

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, September 4, 2018

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

Commission Members Absent: Patty Lanting.

Others Present: Jude Lague and Dan Schmidt with Sathre-Bergquist, Inc.

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

APPROVAL OF MINUTES.

A motion to approve the July 12, 2018 Planning Commission minutes was made by Commissioner Hahn with three proposed corrections and seconded by Commissioner Johnson. Motion carried 6/0.

PUBLIC HEARING - PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR COLDWATER CROSSING 8TH ADDITION, A 96 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

At 6:33 PM Chairperson Stifter opened the public hearing.

Planning Consultant Anderson presented the preliminary planned unit development (PUD) plan for Coldwater Crossing 8th Addition and also discussed the preliminary plat for Coldwater Crossing 8th Addition as well. Planning Consultant Anderson stated a few items should be discussed by the Planning Commission and those items were regarding the future trail location on Outlot C, Coldwater Crossing 7th Addition, the wetland impact regarding the future 7th Street NW street extension and access across outlot D for the existing house in Hollywood Township.

Jude Lague, the applicant, spoke about the proposed project. He stated that he owns the property in Hollywood Township to the north of the proposed preliminary plat and that he would like 7th Street NW pushed as far south as possible to give him space for the house he owns at that location. He also is not in favor of extending the future trail along the north property line of Outlot C, Coldwater Crossing 7th Addition and asked if this decision could be delayed to a future date.

Planning Commission Anderson stated that staff is asking the future trail location to be shown along the north property line of Outlot C, Coldwater Crossing 7th Addition since that is what the current parks and trail plan from the current comprehensive plan shows, as well as the new draft 2040 Comprehensive Plan. He stated that this trail connection is important for the City of Mayer since this section of trail is considered a connection point to a future regional trail along that river

that Carver County is planning for, although it may take decades for this trail to come to reality. He also stated that the proposed location of 7th Street NW is ok with staff, but for that location to be approved the wetland impacts need to be approved through the Wetland Conservation Act and if they are not approved, then the street alignment would have to shift.

Jude Lague stated that he would like to move forward with just one phase at this point and deal with this trail issue at a later date.

Planning Consultant Anderson stated that the reason the City cannot move ahead with only one phase is due to the fact that a condition was included with the Coldwater Crossing 7th Addition that when future development occurred on the remaining undeveloped land in Coldwater Crossing, a larger scale preliminary plat would be required so the City could plan for future street connections and trail locations and that a wetland delineation would need to be completed for the entire property at that time. He stated at this point the applicant has submitted a preliminary plat request for 96 lots that will most likely be a 3-4 phase project. He also stated that since the future trail location that is in question is not located in this preliminary plat that a solution for now could be to show the trail locations in this preliminary plat but place a note at the two locations where the trail would connect to Outlot C, Coldwater Crossing 7th Addition saying trail location to be determined at a future date. He stated that when the applicant decides to move forward with a preliminary plat for Outlot C, Coldwater Crossing 7th Addition, then the exact trail location would be determined at that time.

At 7:19 PM Chairperson Stifter closed the public hearing.

Planning Consultant Anderson stated that there should be no changes to the conditions for the preliminary PUD plan and three changes should be made for the conditions to the preliminary plat. He stated those changes included adjusting condition number 14 to state that the stormwater pond access will be provided by either an outlot or an easement, that a new condition number 21 be added that states the future trail location on Outlot C, Coldwater Crossing 7th Addition will be determined at a future date, and a condition number 22 requiring a driveway easement over Outlot D adjacent to 7th Street NW for the house located within Hollywood Township.

A motion to recommend approval of the preliminary planned unit development plan for Coldwater Crossing 8th Addition was made by Commissioner Maetzold and seconded by Commissioner Johnson. Motion carried 6/0.

PUBLIC HEARING - PRELIMINARY PLAT FOR COLDWATER CROSSING 8TH ADDITION, A 96 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

At 7:20 PM Chairperson Stifter opened the public hearing.

At 7:21 PM Chairperson Stifter closed the public hearing.

A motion to recommend approval of the preliminary plat to be known as Coldwater Crossing 8th Addition was made by Commissioner Maetzold and seconded by Commissioner Hahn. Motion carried 6/0.

NEXT MEETING.

Next scheduled meeting is Tuesday, October 2, 2018.

COMMISSIONERS REPORT.

Commissioner Johnson gave a report on the Mayer Area Lion's Club.

ADJOURNMENT.

A motion was made by Commissioner Johnson and seconded by Commissioner Hahn to adjourn the meeting at 7:32 PM. Motion carried 6/0.