

**City of Mayer**  
**Planning Commission**  
Meeting Minutes  
Tuesday, September 1, 2015

**Commission Members Present:** Chairperson Tom Stifter, Les Hahn, Rod Maetzold, Krista Goedel, Patty Lanting and Council Liaison Bruce Osborn.

**Commission Members Absent:** Don Wachholz.

**Others Present:** Bruce Reiner and Don Jensen.

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

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**CALL MEETING TO ORDER**

Meeting called to order at 6:34 PM by Chairperson Stifter.

**ADOPT AGENDA**

The agenda was adopted with the addition of the proposed Hidden Creek 6th Addition review as item number 5.

**APPROVAL OF MINUTES**

A motion to approve the August 4, 2015 Planning Commission minutes with two changes was made by Commissioner Hahn and seconded by Council Liaison Osborn. Motion carried 6/0.

**DISCUSSION REGARDING THE PROPOSED SOLAR FARM WITHIN THE COLDWATER CROSSING DEVELOPMENT**

At 6:39 PM Planning Consultant Anderson presented the Coldwater Crossing solar farm proposal to the Planning Commission. Planning Consultant Anderson stated that there were 218 lots in the preliminary plat and that they are proposing 145 lots with the remaining 73 lots being converted to the solar farm. Planning Consultant Anderson said items of concern included the reduced tax base the solar farm would generate compared to the proposed housing, the elimination of 73 water and sewer hook up charges which are \$4,500.00 for each hook-up totaling \$657,000.00, access to the solar farm area and the long term zoning of the property to C/I Commercial/Industrial. Planning Consultant Anderson stated the proposal would require a public hearing for a rezoning and comprehensive plan amendment which also requires Metropolitan Council approval.

Brian Reiner made a presentation about what his group is proposing and stated he is a housing developer and two of his partners are home builders. He stated that they are asking for the solar farm so they can offset costs which will allow them to build on the remaining lots in Coldwater Crossing faster. He said there would be a berm created with trees on top between the proposed solar farm and the existing housing in Coldwater Crossing.

Commissioner Hahn asked why they did not put the housing on the east side and the solar farm on the west side and that the choice lots would be were they are proposing the solar farm.

Brian Reiner stated he disagreed with were the choice lots would be located and that if he developed lots were they are proposing the solar farm they would not sell for years because they

would be looking at the storage buildings to the east. He also stated the panels would be eight to ten feet tall and they would be located on approximately fifty acres out of a total of 119 acres.

Commissioner Maetzold asked if they could only use thirty acres for the solar farm.

Brian Reiner stated they could only use thirty acres for the solar farm but it would not be as feasible.

Commissioner Goedel asked how much park would be needed if the site was continued to be developed.

Planning Consultant Anderson stated that the park dedication requirements would have to be reviewed when the proposal is officially brought forward.

Brian Reiner stated that to develop these lots the infrastructure costs will be approximately \$18,000.00 to \$22,000.00 per lot with finished lot prices around \$32,000.00.

Commissioner Hahn asked if the solar farm was ever abandoned and decommissioned, could the property revert back to the R-1 zoning.

Planning Consultant Anderson stated the only way for the property to go back to a R-1 zoning was to hold a public hearing and rezone it back and that once the property is zoned for a certain zoning district the owner has rights to utilize that zoning. Planning Consultant Anderson also stated that some of the area where the solar farm is located is in the floodplain and would not be allowed to be utilized by a solar farm or housing.

Planning Consultant Anderson stated the applicant is looking for feedback on whether this proposal would be supportable or not.

Commissioner Hahn stated that he does not think the solar farm is compatible in this location.

Council Liaison Osborn asked if 7th Street NW was to be an entrance to Coldwater Crossing.

Commissioner Hahn stated that at one time 7th Street NW was possibly going to be an entrance to a park along the Crow River.

Chairperson Stifter stated that the Planning Commission will need a little time to digest the idea of a solar farm in Coldwater Crossing and that they can get their ideas to Planning Consultant Anderson who can forward them to Mr. Reiner.

#### **DISCUSSION REGARDING HIDDEN CREEK 6TH ADDITION PLAT**

At 7:16 PM Planning Consultant Anderson presented the proposed Hidden Creek 6th Addition plat. He stated that the preliminary plat expired in 2012 so the developer would have to re-submit a preliminary plat and final plat for the property. He also stated that since the original plat was done before the R-1 lot sizes were changed, the proposed lots do not all meet the size and width requirements of the R-1 district and a planned unit development would also have to be applied for. Planning Consultant Anderson then turned the presentation over to Don Jensen who represents the developer.

Don Jensen stated they are proposing to develop the 6th addition of Hidden Creek in two phases for a total of sixty-six lots. Thirty lots would be in the 6th addition and Feder Homes would be

the builder on those lots. The remaining 36 lots would be in the 7th Addition. By doing the development in phases it would allow the existing overhead power lines to be moved in a reasonable manner. He also stated that the plan is to start construction on the 6th Addition in the spring of 2016 and have approvals in place for the 7th Addition so if they wanted to start pipe work in the fall of 2016 they could. He stated there is also some storm sewer work that could be done right away to fix some of the drainage issues that exist on the site.

Commissioner Goedel asked if all the homes would be built by the same builder.

Don Jensen stated that the first thirty homes are planned on being built by Feder Homes but it is possible some of the lots in the 7th Addition could be sold to other builders.

Council Liaison Osborn asked if the mailboxes would be put in by the developer.

Planning Consultant Anderson stated that it could be a possibility that as part of the PUD approval certain mailbox styles could be used.

Don Jensen stated that the United States Post Office does now require that mailboxes are clustered together on pedestals where the residents have keys to a separate box and that likely this would be required on this development.

#### **DISCUSSION REGARDING INCREASING THE IMPERVIOUS SURFACE COVERAGE FOR THE C/I COMMERCIAL/INDUSTRIAL DISTRICT**

Planning Consultant Anderson stated that City staff is looking for feedback from the Planning Commission on whether the lot coverage requirements for the C/I Commercial/Industrial District should be increased from 75%.

Commissioner Maetzold stated that right now the lots in the Shimcor development are too small to allow for much of a building since you have to include the structure and parking areas within the lot coverage.

It seemed to be the consensus that the Planning Commission would like to hold a public hearing to review the lot coverage requirement.

Planning Consultant Anderson stated that a public hearing would be scheduled for the October 6 meeting to review the lot coverage requirements for the C/I Commercial/Industrial District.

#### **NEXT MEETING**

Next scheduled meeting is Tuesday, October 6, 2015.

#### **COMMISSIONERS REPORT**

Commissioner Lanting introduced herself as a new Planning Commission member.

#### **ADJOURNMENT**

A motion was made by Commissioner Lanting and seconded by Chairperson Stifter, to adjourn the meeting at 8:12 PM. Motion carried 6/0.