

CITY OF EYOTA
PLANNING COMMISSION AGENDA
FEBRUARY 19, 2020

7:00 p.m.

Moved location: Eyota Fire Hall (14 South Front ST SE)

1. Call to Order
2. Set the Agenda
3. Approve the minutes of the January 15, 2020 regular meeting
4. PUBLIC HEARING – Rezoning Request
Pries Properties, LLC – PIN #62.10.31.053749 and #62.10.42.081670
From R-1 (Low Residential) to M-1 (Industrial/Manufacturing)
5. PUBLIC HEARING – Rezoning Request
Richard Vehrenkamp – PIN #62.11.33.028603 and #62.14.22.028642
From AG (Agricultural) to R-2 (High Density Residential)
6. PUBLIC HEARING – Variance Application
Little Eagles Childcare Center, LLC – 417 Second Street SW
Variance to construct an accessory building in the front yard
7. Planning Commission Member Application
8. Other Project Updates
9. Other Business

**CITY OF EYOTA
PLANNING COMMISSION MEETING MINUTES
JANUARY 15, 2020**

Present: Members: Lief Hughes, Janet Hughes, Susan Spafford and Adam Beilke
Council Rep: John Chesney Secretary: Marlis Knowlton
Absent: Council Rep, Ray Schuchard

Call to Order: Chair Lief Hughes called the meeting to order at 7:00 p.m.

Approve Agenda: Motion was made by Spafford and seconded by Beilke to approve the agenda as presented. Ayes 4, Nays 0. Motion carried.

Minutes: Motion was made by Lief Hughes and seconded by Janet Hughes to approve the December 18, 2019 regular meeting minutes as presented. Ayes 4, Nays 0. Motion carried.

Codification of Ordinance Updates: Corrections that need to be made were reviewed. Traffic Regulations §70.04 should have the truck route map included as an appendix. Recreational Vehicles & Bicycles §72.41 regarding snowmobiles, A.2. should have added pedestrian and/or bike paths; so not just stated as sidewalks. Zoning §153.193 needs the letters identifying each topic paragraph corrected so it is (A) through (L). A sample road right-of-way construction permit application will be researched.

Chapter 50 Sewers and Chapter 51 Water were reviewed and needed corrections were noted. After Knowlton updates the chapters they will be sent to the City Attorney to review for the final ordinances to be approved.

Other Project Updates: Knowlton updated the Commission on the status of projects that are pending or being discussed. Rezoning the Vehrenkamp land (agriculture field south of Carolann, north of railroad tracks) was the only one needing any action at this time. Dates were discussed when a possible joint work meeting with the Council and Economic Development Authority could be scheduled.

2020 Chair and Co-Chair: Motion was made by Janet Hughes and seconded by Lief Hughes to appoint Susan Spafford as the 2020 Chair. Ayes 4, Nays 0. Motion carried. Motion was made by Spafford and seconded by Lief Hughes to appoint Adam Beilke as the 2020 Co-Chair. Ayes 4, Nays 0. Motion carried.

Other Business: Confirmed the next meeting will be February 19.

Adjourn: Motion was made by Lief Hughes and seconded by Janet Hughes to adjourn the meeting. Ayes 4, Nays 0. Motion carried. Meeting was declared adjourned at 8:26 p.m.

Marlis Knowlton, Clerk/Treasurer

Petition for Rezoning – City of Eyota

APPLICANT:

Name Pries Properties, LLC

Applicant: Address 11315 10St SE

City, State, Eyota, MN 55934

Zip Eyota, MN 55934

Phone 612-209-9488 Alternate Phone 507-250-2262

I (we), owner(s) of the property described below, do hereby respectfully petition the Eyota City Council to amend the present Zoning and Map as hereinafter designated.

Legal Description of Property Sect 10 Twp-106 Range-012 City Lands 106-12-10 45.63 AC & Sect 10 Twp-106 Range-012 City Lands 106-12-10 34.19 AC

Address of Property Highway 42 Eyota, MN 55934

Parcel ID Number 62.10.31.053749 & 62.10.081670 Area of Property (sq. ft. or acres): 79.82

Current Zoning District: R1 Proposed Zoning District: C1 Surrounding Zoning Districts: C1 & M1

Describe briefly the expected effect of the proposed amendment. How will the immediate area be impacted?
 Change allows MNDOT and the city of Eyota to run utilities through property to an adjacent property to be developed. Utilities to be brought in or stub in near south end of our property. It also allows MNDOT to install exits to land from Hwy 42 to be used by this property and property to south to be developed by utilizing some right of way land for potential turn off or Right and/or Left turn lanes.

