

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, October 29, 2024

Commission Members Present: Chairperson Tom Stifter, Vice-Chairperson Michael Sommerfeld, Commissioner Ryan Kusske, Commissioner Daniel Levitz and City Council Liaison Nikki McNeilly. Commissioner Les Hahn arrived at 6:39 PM.

Commission Members Absent: Commissioner Sarah Strand.

Staff Present: City Administrator Nicholas Johnson and Consulting Planner John Anderson of Municipal Development Group.

Others Present: Preston Fox of 4-square Builders

CALL MEETING TO ORDER.

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

ADOPT AGENDA.

A motion to approve the agenda was made by Council Liaison McNeilly and seconded by Vice-Chairperson Sommerfeld. Motion carried 5/0.

SWEARING IN OF NEW PLANNING COMMISSION MEMBERS.

City Administrator Johnson read the oath of office to swear in new Planning Commission members Ryan Kusske and Daniel Levitz.

APPROVAL OF MINUTES.

A motion to approve the September 3, 2024 Planning Commission meeting minutes was made by Council Liaison McNeilly and seconded by Chairperson Stifter. Motion carried 5/0.

DISCUSSION REGARDING A TEXT AMENDMENT AMENDING TITLE XV: LAND USAGE, CHAPTER 152: ZONING, SECTION 152.003 DEFINITIONS, SECTION 152.090 OUTSIDE STORAGE AND SECTION 152.091 SCREENING.

Planning Consultant Anderson presented the text amendment to the Planning Commission and went over the items that the City Council discussed at their meeting and stated they sent the text amendment back to the Planning Commission for further discussion. Planning Consultant Anderson stated the items discussed were regarding how to enforce the non-conformities that may arise, how to address the usage of temporary storage containers for construction and for moving purposes and why was this brought up in the first place since there were no complaints to begin with.

City Administrator Johnson talked about the different temporary uses and that residential uses are different than uses for construction and that under these new rules non-conformities will be created and how will the City handle them in terms of being either grandfathered in or will they have to come into compliance.

Vice-Chairperson Sommerfeld stated that it was Commissioner Hahn who brought this item up since he noticed a couple of sites around town that were using storage containers and was looking for language to be added to the zoning ordinance so that the situation did not get out of hand.

Vice-Chairperson Sommerfeld said the goal was to try to minimize enforcement and to create language that would get the sites currently using storage containers into compliance.

Commissioner Kusske stated that for construction the length of the temporary use of storage containers should be the same as the length of the permit and as long as the building permit is valid the storage container could be used.

City Administrator Johnson stated it makes sense to allow the temporary storage container use to run with the building permit and that the temporary use for moving purposes should be thirty days.

Council Liaison McNeilly asked if allowing storage containers as a temporary use for moving would require some kind of permit.

City Administrator Johnson stated that he did not expect that someone using a storage container temporarily for moving purposes would require a permit and that only if a complaint was received that the storage container is being used for more than thirty days would the City get involved and send a letter. City Administrator Johnson asked if the new rules should be enforced on the properties currently using storage containers or should they be grandfathered in.

Planning Consultant Anderson stated that it is kind of is up to the City how they want to regulate if the current storage containers are grandfathered in and that the City would have to inventory the current properties that are using storage containers so that if the number or something else changed after the fact the City could then enforce the new regulations.

Council Liaison McNeilly thought it would be a good idea to invite the current property owners utilizing storage containers in for a discussion on what their long-term plan is for the storage containers.

Commissioner Kusske thought that it could be possible that larger lots would be allowed to use more storage containers than a smaller lot.

Commissioner Hahn stated the idea to limit the number of storage containers was to promote the construction of new buildings which would add to the tax base rather than using storage containers which cannot be taxed.

Council Liaison McNeilly stated she wants the City to be as business friendly as possible and that she does not want to add tax if the City does not have to.

Commissioner Levitz stated that it would be good to know the property owners using storage containers thoughts prior to making a decision.

