

**City of Mayer**  
**Planning Commission**  
Meeting Minutes  
Thursday, July 12, 2018

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

**Commission Members Absent:** Council Liaison Erick Boder.

**Others Present:** Joel Vinkemeier, Francis Condon, Richard Cohrs and one other gentlemen who was not identified.

**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 was made by Commissioner Hahn and seconded by Commissioner Wachholz. Motion carried 6/0.

**APPROVAL OF MINUTES.**

A motion to approve the April 3, 2018 Planning Commission minutes was made by Commissioner Maetzold and seconded by Commissioner Lanting. Motion carried 6/0.

**CONCEPT PLAN DISCUSSION ON 80 ACRES LOCATED AT 14120 COUNTY ROAD 30 IN WACONIA TOWNSHIP DIRECTLY EAST OF THE SHIMMCOR INDUSTRIAL PARK.**

At 6:32 PM Planning Consultant Anderson presented the concept plan. He stated there are two proposed access points to the project, one across a city owned property in the Shimmcor Industrial park and one located in the southeast corner of the property on County Road 30. He stated the site is just under 80 acres and 123 lots and 35 acres of industrial land were proposed. He stated the proposed lots are considered villa lots and detached townhome lots and do not meet the standards of the single family residential zoning district and therefore a planned unit development would be needed. He stated the property is located in Waconia Township and would need to be annexed to the City but that it is part of a orderly annexation agreement and therefore the annexation process is spelled out. Planning Consultant Anderson then stated that a couple of lots on the north side of the project do not have frontage on a public street and that all lots will be required to front a public street. He also stated that per the current plan, the city would need to swap or deed a 60 foot wide right of way corridor to the developer for the access to Shimmcor Street and that because of that he suggested the land directly east of this site is guided for industrial rather than residential.

Francis Condon, the applicant, then spoke and stated that the regional trail is a draw for residential properties and people like to be located next to the trail. He further stated that the main access would be from County Road 30 and would be installed right away along with the access to Shimmcor Street. He stated they were originally looking at doing about seventy-five percent of the property as residential but after discussions with staff it was scaled back to about fifty percent. He stated there is a wetland banking easement over the wetland which is located on the upper

west side of the property and that would be a great amenity for residential properties and allow for private back yards. He also stated they are bringing this in front of the city now so they can get it included in the comprehensive plan update.

Commissioner Don Wachholz asked if a traffic study was completed regarding traffic coming back through Shimmcor Street.

Planning Consultant Anderson stated that as part of the comprehensive plan update, that the City Engineer did a traffic study of the entire City and future growth area and that this area was included.

Commissioner Hahn asked about the age of the potential buyer's of the residential lots.

Francis Condon stated that it could be varied and that some of the lots may end up larger.

Planning Consultant Anderson stated that this type of residential product is becoming more popular across the twin cities area and that typically the people buying it are looking for maintenance free single family living and that similar product types are geared towards the empty nester retirement age but that a lot of the younger millennial age group is also starting to buy into this product type.

Commissioner Hahn stated that if the majority of the residents end up being older then there will not be as many traffic trips and a lot of the trips that are generated will be at different time of day than the typical working person.

Francis Condon stated that there may be 2-3 phases in the residential portion of the project and that both access points are planned on going in right away.

Commissioner Hahn asked about the timing of the project.

Francis Condon stated he was not sure but that he expected it to move forward in a timely manner.

Commissioner Maetzold did state the City had a concept plan for the new fire station to be located on the city property directly west of the site and the majority of the site was being used in the concept. He stated that it would affect the layout if the city deeded or swapped the 60 acres for the access road with the developer.

Francis Condon stated that they could talk to the property to the south and see if the road could be shifted that way or they could talk with Rich Cohrs about a 60 foot strip of land he owns south of there adjacent to the water tower for an alternative access to Shimmcor Street.

Rich Cohrs stated that industrial land is not selling since he has developed lots in the Shimmcor Industrial Park and that he feels this property should be guided for all residential.

Commission Hahn asked about how many bedrooms these proposed units have.

Francis Condon stated 2-3 and maybe room for a lot. He also stated that a final builder/developer has not been picked at this time

Commissioner Johnson made a motion to support the concept plan and change the north have of the property to low density and guide the adjacent property to the east for high density. Seconded by Commissioner Hahn. Motion carried 6/0.

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

At 7:34 PM Planning Consultant Anderson presented the future land use section of the draft Chapter 2 Land Use of the 2040 City of Mayer comprehensive plan update.

Commissioner Hahn stated that he felt the two residential properties north of the creek on the west side of State Trunk Highway 25 should be guided for low density residential on the future land use map.

Planning Consultant Anderson stated that he did change property on the west side of State Trunk Highway 25 further south to low density but did not change this area. He stated that by changing this to low density it would not fit in to guiding the rest of this area commercial for long term development. He also stated that this is just the guide for future land use and not a zoning map so nothing changes on this property until they decide to request annexation.

Commissioner Hahn made a motion to change the future land use of the two residential properties in question to low density residential.

After further discussion Commissioner Hahn rescinded his motion.

Planning Consultant Anderson finished his presentation of the future land use section.

**NEXT MEETING.**

Next scheduled meeting is Tuesday, August 7, 2018.

**COMMISSIONERS REPORT.**

None.

**ADJOURNMENT.**

A motion was made by Commissioner Johnson and seconded by Commissioner Hahn to adjourn the meeting at 8:38 PM. Motion carried 6/0.