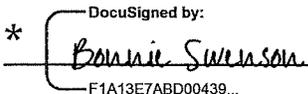
What error (if any) in the existing Ordinance would be corrected by the proposed amendment?
None

What changed or changing conditions of the area makes this request necessary?
 Allows MNDOT and the city of Eyota to run utilities through property to an adjacent property to be developed. It also allows MNDOT to install exits to land from Hwy 42 to be used by this property and property to south to be developed.

Is the proposed rezoning compatible with the surrounding land uses? Yes No Please explain: Nearby land is zoned Commercial and Industrial.

Is the proposed rezoning consistent with the City of Eyota Comprehensive Plan? If not, state why the Planning Commission and City Council should consider the amendment.
Yes

Other circumstances that justify the amendment: Property is currently being offered for sale Parcel immediately to the south is already zoned industrial

Signature of Applicant(s): *  F1A13E7ABD00439...

*
 Date: 1/29/2020

*By signing above, I acknowledge that I read and understand the instructions accompanying this application, and understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

**Request by Pries Properties, LLC representative Bonnie Swenson
to rezone 05927-City Lands 106-12-10
PIN #62.10.31.053749 (45.63 acres) and
PIN #62.10.42.081670 (34.19 acres)
from R-1 (Low Residential) to M-1 (Industrial/Manufacturing)
zoning designation; pursuant to Eyota City Code §153.155.**

Facts:

The request was posted, published and mailed to neighbors with 350' at least 10 prior to this hearing.

The property is currently zoned R-1 (Low Residential) because as land is annexed into the city it is zoned R-1 and rezoned later if appropriate. It is currently being used as agricultural farm land.

The property to the south and north are both already zoned M-1 (Industrial/Manufacturing). There is no current buyer or intended development; the land is being requested to be rezoned to encourage and expedite a future sale and intended use.

Zoning Ordinance §153.005 Chapter Conformance with the Comprehensive Plan. The Comprehensive Plan and this chapter shall strive to be in conformance with one another. Where conflicts exist between the Comprehensive Plan and zoning chapter, the two documents shall be brought into conformance with one another.

2009 Land Use Plan

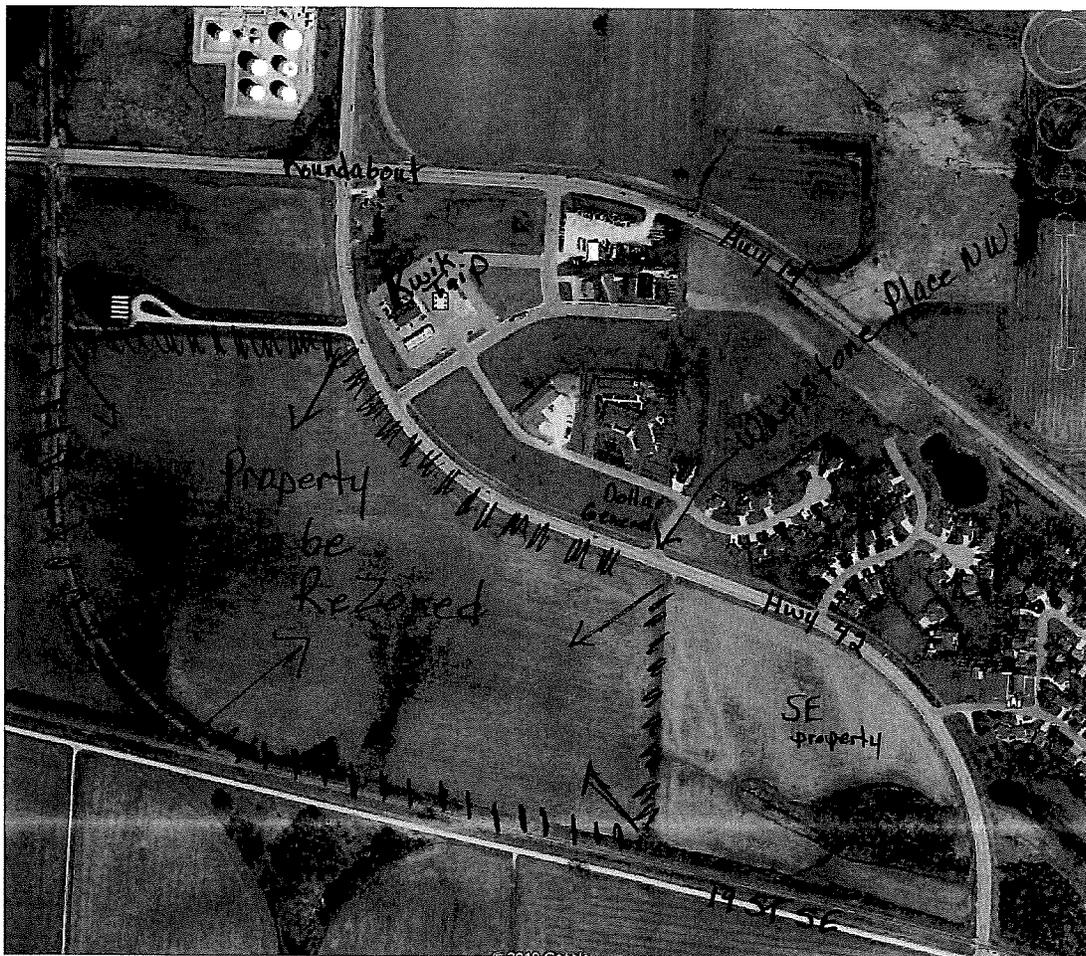
The proposed zoning and use is compliant with the Comprehensive Plan, this land is designated on the future land use plan to be zoned M-1 (Industrial/Manufacturing).

