

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

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

Commission Members Absent: Les Hahn.

Others Present: Mayor Mike Dodge, Lucas Woodford and Marty and Julie Jedlicki

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

CALL MEETING TO ORDER.

Meeting called to order at 6:31 PM by Chairperson Stifter.

ADOPT AGENDA.

A motion to approve the agenda was made by Commissioner Maetzold and seconded by Commissioner Wachholz. Motion carried 6/0.

APPROVAL OF MINUTES.

A motion to approve the January 3, 2017 Planning Commission minutes was made by Commissioner Lanting and seconded by Commissioner Maetzold. Motion carried 6/0.

PUBLIC HEARING TO REZONE PROPERTY FROM R-1 LOW DENSITY RESIDENTIAL TO PRD PLANNED RESIDENTIAL DEVELOPMENT AS PART OF THE PRELIMINARY DEVELOPMENT PLAN REVIEW OF COLDWATER CROSSING 7TH ADDITION.

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

Planning Consultant Anderson presented the information and stated that this request is being made since the original preliminary plat has expired and that the developer is proposing the same size lots as the original preliminary plat, which no longer meet the width requirements of the R-1 district. The only change to the standard R-1 requirements being requested is that the minimum width requirement is reduced from eighty-five feet to seventy-five feet. He stated this was the same process that Hidden Creek just went through in the last year. Planning Consultant Anderson then reviewed the proposed conditions with the Planning Commission.

Lucas Woodford asked who the developer is and who the builders are going to be.

Jude Lague, the applicant, introduced himself and stated that this is his first time developing and that he would like to develop about thirty lots a year. He also stated that the plan is to have multiple builders but Loomis Homes has committed to ten lots already. He stated they would like to have lots ready by June and plans on using the same covenants that were used in the earlier phases of Coldwater Crossing.

At 6:47 Chairperson Stifter closed the public hearing.

Planning Consultant Anderson stated that the only property the rezone applies to is the twenty-eight lots within the proposed Coldwater Crossing 7th Addition and that the rezoning would not apply to future phases. He stated that if the applicant wanted to continue to develop Coldwater Crossing as originally proposed, that he would need to apply for another rezoning to a PRD for that property at that time.

A motion to recommend approval of the rezoning from R-1 Low Density Residential to PRD Planned Residential Development was made by Commissioner Johnson and seconded by Commissioner Maetzold. Motion carried 6/0.

PUBLIC HEARING FOR A PRELIMINARY PLAT KNOWN AS COLDWATER CROSSING 7TH ADDITION, A TWENTY-EIGHT LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION.

At 6:49 PM Chairperson Stifiter opened the public hearing.

Planning Consultant Anderson presented the information and reviewed the proposed conditions with the Planning Commission.

Lucas Woodford asked about the possibility of a park and what type it may be.

Planning Consultant Anderson stated that there are active city parks and properties that can be owned by the City but are not considered city parks, but do contribute to the overall park system such as properties that contain wetlands or stormwater ponding. He stated that in the case of Coldwater Crossing it is possible that parkland could be dedicated but it would need to be determined in future phases as to the location and type of park. He stated that there is no legal requirement for additional park land dedication within the Coldwater Crossing development since the park dedication requirements were satisfied by the original developer with a cash in lieu of land dedication for the entire development.

Jude Lague stated that he is hopeful that some sort of park can be developed or set aside in future phases of the development but that it would need to be determined with future phases.

Marty Jedlicki asked about the possibility of stubbing a road to property they own north of the Coldwater Crossing development.

Planning Consultant Anderson stated that is something that has been discussed but that no decision will be made with this plat. He stated that when future phases are proposed a larger review will follow that will look at things like trail connections, a street connection to 7th Street, potential park locations and other things.

At 6:58 Chairperson Stifter closed the public hearing.

A motion to recommend approval of the preliminary plat of Coldwater Crossing 7th Addition was made by Commissioner Johnson and seconded by Commissioner Wachholz. Motion carried 6/0.

REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) AND FLOOD INSURANCE STUDY (FIS) REPORT.

At 7:02 PM, Planning Consultant Anderson presented the information and stated that the information that was presented is informational and that anyone who believes their property rights will be adversely affected by the proposed floodplain determinations has the right to appeal the proposed boundaries.

DISCUSSION ON AMENDING THE ZONING ORDINANCE REGARDING THE PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT AND PLANNED RESIDENTIAL DEVELOPMENT (PRD) DISTRICT BY COMBINING THE DISTRICTS.

At 7:05 PM, Planning Consultant Anderson presented the information and stated that right now both districts accomplish the same thing. He stated the only differences are that the PRD district is only for residential developments while the PUD is for all zoning classifications and that a PUD is a overlay on the existing zoning district while PRD's are a completely different zoning district. He stated that by combining these districts it would limit confusion as to whether or not a PUD or PRD should be used.

Commission Lanting stated that she thought this would be a good idea.

Planning Consultant Anderson stated that a public hearing would be scheduled to amend the text and that staff would prepare the revisions.

REVIEW OF THE DRAFT PARKS CHAPTER AND LAND USE CHAPTER MAPS OF THE CITY OF MAYER 2040 COMPREHENSIVE PLAN UPDATE.

At 7:10 PM Planning Consultant Anderson presented the draft maps from the land use chapter and the draft text of the Parks and Trails chapter.

Commissioner Maetzold asked about the possibility to add zoning control over the portion of land west of Trunk Highway 25 between Trunk Highway 7 and the City of Mayer like the City currently has over the area north of the Fieldstone development.

Planning Consultant Anderson stated that it could be a possibility but that it would have to be negotiated with the township as part of the implementation process of the City of Mayer Comprehensive Plan.

NEXT MEETING.

Next scheduled meeting is Tuesday, March 7, 2017.

COMMISSIONERS REPORT.

Planning Consultant Anderson updated the Planning Commission on what he knew about the Casey's General Store timing and the status of the Creamery building.

ADJOURNMENT.

A motion was made by Chairperson Stifter and seconded by Commissioner Johnson to adjourn the meeting at 7:42 PM. Motion carried 6/0.