

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, July 2, 2024

Commission Members Present: Chairperson Tom Stifter, Commissioner Les Hahn, Commissioner Michael Sommerfeld and Commissioner Sarah Strand.

Commission Members Absent: City Council Liaison Nikki McNeilly.

Others Present: Don Wachholz.

Staff Present: Consulting Planner John Anderson of Municipal Development Group.

CALL MEETING TO ORDER.

Meeting called to order at 6:43 PM by Chairperson Tom Stifter.

ADOPT AGENDA.

A motion to approve the agenda was made by Commissioner Hahn and seconded by Commissioner Strand. Motion carried 4/0.

APPROVAL OF MINUTES.

A motion to approve the June 18, 2024 Planning Commission meeting minutes was made by Commissioner Sommerfeld and seconded by Commissioner Hahn. Motion carried 4/0.

DISCUSSION ON STORAGE CONTAINER REQUIREMENTS AND TREE INSTALLTION/PRESERVATION.

Consulting Planner Anderson presented the materials and explained the purpose of this request was to get feedback from the Planning Commission on whether or not changes should be made to the City of Mayer Zoning Ordinance regarding storage containers. Consulting Planner Anderson stated that in regards to storage containers, they are currently allowed as outdoor storage within the City but that in a few cases where they are being used within the City, they may be out of zoning compliance due to not being screened completely from the public right of way.

Commissioner Hahn asked if semi-trailers are looked at the same way as storage containers.

Planning Consultant Anderson stated that they are not due to the fact that trailers can be pulled down the street and are that they have to be legally licensed.

Chairperson Stifter asked if a storage container was considered a structure.

Planning Consultant Anderson stated that storage containers are not considered a structures and therefore they typically are not included as part of the lot coverage when that is calculated for the lot.

Commissioner Sommerfeld stated he assumed people believed a storage container was treated like a shed and asked if that is the case could we require the color to be neutral or matching to the principal structure.

Chairperson Stifter provided an example of a business in Waconia that is using storage containers and talked about where they were located and if they were visible from the public right of way.

Commissioner Sommerfeld stated he felt storage containers should be required to be in the rear yard.

Planning Consultant Anderson provide some requirements that could be added to the zoning ordinance such as limiting the number of storage containers per lot, specific locations they could be allowed on the lot and not allowing them in residential areas. He also provided an example of a definition of a storage container.

Chairperson Stifter asked about a property that may start lining up storage containers or what he called a storage farm and if it could be located in Mayer.

Planning Consultant Anderson stated that in the case of a storage farm, a principal structure is needed and that it would have to be located in a industrial type area, but that it is not very likely to happen in Mayer due to the types of property within Mayer.

Chairperson Stifter stated he would like to talk to his neighbor, who is currently utilizing storage containers, and get his feedback prior to any text amendment being approved.

Planning Consultant Anderson stated that he could prepare draft text for the August Planning Commission meeting for the Planning Commission to review and if everything seemed ok at that meeting then schedule a public hearing for the September meeting. He stated that he was thinking about proposing a limit of three storage containers per property.

Commissioner Strand agreed that three storage containers per property seemed about right.

Dan Wachholz stated that there should be a height limit on storage containers and that storage containers should not be allowed to be stacked.

Planning Consultant Anderson stated that the typical storage container is eight feet tall and that could be used as the maximum height requirement.

Planning Consultant Anderson presented information on tree preservation and tree planting requirements for new developments and asked the Planning Commission for feedback on what they felt was needed.

Commissioner Hahn stated that he would like to discuss how many trees are required to be planted for properties in the industrial or commercial areas within the City.

Planning Consultant Anderson stated that in the C/I Commercial/Industrial District that one over-story tree was required for every thirty feet of street frontage and that in the C-2 Central Business District one tree is required for every 1,000 square feet of building. He stated that in the case of the old fire station redevelopment, that the lot was small and there was not a lot of room for trees to be planted due to the fact the building was existing and most of the lot was covered with impervious surface. He further noted that if a new building were to be built that there would be a better chance to plan for tree installation.

The Planning Commission generally agreed that no new tree inventory requirements were needed for new developments and that no tree replacement would be needed if trees were removed

during construction of new developments. The Planning Commission also recommended to leave the tree planting requirements as they currently are required for the zoning district as they are.

NEXT MEETING.

Next scheduled meeting is Tuesday, August 6, 2024.

COMMISSIONERS REPORT.

None.

ADJOURNMENT.

A motion was made by Commissioner Hahn and seconded by Commissioner Sommerfeld to adjourn the meeting at 7:29 PM. Motion carried 4/0.