

**City of Mayer**  
**Planning Commission**  
Meeting Minutes  
Tuesday, April 3, 2018

**Commission Members Present:** Chairperson Tom Stifter, and Commissioners Les Hahn, Patty Lanting, Rod Maetzold, Don Wachholz and Council Liaison Erick Boder arrived at 6:58 PM.

**Commission Members Absent:** Barney Johnson.

**Others Present:** Multiple residents for the text amendment and Francis Condon and Joe Vinkemeier.

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

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**CALL MEETING TO ORDER.**

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

**ADOPT AGENDA.**

A motion to approve the agenda with the addition of 3A regarding discussion of the Vinkemeier property and guiding the north part of the property as residential on the future land use map was made by Commissioner Maetzold and seconded by Commissioner Wachholz. Motion carried 5/0.

**APPROVAL OF MINUTES.**

A motion to approve the February 6, 2018 Planning Commission minutes was made by Commissioner Maetzold and seconded by Commissioner Wachholz. Motion carried 5/0.

**DISCUSSION ON THE VINKEMEIER PROPERTY FUTURE LAND USE**

At 6:34 PM Francis Condon stated that he would like to eventually develop the north half of the Joel Vinkemeier property as residential and that residents like to be adjacent to the regional trail for easy access. He stated that he was not sure what the difference is between the proposed future land use industrial vs. the commercial/industrial designation meant, since the property is proposed to be guided industrial in the 2040 Comprehensive Plan update. He thought enough land was proposed to be guided commercial along Trunk Highway 7 and Trunk Highway 25. He also stated communities like Norwood Young America are using incentives like tax increment financing to attract business to the community.

Commissioner Hahn asked if they were proposing to build multiple family dwellings on the north half of the property.

Francis Condon stated that they do not have a specific housing product determined at this time but are just looking for a residential designation at this time.

Planning Consultant Anderson stated that the entire Vinkemeier property is currently proposed to be guided industrial in the 2040 Comprehensive Plan update. He further stated that the difference between commercial/industrial and industrial is that commercial/industrial allows for some limited retail or commercial businesses due to the this designation being located along the arterial and collector roadways that have high traffic volumes and that industrial is strictly for industrial uses and mainly light industrial facilities. He further stated that the industrial uses are not as

dependent as being located directly on the arterial and collector roadways as the commercial uses would be. He also stated that at this time there is not a specific industrial zoning district and that one of the items discussed in the 2040 Comprehensive Plan update is to create a light industrial zoning district. He stated that as for guiding the north half of the Vinkemeier property residential, the final future land use plan has been discussed and reviewed but nothing has been officially approved. He stated further discussion could take place at the May meeting.

**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 6:49 PM Planning Consultant Anderson presented the text amendment language in detail.

Multiple residents and commission members spoke in regards to the proposed text amendment. Discussion centered on a few issues and five changes were talked about as follows:

1. Remove the length and width parking requirement for side yard parking pads and just keep the square footage requirement.
2. Remove the length and width parking requirement for front yard parking pads and just keep the square footage requirement.
3. Allowing recreational vehicles and equipment to be thirty-six feet rather than thirty feet.
4. Fix the typo under the requirement for parking recreational vehicles and equipment on parking pads.
5. Removing the 48 hour parking requirement for recreational vehicles and equipment in the front yard.

A motion to recommend approval of the text amendment with the five changes that were discussed, was made by Commissioner Hahn and seconded by Commissioner Maetzold. Motion carried 5/1 with Commissioner Wachholz voting no.

**UPDATE ON THE 2018 COMPREHENSIVE PLAN UPDATE.**

At 8:31 PM Planning Consultant Anderson presented the draft Chapter 7 Resilience and draft Chapter 9 Implementation of the 2040 Comprehensive Plan update. No discussion took place on the chapters. Planning Consultant Anderson stated that the last chapter to finalize is Chapter 2 Land Use.

**NEXT MEETING.**

Next scheduled meeting is Tuesday, May 1, 2018.

**COMMISSIONERS REPORT.**

None.

**ADJOURNMENT.**

A motion was made by Chairperson Stifter and seconded by Commissioner Wachholz to adjourn the meeting at 9:01 PM. Motion carried 6/0.