

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, October 6, 2015

Commission Members Present: Les Hahn, Rod Maetzold, Krista Goedel, Patty Lanting and Don Wachholz.

Commission Members Absent: Chairperson Tom Stifter and Council Liaison Bruce Osborn.

Others Present: Don Jensen with Hidden Creek 1, LLC and Steven Simpstone

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

CALL MEETING TO ORDER

Meeting called to order at 6:33 PM by Acting Chairperson Hahn.

ADOPT AGENDA

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

APPROVAL OF MINUTES

A motion to approve the September 1, 2015 Planning Commission minutes was made by Commissioner Goedel and seconded by Commissioner Lanting. Motion carried 5/0.

PUBLIC HEARING TO REZONE PROPERTY LEGALLY DESCRIBED AS OUTLOT F, HIDDEN CREEK 5TH ADDITION FROM R-1 LOW DENSITY RESIDENTIAL TO PRD PLANNED RESIDENTIAL DEVELOPMENT.

At 6:44 PM Acting Chairperson Hahn open the public hearing and Planning Consultant Anderson presented the information regarding the rezoning.

Steven Simpstone asked who the developer is.

Don Jensen, representing Hidden Creek I, LLC, stated that Paxmar is the owner and that LLC's are typically formed for each individual development. He stated that the rezoning would allow the development to proceed as originally planned and that if the rezoning was approved sixty-six lots would be platted. He said the first thirty lots in Hidden Creek 6th Addition to be platted would have the largest variety of lots. He also stated the power company will put the overhead power lines underground as part of the development and that 70th Street N would be paved to the west end of the plat.

Acting Chairperson Hahn closed the public hearing at 6:44 PM.

Commissioner Maetzold asked about the house plans and lot widths.

Don Jensen stated there will be some new plans and maybe some other builders will purchase lots as well and use different plans as well.

Commissioner Goedel asked if the rezoning will affect the taxes for these lots.

Planning Consultant Anderson said the taxes would not be affected by the rezoning.

Commissioner Wachholz asked if the rezoning will affect the comprehensive plan.

Planning Consultant Anderson said the rezoning will not affect the comprehensive plan since the use is not changing.

Acting Chairperson Hahn asked if the proposed houses will have room to expand.

Don Jensen stated if the houses are moved as far to one side of the lot as possible there would be room to expand. He also stated there should be room on most lots to expand towards the rear of the lot and that the building pads were graded as fifty-five feet wide by fifty-five feet deep.

Planning Consultant Anderson stated that the impervious surface coverage requirement for the lots may restrict how big of house can be placed on the lot but that the City Council recently approved an amendment changing the impervious surface coverage requirement from 25% to 35%, which will allow for a bigger house.

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

PUBLIC HEARING FOR A PRELIMINARY PLAT KNOWN AS HIDDEN CREEK 6TH ADDITION ON PROPERTY LEGALLY DESCRIBED AS OUTLOT F, HIDDEN CREEK 5TH ADDITION.

At 7:04 PM Acting Chairperson Hahn open the public hearing and Planning Consultant Anderson presented the information regarding the preliminary plat of Hidden Creek 6th Addition.

Commissioner Goedel asked about the concrete sidewalks and who maintains them.

Planning Consultant Anderson stated that typically concrete sidewalks are maintained by the homeowner while bituminous trails are normally maintained by the municipality. Planning Consultant Anderson also stated that every city has different policies and was not sure what Mayer's policy is.

Commissioner Goedel asked about the timing of the development.

Don Jensen, representing Hidden Creek I, LLC, stated that they would record the final plat this winter sometime and plan to start construction next March and that development of the first thirty lots would be finished sometime in July of 2016.

Steven Simpstone asked about the existing lots in the Hidden Creek 5th Addition.

Don Jensen stated that lots in either the 5th Addition or 6th Addition could be sold at anytime and that there is no plan to phase the sale of the lots.

Steven Simpstone asked about the pricing of the lots.

Don Jensen stated that the lots in the 5th Addition did not have much markup since there were purchased directly from the lender and that the lots in the 6th Addition may end up being more money.

Acting Chairperson Hahn asked the applicant what his opinion of the concrete sidewalks was.

Don Jensen said starting about two years ago the price of concrete was about the same as bituminous and that has not changed much and he does not see the price going up much over the next couple of years. He also stated that concrete will hold up better over time and is typically easier to install.

Steven Simpsonsone stated he would prefer concrete sidewalks to bituminous.

Acting Chairperson Hahn closed the public hearing at 7:21 PM.

A motion to recommend approval of the preliminary plat of Hidden Creek 6th Addition with conditions was made by Commissioner Maetzold and seconded by Commissioner Goedel. Motion carried 5/0.

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

Planning Consultant Anderson presented the information regarding increasing the impervious surface coverage requirement for the C/I Commercial/Industrial District. Planning Consultant Anderson stated that if the Planning Commission felt a changed should be made, the Planning Commission should call for a public hearing at the November 3, 2015 Planning Commission meeting to amend the text of the C/I district.

A motion to call for a public hearing at the November 3, 2015 Planning Commission meeting to amend the lot coverage requirement for the C/I district was made by Commissioner Maetzold and seconded by Commissioner Wachholz. Motion carried 5/0.

NEXT MEETING

Next scheduled meeting is Tuesday, November 3, 2015. Planning Consultant Anderson also mentioned it is possible that a special meeting may be held on October 20, 2015.

Commissioner Lanting stated that November 3, 2015 is election night so Planning Consultant Anderson stated he would have verify the meeting date and time.

COMMISSIONERS REPORT

Commissioner Goedel asked about how long the Planning Commissioner terms are for.

Planning Consultant Anderson stated he would have to look into the term lengths for the Planning Commission members and report back at the next Planning Commission meeting.

ADJOURNMENT

A motion was made by Commissioner Wachholz and seconded by Commissioner Goedel to adjourn the meeting at 7:50 PM. Motion carried 5/0.