Commercial and Industrial Goals: encourage continued expansion of industrial activities, encourage development with a positive economic impact and expand industrial uses between the Railroad and Highway 42 to attract those uses to the area.

Locational Criteria: level terrain, adequate access to transportation corridors, adequate area available for expansion and buffer yards to protect adjacent residential uses, and served by municipal and public facilities.

The request is to change the zoning to industrial/manufacturing in order to have this process completed to aid in the sale of the property. This land is located west of Highway 42. These parcels are designated to be zoned M-1 on the future land use map in the 2009 Comprehensive Plan.

Planning meetings are being scheduled at this time with MnDOT (Minnesota Department of Transportation), property owners and the City to discuss constructing a proper access/entrance into the property straight across from Whetstone Place NW (Dollar General corner). This would include discussions to construct both right and left turn lanes on Highway 42. This proposed access would also service the land to the southeast.



Petition for Rezoning – City of Eyota

APPLICANT:

Name Richard R. Vehrenkamp
Applicant: Address 14825 14th Street NE
City, State, Dover, MN 55929
Zip _____
Phone _____ Alternate Phone _____
507 273-8188

I (we), owner(s) of the property described below, do hereby respectfully petition the Eyota City Council to amend the present Zoning and Map as hereinafter designated.

Legal Description of Property Please see attachment
Address of Property N/A

Parcel ID Number 621133028603, 621422028642 Area of Property (sq. ft. or acres): 4.55 + 11.95 = 16.5 acres
Current Zoning District: 2A Proposed Zoning District: R2 Surrounding Zoning Districts: R1, Commercial

Describe briefly the expected effect of the proposed amendment. How will the immediate area be impacted?
will provide work force housing for the community. It will make the land zoning consistent with the city's land use plan.

What error (if any) in the existing Ordinance would be corrected by the proposed amendment?
Zoning will be consistent with land use plan

What changed or changing conditions of the area makes this request necessary?
Surrounding development makes the land difficult to farm.

Is the proposed rezoning compatible with the surrounding land uses? Yes No Please explain: _____
Surrounding areas are R1 and commercial. R2 is needed in the community.

Is the proposed rezoning consistent with the City of Eyota Comprehensive Plan? If not, state why the Planning Commission and City Council should consider the amendment.
Yes. The land use plan calls for this land to become R2.

Other circumstances that justify the amendment: _____

Signature of Applicant(s): * Richard Vehrenkamp

Date: 1-15-20

*By signing above, I acknowledge that I: read and understand the instructions accompanying this application, and understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

**Request by Richard Vehrenkamp to rezone
05928-City Lands 106-12-11, PIN #62.11.33.028603 (4.55 acres)
05930-City Lands 106-12-14, PIN #62.14.22.028642 (11.95 acres)
from AG (Agriculture) to R-2 (High Density Residential) zoning
designation; pursuant to Eyota City Code §153.155.**

Facts:

The request was posted, published and mailed to neighbors with 350' at least 10 prior to this hearing.

The property is currently zoned AG (Agriculture) and is being used as agricultural farm land.

The property to the south is divided by the railroad and is owned by the City of Eyota, currently zoned as AG (Agriculture) and is not being used, to the north is R-1 single family neighborhoods, to the west is State Highway 42 and to the east are R-2 four unit apartment buildings.

