

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, May 7, 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: Peter Johnson, Chad Zaback and David Weinard.

Staff Present: City Administrator, Margaret McCallum

CALL MEETING TO ORDER.

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

ADOPT AGENDA.

A motion to approve the agenda was made by Commissioner Hahn and seconded by Commissioner Johnson. Motion carried 6/0.

APPROVAL OF MINUTES.

A motion to approve the March 5, 2019 Planning Commission minutes as amended was made by Commissioner Johnson and seconded by Commissioner Wachholz. Motion carried 6/0.

SITE PLAN REVIEW FOR A ACCESSORY BUILDING TO BE LOCATED AT 505 SHIMMCOR STREET

At 6:35 PM, City Administrator, McCallum, presented the information for the site plan review.

The background information included a request from applicant, Peter Johnson, to approve a site plan review for an accessory building to be located at 505 Shimmcor Street.

The property is zoned (C/I) Commercial/Industrial. The proposed building location would meet the required setbacks for the district. The use of storage is a permitted use in this district.

A site plan was previously approved for this property in 2005 which consisted of multiple buildings and paved access to the buildings. The property currently has 3 existing storage buildings. The original plan called for 4 buildings with the ability for expansion.

The proposed new building is different in size from the original site plan. The applicant is also planning to extend the paving to the north building line of the proposed building as shown in the original site plan.

Site plans are required for all non-residential buildings.

With regards to building materials, the applicant is required to satisfy the building design standards of the Code. The lower 30% of the exterior front of the building is to consist of materials that are comparable in grade and quality like brick, stone, concrete or wood.

The Planning Commission, if it deems appropriate, can waive the 30% condition through a variance. It was deemed possibly applicable because the building is tucked behind the main building and not entirely visible from Shimmcor Street.

The applicant would add the appropriate parking spaces; 5 additional spaces.

Landscaping was installed with the original construction along Shimmcor and trees were planted. Therefore this requirement is satisfied.

Outdoor storage has to meet City Code.

Stormwater Management is being reviewed by the City Engineer. However the total new impervious surface would be 74.9% which is under the 85% requirement.

No signage being proposed. Lighting has to meet code.

If approved by the Commission staff recommended conditions related to building design standards, signage, lighting, noise and vibration, outdoor storage, stormwater management, building permits, expiration of the site plan and City Engineer review.

Hahn asked which way the front of the building would face. Johnson informed that it would be looking west (facing Shimmcor) but that it is located in the back of the property behind the main building.

Hahn asked was material the applicant would be using to satisfy the 30% front coverage.

Johnson informed that he would be covering the building sides 100% with a finished cedar wood siding.

Hahn expressed concern over a wood siding and the long-term maintenance of it. He stated that he would rather see a painted steel.

Johnson said that the roof would be a blue color; the same as the other on-site buildings.

Hahn stated that he would like to see the building match more.

Johnson said that he is not against that and would take the Commission's recommendation. He informed that he would be using the building for personal storage and use.

Lanting said she liked uniformity as well. She said she likes the look of the building.

A motion to recommend approval of the site plan with the conditions listed and with a variance to the 30% condition was made by Commissioner Hahn and seconded by Commissioner Wachholz. Motion carried 6/0.

NEXT MEETING.

Next scheduled meeting is Tuesday, June 4, 2019.

COMMISSIONERS REPORT.

Lanting asked about the Schmidty's Gas station and if it was in the process of being sold. McCallum responded that it was sold.

Hahn handed out information on storm shelters and proposed that the Commission look into creating an ordinance centered around creating shelters for developments that have slab on grade housing.

He expressed concern for the residents of these properties not have adequate shelter in the event of severe weather.

The Commission reviewed the information provided by Hahn and commended his work on the topic.

Hahn moved to move forward with a storm shelter ordinance and to direct staff to do additional research on the topic and to bring back to the Planning Commission for further discussion and review. Wachholz seconded. Motion passed 6-0.

ADJOURNMENT.

A motion was made by Commissioner Wachholz and seconded by Commissioner Johnson to adjourn the meeting at 7:30 PM. Motion carried 6/0.