

**City of Mayer**  
**Planning Commission**  
Meeting Minutes  
Tuesday, November 1, 2016

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

**Commission Members Absent:** Patty Lanting.

**Others Present:** Bryce Loring with Casey's, Gerry Thomas and Scott Wakefield.

**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 Wachholz and seconded by Commissioner Johnson. Motion carried 6/0.

**APPROVAL OF MINUTES**

A motion to approve the September 6, 2016 Planning Commission minutes was made by Commissioner Wachholz and seconded by Commissioner Johnson. Motion carried 6/0.

**SITE PLAN REVIEW FOR CASEY'S GENERAL STORE TO BE LOCATED AT 319 SHIMMCOR STREET.**

At 6:34 PM Planning Consultant Anderson presented the information and stated that with the most recent revisions the outstanding items have been addressed. He also stated that he expected comments from Mn/DOT on November 3, 2016 and that any comments would have to be satisfied by the applicant.

Commissioner Wachholz asked if the additional traffic that will use Shimmcor Street will affect fire truck access.

Commissioner Johnson says he has a issue with the traffic at this intersection and feels the new Casey's store will negatively affect traffic.

Council Liaison Boder stated that this intersection has been discussed by the City Council in the past so the Council is aware of the issues. He also stated he felt a large part of the issue is that more enforcement is needed for this area and that would solve a lot of the problems.

Commissioner Hahn stated he did not think additional traffic would be drawn to the area by the Casey's store other than the normal traffic that uses Trunk Highway 25 and Shimmcor Street.

Bryce Loring with Casey's General Store spoke and stated the building design is a pitched roof style.

Commissioner Hahn asked if there were any studies done to determine what the customer count is projected at.

Bryce Loring stated they have done no specific studies on customer counts and that they base their counts on a monthly total instead of a daily total.

Council Liaison Boder asked about the operating hours of the store and the number of employees

Bryce Loring said it has not yet been determined, but he thought it would be 5:00 am to 11:00 pm but that they reserve the right to be open twenty-four hours a day. He stated that when the store is closed the pumps would also be closed. He also said the number of employees would be between fifteen and twenty employees and there would be a mix of full time and part time employees. He said they will use managers from neighboring stores for the hiring process and that they typically hire locally.

A motion to recommend approval of the site plan review for Casey's General Store was made by Commissioner Wachholz and seconded by Commissioner Maetzold. Motion carried 5/1 with Commissioner Johnson voting no.

**DISCUSSION ON CHAPTER 4 LAND USE OF THE CITY OF MAYER 2040 COMPREHENSIVE PLAN UPDATE.**

At 7:00 PM Planning Consultant Anderson started the Land Use Visioning session presentation and the Planning Commission members and members of the audience filled out the questionnaires and surveys and marked of the maps showing proposed land uses throughout the community.

Items that were brought up were future broadband and fiber optic availability, what amenities can Mayer bring to the community to lessen trips out of the community to other cities like Waconia and Watertown and that a big reason people buy in Mayer is because of the community and price points of the housing.

Commissioner Hahn stated that the parcel of land just to the west of the Hidden Creek Development that is owned by Mayer Lutheran High School should be discussed as a future nature park.

**NEXT MEETING**

Next scheduled meeting is Tuesday, December 6, 2016.

**COMMISSIONERS REPORT**

No reports were given.

**ADJOURNMENT**

A motion was made by Commissioner Johnson and seconded by Commissioner Hahn to adjourn the meeting at 7:56 PM. Motion carried 6/0.