Zoning Ordinance §153.005 Chapter Conformance with the Comprehensive Plan. The Comprehensive Plan and this chapter shall strive to be in conformance with one another. Where conflicts exist between the Comprehensive Plan and zoning chapter, the two documents shall be brought into conformance with one another.

2009 Land Use Plan

The proposed zoning and use is compliant with the Comprehensive Plan, this land is designated on the future land use plan to be zoned R-2 (High Density Residential).

Housing Goals: encourage multi-family development, visually compatible with surrounding structures and site designs; encourage a variety of housing types to meet the needs of the projected population, encourage multi-family, low and moderate income housing by new construction rather than by conversion of existing single-family housing, provide incentives for multi-family housing.

Locational Criteria:

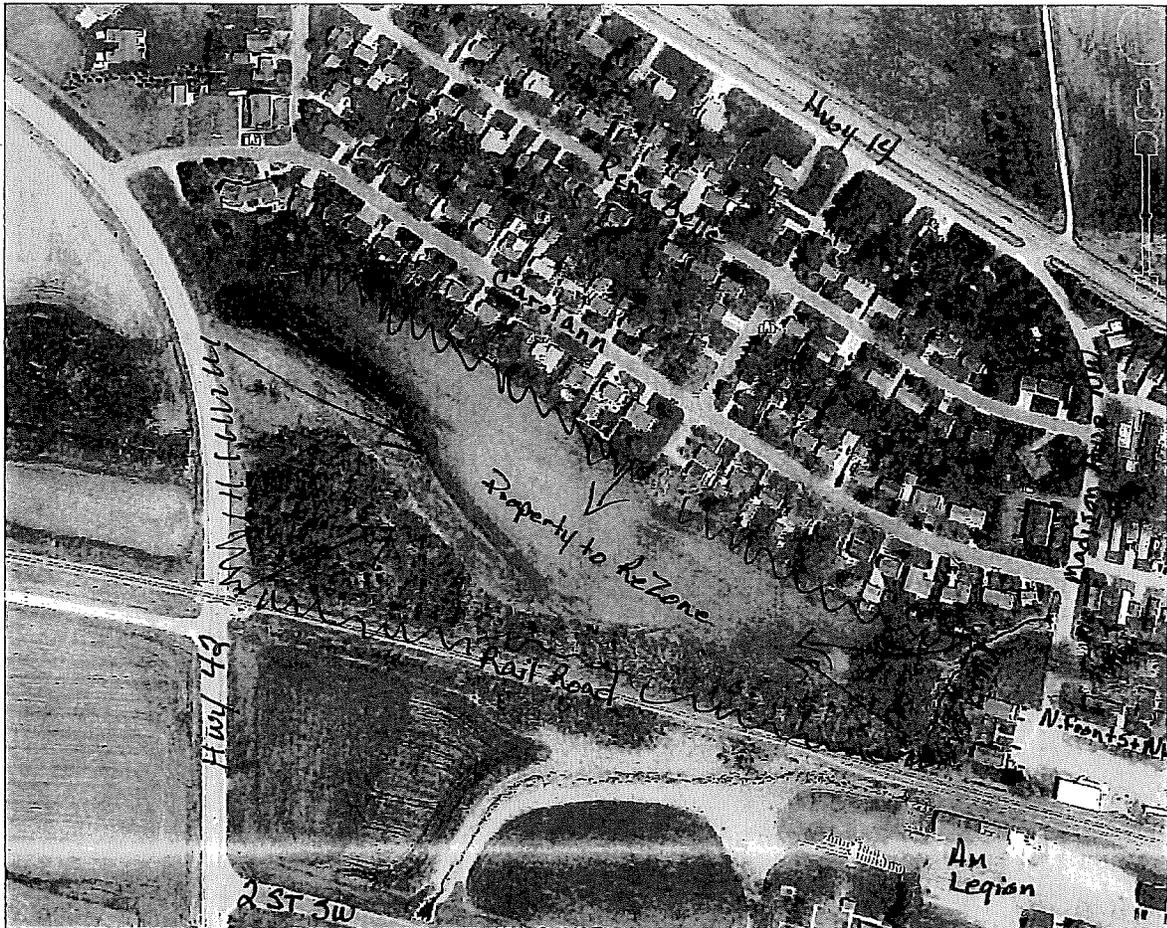
Level to fairly rolling terrain, outside floodplain, close to commercial/recreational/support areas, access to employment/community facilities via collector and arterial streets recreational areas, connected to municipal sewer/water and buffered from incompatible activities.