City Administrator Johnson stated he will invite the property owners who have storage containers to the next Planning Commission meeting.

DISCUSSION WITH PRESTON FOX OF 4-SQUARE BUILDERS ON PROPOSED CAR STORAGE FACILITY AT THE OLD CREAMERY SITE.

Preston Fox with 4-Square Builders introduced himself and gave a quick review of what he is proposing which is a car storage facility.

City Administrator Johnson stated the property is currently zoned C-2 Central Business District and the proposal would not be allowed in that district and therefore the property would have to be rezoned to C/I Commercial/Industrial District and a comprehensive plan amendment would be needed to change the future land use designation to Commercial/Industrial on the future land use map.

Mr. Fox gave further details about his proposal and stated he does not want his structure to look like a typical storage facility and will add some brick or stone to the exterior of the structure.

Commissioner Levitz asked if the storage facility was just for personal storage or will there be outside auto repair work being done there.

Mr. Fox stated that the owner of each unit will use it for personal storage but there may be some work on the owner's cars in the facility but no outside business will be allowed.

Commissioner Hahn stated that the units in the structure could be used for new businesses.

Council Liaison McNeilly asked about losing on-street parking.

Mr. Fox stated that there would be one access to the property off of 5th Street as there is now but that that the on-street parking would not change.

Planning Consultant Anderson stated what the current zoning and future land use of the property is and what they are for the storage facilities to the north of this property.

Council Liaison McNeilly asked how you would determine off-street parking and if a business would be allowed in one of the units.

Planning Consultant Anderson stated that City staff would have to verify enough off-street parking stalls prior to a business using one of the spaces and if there was not enough off-street parking stalls then the business would not be allowed.

Commissioner Kusske said they should only allow for parking in front of each unit to be counted towards that unit.

Mr. Fox did state there is a homeowner's association that would regulate items and maintain the property.

Chairperson Stifter stated he would rather see this property remain as central business district commercial than rezone to commercial/industrial but that he does like these car storage facilities.

Council Liaison McNeilly stated she agreed with Chairperson Stifter that it should remain as central business district property.

Commissioner Hahn stated that the idea of car storage is a good idea that would match the properties to the north of this site.

Mr. Fox stated that the idea of retail commercial is very expensive when it comes to building a new structure and that the owner's of the car storage units end up using City businesses and services as well, which is a positive. Mr. Fox also stated that he does not have any additional

units left in his Hutchinson or Glencoe facilities and that he typically has the units sold prior to build out and that each of the units would have rough ins for sanitary sewer and water.

Commissioner Hahn stated that the proposed use would fit in with the other storage facilities to the north.

Commissioner Sommerfeld stated that he is leaning towards leaving the property zoned C-2 Central Business District since there is not that much land in the downtown area available for new construction.

Commissioner Kusske stated that he would be looking for retail with residential on the floors above the retail uses.

Commissioner Levitz asked if retail could be done in the front with the car storage in the rear.

DISCUSSION ON CANNABIS ZONING REGULATIONS.

City Administrator Johnson presented the draft cannabis regulations the City is reviewing right now. City Administrator Johnson stated that the different uses are proposed to be interim use permits rather than conditional use permits so the approval will run with the owner and not the land like the conditional use permits do. He asked for feedback on the proposed uses and what districts they should be allowed in. The only change that was made was to remove the Cannabis Delivery use from the C-2 Central Business District. City Administrator Johnson also discussed hours of operation and asked what time should be used.

Commissioner Levitz asked about what the liquor store hours were.

Planning Consultant Anderson stated another community he works in is going to use the same hours for cannabis business hours of operation as they use for liquor store sales.

City Administrator Johnson stated that he will verify and use the liquor store hours of operation.

NEXT MEETING.

Next scheduled meeting is Tuesday, December 3, 2024.

COMMISSIONERS REPORT.

None.

ADJOURNMENT.

A motion was made by Commissioner Levitz and seconded by Commissioner Kusske to adjourn the meeting at 7:45 PM. Motion carried 6/0.