

**City of Mayer**  
**Planning Commission**  
Meeting Minutes  
Tuesday, September 2, 2014

**Commission Members Present:** Chairperson Tom Stifter, Bill Michel, Don Wachholz, Les Hahn, Krista Goedel, Rod Maetzold and Council Liaison Bruce Osborn.

**Commission Members Absent:** None

**Others Present:** None

**Staff Present:** Planning Consultant John Anderson of Municipal Development Group, Inc.

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**CALL MEETING TO ORDER**

Meeting called to order at 6:30 PM by Chairperson Stifter.

**ADOPT AGENDA**

A motion to approve the agenda was made by Council Liaison Osborn and seconded by Commissioner Maetzold. Motion carried 7/0.

**APPROVAL OF MINUTES**

A motion to approve the August 5, 2014 Planning Commission minutes was made by Commissioner Michel and seconded by Commissioner Maetzold. Motion carried 7/0.

**DISCUSSION OF HOME OCCUPATION LANGUAGE UNDER TITLE XV: LAND USAGE, CHAPTER 152: ZONING, SECTION 152.022**

At 6:34 PM Planning Consultant Anderson presented the reason for the discussion on adding language to better define home occupations and to include a permitting process for home occupations. Anderson stated that recently there was a complaint from a resident that a home occupation had extremely high amounts of traffic coming and going from the home.

Commissioner Hahn asked if it is possible to regulate home occupation traffic by requiring them to do business by appointments.

Chairperson Stifter stated that if we add specific regulations for home occupations it will be another set of regulations for businesses to follow another set of taxes for businesses.

Council Liaison Osborn asked what the difference is between a hobby and a home occupation.

Commissioner Wachholz stated that the City should just leave the regulations for home occupations as they are now.

Commissioner Hahn said that the Planning Commission should take no further action.

It was agreed upon by the Planning Commission to take no further action.

**DISCUSSION REGARDING THE POSSIBILITY TO ZONE CERTAIN PROPERTIES IN THE C-2 CENTRAL BUSINESS DISTRICT TO R-1 LOW DENSITY RESIDENTIAL.**

At 7:05 PM Planning Consultant Anderson presented the potential rezoning of sixteen properties along the east side of Blue Jay Avenue in the C-2 district that are single family detached dwellings. Anderson stated that right now if someone wants to expand the single home they cannot due to the fact that single family detached dwellings are a non-conforming use in the C-2 District. Anderson also stated that it is very unlikely that these properties will be converted to commercial uses anytime soon.

Commissioner Hahn asked if it was possible to build apartments in these locations and if R-3 Multiple Family Residential would work for a zoning district.

Commissioner Maetzold asked if R-2 Medium Density Residential would work for a zoning district.

Planning Consultant Anderson stated that if the properties were zoned R-3 they would still be non-conforming uses since single family detached dwellings are not allowed in the R-3 district and that the purpose of this rezone request by the City is to make these properties conforming uses. Anderson stated that these properties could be zoned either R-1 or R-2 since both districts allow for single family detached dwellings as permitted uses and that R-2 may make more sense than R-1 since it does allow for some additional density near the downtown area.

A motion was made by Commissioner Goedel and seconded by Commissioner Walchholz, to call for a public hearing at the October 7, 2014 Planning Commission meeting to rezone the properties located on the east side of Blue Jay Avenue from C-2 Central Business District to either R-1 Low Density or R-2 Medium Density residential. Motion carried 7/0.

#### **DISCUSSION ON THE COMPREHENSIVE PLAN UPDATES**

Planning Consultant Anderson presented them comprehensive plan amendment process for 2018 and the possible timeline it may follow.

#### **DISCUSSION ON THE METROPOLITAN COUNCIL POPULATION, HOUSEHOLDS AND EMPLOYMENT FORECASTS FOR 2020, 2030 AND 2040**

Planning Consultant Anderson presented the forecasts for the City of Mayer and said these forecasts will be part of the comprehensive plan updates. Anderson asked the Planning Commission if they had any comments on the forecasts and stated these forecasts will be used to help formulate the future land use, parks, transportation plans, etc. in the comprehensive plan updates.

The Planning Commission agreed that the forecasts looked ok.

#### **NEXT MEETING**

Next Meeting Tuesday, October 7, 2014.

#### **COMMISSIONERS REPORT**

There were no Commissioners reports.

#### **ADJOURNMENT**

A motion was made by Council Liaison Osborn and seconded by Commissioner Goedel, to adjourn the meeting at 7:38 PM. Motion carried 7/0.