

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, August 6, 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: City Administrator Nicholas Johnson and Consulting Planner John Anderson of Municipal Development Group.

CALL MEETING TO ORDER.

Meeting called to order at 6:33 PM by Chairperson Tom Stifter.

ADOPT AGENDA.

City Administrator Johnson added item 4b. to the agenda in regards to a discussion regarding two applicants, Dan Lebitz and Ryan Kuske to the vacant Planning Commission seats.

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

APPROVAL OF MINUTES.

A motion to approve the July 2, 2024 Planning Commission meeting minutes was made by Commissioner Hahn and seconded by Commissioner Strand. Motion carried 4/0.

DISCUSSION ON PROPOSED STORAGE CONTAINER TEXT AMENDMENT.

Consulting Planner Anderson presented the materials and explained the draft text. He also stated tonight's meeting is for discussion purposes only and if the Planning Commission is ok with the draft text amendment, that staff will prepare a text amendment for the next Planning Commission meeting in September and will hold a public hearing at that time.

Chairperson Stifter asked if staff checked the requirements in other cities.

Planning Consultant Anderson stated he had and that the draft Mayer text was less restrictive than most other cities.

City Administrator Johnson talked about the matching color requirement and that if someone is renting the storage container for a short period of time that it may not be feasible to keep the color the same as the principal structure on the lot.

Planning Consultant Anderson stated that rather than specifying same color that wording like complimentary color could be used and that the colors should be limited to earth tone colors.

Commissioner Sommerfeld stated he is ok with the complimentary color language as discussed.

Planning Consultant Anderson stated that another item that needs discussing is whether storage containers can be allowed in side yards and if so, will they only be allowed in the C/I Commercial/Industrial zoning district.

City Administrator Johnson talked about a future industrial zoning district that does not include commercial type uses and whether or not storage containers should be allowed to be located in the side yards. He also said maybe they should only be allowed in side yards in the rear 50% of the side yard.

Commissioner Sommerfeld asked about the fire department training facility that is made up of three storage containers that are welded together. He stated there has been discussion of enlarging the training facility by stacking storage containers on top of each other and if that would be allowed under the current draft language.

Planning Consultant Anderson stated that in the case of the fire department training facility that if they wanted to stack them, that this may be a case where a variance is needed since this is a unique use of storage containers and they are not technically being used for storage.

Planning Consultant Anderson also discussed certain lots within the City and how the side yard area would work if storage containers were limited to 50% of the side yard.

Commissioner Sommerfeld stated he was ok if storage containers were limited to the rear 50% of the building in the side yards.

Planning Consultant Anderson discussed the number of storage containers per lot and if that number should be different for different districts like the C/I Commercial/Industrial District and C-1 General Commerce District. He also said that there may be a few properties that are currently using more storage containers than what will be allowed and they would be grandfathered in under any new rules.

Commissioner Hahn stated he is fine allowing storage containers anywhere in the side yards as long as they are either screened or used complimentary colors.

Commissioner Strand stated she felt three is the maximum number of storage containers to be allowed on a lot.

Planning Consultant Anderson stated that if larger industrial type lots are platted in the future, the rule could be re-looked at to determine if the number of storage containers allowed should be increased.

Commissioner Hahn said he is not in favor of allowing storage containers in the P/I Public Institutional District.

Commissioner Sommerfeld stated that in regards to allowing storage containers in the side yard that he is ok with allowing them in the rear 50% of the side yard of the lot but no farther forward than the front of the principal structure located on the lot.

DISCUSSION ON PLANNING COMMISSIN APPLICANTS DAN LEBITZ AND RYAN KUSKE.

City Administrator Johnson said there are two applicants for the two vacant Planning Commission seats. They are Dan Lebitz and Ryan Kuske.

It was discussed if an interview was needed and Commissioners Hahn and Sommerfeld stated they were interviewed by the City Council and former City Administrator when they were reinstated on the Planning Commission.

NEXT MEETING.

Next scheduled meeting is Tuesday, September 3, 2024.

COMMISSIONERS REPORT.

None.

ADJOURNMENT.

A motion was made by Commissioner Hahn and seconded by Commissioner Sommerfeld to adjourn the meeting at 7:57 PM. Motion carried 4/0.