

**City of Mayer**  
**Planning Commission**  
Meeting Minutes  
Tuesday, March 5, 2019

**Commission Members Present:** Council Liaison Tice Stieve-McPadden, Commissioners Les Hahn, Michael Sommerfeld, Don Wachholz, Barney Johnson and Patty Lanting.

**Commission Members Absent:** Chairperson Tom Stifter.

**Others Present:** Eliceo Salomon-Vasquez, Jerry Vlaminck and Mayor Mike Dodge.

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

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**CALL MEETING TO ORDER.**

Meeting called to order at 6:33 PM by former Vice-Chairperson Hahn.

**ADOPT AGENDA.**

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

**SWEARING IN OF NEW PLANNING COMMISSION MEMBERS.**

Planning Consultant Anderson read the oath of office to swear in new Planning Commission member Michael Sommerfeld.

**ELECTION OF THE CHAIRPERSON AND VICE CHAIRPERSON.**

A motion to elect Patty Lanting to the position of Vice-Chairperson was made by commissioner Johnson and seconded by Commissioner Hahn. Motion carried 5/0.

A motion to elect Tom Stifter to the position of Chairperson was made by Vice-Chairperson Lanting and seconded by Commissioner Johnson. Motion carried 5/0.

**APPROVAL OF MINUTES.**

A motion to approve the January 2, 2019 Planning Commission minutes was made by Commissioner Hahn and seconded by Commissioner Johnson. Motion carried 5/0.

**PUBLIC HEARING FOR A TEXT AMENDMENT TO TITLE XV: LAND USAGE, CHAPTER 152: ZONING, SECTION 152.003 DEFINITIONS AND CHAPTER 154 FLOODPLAIN MANAGEMENT, SECTION 154.02(F) AND SECTION 154.08(A)(4) OF THE CITY OF MAYER MUNICIPAL CODE.**

At 6:39 PM Vice-Chairperson Lanting opened the public hearing.

Planning Consultant Anderson presented the text amendment and stated that these changes were needed after the City started to codify the City code and add the text amendments that were approved over the last three to four years. Two inconsistencies were found in the recently approved floodplain ordinance update and this text amendment is just a housekeeping item fixings those inconsistencies.

Commissioner Hahn asked about the 400 square foot portion of the recreational vehicles and equipment definition.

Planning Consultant Anderson stated that this language comes from the recommended language from the Minnesota DNR template.

Vice-Chairperson Lanting closed the public hearing at 6:44 PM.

A motion to recommend approval of the text amendment was made by Commissioner Johnson and seconded by Commissioner Hahn. Motion carried 5/0.

**SITE PLAN REVIEW FOR AGAVE MEXICAN RESTAURANT LOCATED AT 421 ASH AVENUE.**

At 6:46 PM, Planning Consultant Anderson presented the information for the site plan review. He stated that the biggest issue is the off-street parking and how that should be configured and if the proposed number of stalls is enough off-street parking for this site and whether the parking area should be paved or not.

Vice-Chairperson Lanting asked if any comments were received from the public.

Planning Consultant Anderson stated no comments were received.

Commissioner Hahn stated that he use to work in this building when it was a service station and garage and that the angled parking proposed on the north side of the building will not work and that those stalls will need to be perpendicular to the building. He also stated that at some point in the future, 5th Street could be upgraded to a urban section of roadway with curb and gutter. Commissioner Hahn presented a sketch that shows how the off-street parking could be configured on the property.

A motion to recommend approval of the site plan was made by Commissioner Hahn and seconded by Commissioner Wachholz. The motion included changing condition number 6 to just require a trash dumpster to be located on site and to be accessible and adding the requirements for off-street parking such as waiving the paving of the parking area, revising the off-street parking layout to add a sidewalk on the south and/or west side of the building, to make the off-street parking on the north side of the building perpendicular and to move the handicapped stall to the north side of the building. Motion carried 5/0.

**NEXT MEETING.**

Next scheduled meeting is Tuesday, April 2, 2019.

**COMMISSIONERS REPORT.**

Commissioner Hahn stated that he expects Mn/DOT to upgrade and reconstruct State Highway 25 north of County Road 30 and the regional trail this summer and that in 2020 he expects Mn/DOT to upgrade State Highway 25 south of County Road 30 and the regional trail and stated that the City should look into having this section upgraded with curb, gutter and sidewalks to a urban section of roadway to the south end of the City.

**ADJOURNMENT.**

A motion was made by Commissioner Wachholz and seconded by Commissioner Johnson to adjourn the meeting at 7:35 PM. Motion carried 5/0.