

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, November 7, 2017

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

Commission Members Absent: None.

Others Present: Bill Reimers.

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 Johnson. Motion carried 6/1.

APPROVAL OF MINUTES.

A motion to approve the October 3, 2017 Planning Commission minutes was made by Commissioner Wachholz and seconded by Commissioner Maetzold. Motion carried 7/0.

PUBLIC HEARING FOR A TEXT AMENDMENT TO TITLE XV: LAND USAGE, CHAPTER 152: ZONING, SECTION 152.003 DEFINITIONS AND SECTION 152.026 DRIVEWAY, PARKING AREA AND HARD SURFACE IMPROVEMENTS.

At 6:34 PM Chairperson Stifter opened the public hearing.

Planning Consultant Anderson explained that since the planning packet for this text amendment was not delivered to the Planning Commission members, that it makes sense to continue the public hearing until the December meeting. He also stated that the text amendment was regarding the parking of recreational vehicles on yard space and definitions and new text were being added to the zoning ordinance in regards to this.

A motion to continue the public hearing to the December 5, 2017 meeting was made by Council Liaison Boder and seconded by Commissioner Johnson. Motion carried 7/0.

DISCUSSION ON THE POTENTIAL REZONING OF PROPERTY LOCATED AT 185 7TH STREET NE.

Planning Consultant Anderson stated that the owner of the property was in attendance and that they had a conversation about rezoning the property to allow for potential additional uses on this property and that prior to submitting the application the owner wanted to have a conversation with the Planning Commission first. He stated the property is zoned C-1 General Commerce District and that the discussion focused on rezoning the property to C/I Commercial/Industrial District.

Bill Reimers, who is the owner of the property, stated that they would like to sell the property and would like to see if it was possible to change the zoning to allow for more uses on the property.

Commissioner Hahn asked how much road frontage was on the property.

Bill Reimers said he thought around two hundred feet.

Planning Consultant Anderson told the Planning Commission members what the permitted uses are in the C-1 General Commerce District and what the permitted and conditional uses are in the C/I Commercial/Industrial District. He stated that it may make more sense to add additional uses to the C-1 district rather than rezone the property since the property adjacent to this property are also zoned C-1. He said that he would bring back some potential uses that could be added to the C-1 district in December for discussion.

UPDATE ON THE 2018 COMPREHENSIVE PLAN UPDATE.

Planning Consultant Anderson stated that he is waiting on the transportation chapter and public utilities chapter from the City Engineer and that will not be approved for funding until after the first of the year. He also stated that he is planning on bringing the EDA chapter forward in January and discussing that chapter at the January EDA meeting as well. For December he plans on having the draft land use chapter ready for review.

NEXT MEETING.

Next scheduled meeting is Tuesday, December 5, 2017.

COMMISSIONERS REPORT.

Commissioner Johnson brought up a discussion point regarding the potential to require public notice to neighbors of residences building additions to their house.

Planning Consultant Anderson spoke about property owners rights and asked how do you force someone to change what they want to build if they meet the setbacks and requirements of the zoning district.

After discussion it was the consensus of the Planning Commission that no changes are made.

Commissioner Maetzold asked about the status of the picnic shelter and public works building relocation.

Council Liaison Boder stated that no final decision has been made but the project is still in the planning stages.

ADJOURNMENT.

A motion was made by Commissioner Johnson and seconded by Commissioner Hahn to adjourn the meeting at 7:17 PM. Motion carried 7/0.