

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, December 5, 2017

Commission Members Present: Chairperson Tom Stifter, and Commissioners Les Hahn, Barney Johnson, Rod Maetzold and Don Wachholz. Commissioner Patty Lanting arrived at 6:40 PM.

Commission Members Absent: Council Liaison Erick Boder.

Others Present: None.

Staff Present: Planning Consultant John Anderson of Municipal Development Group, LLC

CALL MEETING TO ORDER.

Meeting called to order at 6:32 PM by Chairperson Stifter.

ADOPT AGENDA.

A motion to approve the agenda was made by Commissioner Wachholz and seconded by Commissioner Maetzold. Motion carried 5/0.

APPROVAL OF MINUTES.

A motion to approve the November 7, 2017 Planning Commission minutes was made by Commissioner Maetzold and seconded by Commissioner Wachholz. Motion carried 5/0.

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 continued the public hearing.

Planning Consultant Anderson presented the text amendment and went through the draft text. Planning Consultant Anderson 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.

Commissioner Hahn asked about definitions for pervious surface and semi-pervious surfaces.

Planning Consultant Anderson stated that those definitions could be added but that they are different definitions than the new definitions regarding improved surface, semi-improved surface and unimproved surfaces.

Commissioner Hahn brought up the question of whether or not someone could park a motor vehicle that is for sale on the front yard.

Planning Consultant Anderson stated that the proposed text in front of the Planning Commission would not allow for a motor vehicle or recreational vehicle and equipment to be parked on grass. Planning Consultant Anderson stated that if the Planning Commission would like they could make a recommendation to allow for parking of one vehicle on the front yard and allow for parking of vehicles on grass in the rear yard and a semi-improved surface on the side yard.

Planning Consultant Anderson stated that semi-improved surfaces would include gravel and class 5.

Further discussion on the proposed text ensued.

At 7:39 Chairperson Stifter closed the public hearing.

Planning Consultant Anderson stated if the Planning Commission would like they could table the text amendment until the January meeting and have staff prepare changes to the proposed text for review at that meeting. Planning Consultant Anderson stated he would amend the text to allow for the parking of one vehicle on the front yard landscaped area, for two motor vehicles and recreational vehicles and equipment on landscaped areas in the rear yard and for the parking of motor vehicles and recreational vehicles and equipment on a area in size as defined in the proposed text for the side yard.

A motion to table the text amendment to the January 2, 2017 meeting was made by Commissioner Hahn and seconded by Commissioner Johnson. Motion carried 6/0.

DISCUSSION ON THE PERMITTED, CONDITIONAL AND INTERIM USES IN THE C-1 GENERAL COMMERCE DISTRICT AND C/I COMMERCIAL/INDUSTRIAL DISTRICT.

At 7:48 PM Planning Consultant Anderson presented the information and stated that the planning memo includes the permitted, conditional and interim uses in the C-1 General Commerce District and the C/I Commercial/Industrial District and that examples of these uses are also included from some neighboring communities to Mayer. Planning Consultant Anderson stated if the Planning Commission had any questions they could ask them but that the planning memo was more informational in nature. Planning Consultant Anderson stated that he would prepare a public hearing notice to amend the uses within the C-1 General Commerce and the C/I Commercial/Industrial districts and prepare the draft text to be reviewed at a public hearing at the January 2, 2018 Planning Commission meeting.

UPDATE ON THE 2018 COMPREHENSIVE PLAN UPDATE.

At 7:56 PM Planning Consultant Anderson stated that the final versions of the park maps were included for review and that any further review of the chapters would take place in January.

NEXT MEETING.

Next scheduled meeting is Tuesday, January 2, 2018.

COMMISSIONERS REPORT.

None.

ADJOURNMENT.

A motion was made by Commissioner Johnson and seconded by Commissioner Hahn to adjourn the meeting at 7:58 PM. Motion carried 6/0.