avenue.

Kevin Gurule stated that he did not think a drive through was needed at this time but stated that if in a year or two there was a great demand for a drive through that he may revisit it then.

Council Liaison Stieve-McPadden asked about a condition that stated the building inspector needed to look at the property.

Planning Consultant Anderson stated that condition number 9 states that all required building permits are needed prior to the business beginning to operate and that the condition could be adjusted to require the building inspector to inspect the property even if a building permit was not required.

Council Liaison Stieve-McPadden asked if some language should be added regarding a drive-through.

Planning Consultant Anderson stated that since the drive through is not being requested at this time nothing should be mentioned in the recommendation regarding the drive through and if the applicant wanted to consider a drive through in the future he would have to amend the site plan approval at that time and review the drive through before the Planning Commission and City Council.

A motion recommending approval was made by Commissioner Lanting and seconded by Commissioner Wachholz. Motion carried 5/0.

NEXT MEETING.

Next scheduled meeting is Tuesday, January 5, 2021.

COMMISSIONERS REPORT.

None.

ADJOURNMENT.

A motion was made by Commissioner Wachholz and seconded by Commissioner Lanting to adjourn the meeting at 6:56 PM. Motion carried 5/0.