

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, April 4, 2017

Commission Members Present: Chairperson Tom Stifter, and Commissioners Les Hahn, Patty Lanting, Rod Maetzold and Don Wachholz.

Commission Members Absent: Council Liaison Erick Boder and Commissioner Barney Johnson.

Others Present: Dan Schmidt from Sathre-Bergquist, Inc. and Scott Trumpy.

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

CALL MEETING TO ORDER.

Meeting called to order at 6:00 PM by Chairperson Stifter.

ADOPT AGENDA.

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

APPROVAL OF MINUTES.

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

PUBLIC HEARING FOR A TEXT AMENDMENT TO AMEND TITLE XV: LAND USAGE, CHAPTER 152: ZONING, SECTION 152.050 ZONING DISTRICTS ESTABLISHED, SECTION 152.057 (PRD) PLANNED RESIDENTIAL DEVELOPMENT DISTRICT AND SECTION 152.065 (PUD) PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT.

At 6:32 PM Chairperson Stifter opened the public hearing.

Planning Consultant Anderson presented the information and said that this change does not affect any residents in any way except changing the name of district of the zoning classification and eliminates the PRD district.

Commissioner Wachholz asked if this change would affect the property taxes for these properties.

Planning Consultant Anderson stated it would not since the use of the property is staying the same and that it is just changing the zoning district name.

At 6:39 Chairperson Stifter closed the public hearing.

A motion to recommend approval of the text amendment was made by Chairperson Stifter and seconded by Commissioner Lanting. Motion carried 5/0.

PUBLIC HEARING FOR A REZONING OF THE PROPERTIES ZONED PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD) TO EITHER R-1 LOW DENSITY RESIDENTIAL DISTRICT OR R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT.

At 6:40 PM Chairperson Stifter opened the public hearing.

Planning Consultant Anderson presented the information.

At 6:42 Chairperson Stifter closed the public hearing.

A motion to recommend approval of the text amendment was made by Commissioner Maetzold and seconded by Commissioner Lanting. Motion carried 5/0.

PUBLIC HEARING FOR A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD) TO REPLACE THE PRD CONDITIONS AND REQUIREMENTS FOR PROPERTIES NO LONGER ZONED PRD.

At 6:43 PM Chairperson Stifter opened the public hearing.

Planning Consultant Anderson presented the information.

At 6:44 Chairperson Stifter closed the public hearing.

A motion to recommend approval of the planned unit development overlay district was made by Commissioner Hahn and seconded by Commissioner Maetzold. Motion carried 5/0.

PLANNED RESIDENTIAL DEVELOPMENT (PRD) FINAL DEVELOPMENT PLAN FOR COLDWATER CROSSING 7TH ADDITION, A 28 LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION.

At 6:45 PM Planning Consultant Anderson presented the information and stated that he has spoke to the City Engineer earlier in the day and they have reviewed and signed off on the plans. He also stated wetland approval from the Army Corp of Engineers was still needed and that stormwater management approval is still needed from the Carver County Water Management Organization. He also stated that three lots will fill a small area of floodplain and that a Letter of Map Amendment from FEMA is needed for those three lots.

Commissioner Hahn asked if the former gravel pit that is now a pond will be placed in a outlet.

Planning Consultant Anderson stated that in this phase a portion of the pond will be placed in drainage and utility easements within some of the lots and that it will not be placed in a outlet at this time. He then stated that in future phases portions of the pond will be placed in a outlet that will be dedicated to the City for public use.

Commissioner Maetzold asked who the developer is.

Planning Consultant Anderson stated that his name is Jude Lague and the company name is Coldwater X, LLC. Planning Consultant Anderson also asked the developer's engineer, Dan Schmidt of Sathre-Bergquist, what the status of the Army Corp permit was and if approval has been received from the Carver County Water Management Organization yet.

Dan Schmidt stated that he had spoke with the Army Corp earlier in the day and that it was in progress and that they have received verbal approval from the Carver County Water Management Organization and that he just needed to submit the official paperwork for final approval.

A motion to recommend approval of the planned residential development (PRD) final development plan for Coldwater Crossing 7th Addition was made by Commissioner Hahn and seconded by Commissioner Maetzold. Motion carried 5/0.

FINAL PLAT FOR COLDWATER CROSSING 7TH ADDITION, A 28 LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION.

At 6:56 PM Planning Consultant Anderson presented the information.

A motion to recommend approval of the final plat of Coldwater Crossing 7th Addition was made by Commissioner Hahn and seconded by Commissioner Maetzold. Motion carried 5/0.

NEXT MEETING.

Next scheduled meeting is Tuesday, May 2, 2017.

COMMISSIONERS REPORT.

Nothing presented.

ADJOURNMENT.

A motion was made by Commissioner Lanting and seconded by Chairperson Stifter to adjourn the meeting at 7:08 PM. Motion carried 5/0.