

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, February 6, 2018

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

Commission Members Absent: None.

Others Present: None.

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 Lanting and seconded by Commissioner Wachholz. Motion carried 7/0.

APPROVAL OF MINUTES.

A motion to approve the January 2, 2018 Planning Commission minutes was made by Commissioner Lanting and seconded by Commissioner Maetzold. Motion carried 7/0.

CONTINUED PUBLIC HEARING FOR A TEXT AMENDMENT TO TITLE XV: LAND USAGE, CHAPTER 152: ZONING, SECTION 152.058 GENERAL COMMERCE DISTRICT AND SECTION 152.060 COMMERCIAL/INDUSTRIAL DISTRICT.

At 6:32 PM Chairperson Stifter continued the public hearing.

Planning Consultant Anderson presented the draft text and discussion followed regarding the curb requirement and landscaping requirements under drive through business conditional uses in the C-1 and C/I districts.

Chairperson Stifter closed the public hearing at 6:45 pm

Commissioner Maetzold excused himself from the meeting at 6:52 pm.

A motion to recommend approval of the text amendment with a change by taking out the curb requirement and landscaping requirements under drive through business conditional uses in the C-1 and C/I districts was made by Chairperson Stifter and seconded by Commissioner Johnson. Motion carried 6/0.

A TEXT AMENDMENT TO TITLE XV: LAND USAGE, CHAPTER 152: ZONING, SECTION 152.003 DEFINITIONS, SECTION 152.026 DRIVEWAY, PARKING AREA, AND HARD SURFACE IMPROVEMENTS.

At 7:00 PM Planning Consultant Anderson presented the text amendment language. Planning Consultant Anderson highlighted the changes to the text that were made after the November Planning Commission meeting based on the Planning Commission's recommendations.

Council Liaison Boder stated that he would prefer to see no parking in the front yards other than on a driveway.

Planning Consultant Anderson stated that it sounded like the main issues with the text amendment was whether to allow parking in the front and rear yards and if parking in the rear yards was allowed should motor vehicles be allowed to be parked on unimproved surfaces like grass or does the parking area need to be improved surfaces like concrete or bituminous.

It was the consensus of the Planning Commission to get feedback from the City Council prior to making a recommendation on the text amendment.

A motion to table the text amendment was made by Commissioner Johnson and seconded by Commissioner Lanting. Motion carried 6/0.

UPDATE ON THE 2018 COMPREHENSIVE PLAN UPDATE.

At 7:51 PM Planning Consultant Anderson stated that staff had meet in January and that the City Engineer is now working on water, sanitary sewer, stormwater management and transportation elements of the comprehensive plan. Planning Consultant Anderson also stated that City staff is meeting with the Carver County transportation department next week in regards to the county road alignments and Trunk Highway 25 bypass through Mayer.

NEXT MEETING.

Next scheduled meeting is Tuesday, March 6, 2018.

COMMISSIONERS REPORT.

Planning Consultant Anderson stated that he drafted a memo for the City Council in regards to a potential solar garden project along Trunk Highway 25 north of the City.

ADJOURNMENT.

A motion was made by Commissioner Johnson and seconded by Commissioner Lanting to adjourn the meeting at 8:12 PM. Motion carried 6/0.