Wetland Delineation will be required to be completed to determine how much land is not available for development; along with State flood plain designations.

These parcels are the agricultural field south of /or behind Carolan Street NW and north of the railroad tracks.

These parcels are designated to be R-2 (high density residential) on the future land use map in the 2009 Comprehensive Plan. The request is to change the zoning designation from agriculture to high density residential, which is in compliance with the long-term land use plan.

Changing the zoning designation does not approve or guarantee construction of any project. Changing the zoning designation is the first step in the process of planning this project. The next step will be wetland delineation; that determines how much land is currently designated at wetlands. Wetland designation will be a major factor in the planning of any construction. Options will then be explored as to what to put in that location. Options include multi-unit apartment complex down to single family dwellings.



VARIANCE APPLICATION - City of Eyota
CODE of ORDINANCES - TITLE 15: LAND USAGE - CHAPTER 153: ZONING

Location of Project/Property: Next to existing trash enclosure

Legal Description: Partial ID # 621422083987

Applicant Name: Little Eagles Childcare Center LLC

Address (physical/mailling): 417 2nd St SW

Phone: 507-799-0200 Alternate Phone: 507-226-1444 Email: tracy@littleeagleschildcarecenter.com

Property Owner Name: (if different from above) TKTK, LLC

Address (physical/mailling): _____

Phone: _____ Alternate Phone: _____ Email: _____

Description of Proposed Project: To add a 12F1x16F1 storage shed next to existing trash enclosure.

Specify the section of the Code of Ordinance from which a variance is sought: _____
§153.057 High Density Residential (R-2)

Explain how you wish to vary from the applicable provisions of the Code:

(Describe in detail and state unusual conditions that cause hardship. Attach additional sheets if needed.)

We would like to put a storage shed next to our existing trash enclosure so that our staff can have access to necessary equipment.

Our building is built on a hill so storing our strollers in a shed in the back of the building wouldn't work. With the trash enclosure already located on the side yard of the property the shed would not be changing the apperance of the side yard anymore than what is already there.

Please attach a site plan or accurate survey as may be required by ordinance.

The Planning Commission must make an affirmative finding on all of the five criteria listed below in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

Please answer the following questions as they relate to your specific variance request:

1. In your opinion, is the variance in harmony with the purposes and intent of the Code?
Yes (X) No () Why or why not?

2. In your opinion, is the variance consistent with the Comprehensive Plan?

Yes (X) No () Why or why not?

3. In your opinion, does the proposal put property to use in a reasonable manner?

Yes (X) No () Why or why not?

4. In your opinion, are there circumstances unique to the property?

Yes (X) No () Why or why not?

5. In your opinion, will the variance maintain the essential character of the locality?

Yes (X) No () Why or why not?

The undersigned certifies that they are familiar with the application fees and other associated costs, and also with the procedural requirements of Code of Ordinance §153.170-153.173 and other applicable ordinances.

Applicant's Signature: Spacy K. Rusk
Date: 2/3/2020

City Zoning Signature: _____
Date: _____

KEY DATES:

2/4/2020 Application Submitted with Application Fee \$ \$350.00 (rcpt # 7361)

_____ Submittal Date – 21 days (typical) prior to Planning Commission hearing

2-5-2020 Neighborhood Notification – at least 10 days prior to the hearing
(mailed to surrounding properties within 350')

2-8-2020 Publication Notice – to be published at least 10 days prior to the hearing

2-19-2020 Public Hearing Date – hearing held by the Planning Commission

_____ Date Approved or Denied by the Planning Commission

Appeal Process if Requested _____ Date City Council Consideration Date

_____ Date approved or Denied by the City Council

CODE of ORDINANCES - TITLE 15: LAND USAGE - CHAPTER 153: ZONING

BOARD OF ADJUSTMENT

§ 153.170 POWERS AND DUTIES.

(A) The Planning Commission shall serve as the Board of Adjustment and shall act upon all questions as they may arise in the administration of this chapter, including the interpretation of zoning maps, and it shall hear and decide appeals from and review any order, requirement, decision, or determination made by the Zoning Administrator. Such appeal may be taken by any person aggrieved or by any officer, department, board, or commission of the city.

(B) Such appeal shall be taken in such time as prescribed under § 153.172 by filing with the Board of Adjustment a notice of appeal specifying the grounds thereon. All appeals shall be properly filed with the Board of Adjustment. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal and give due notice thereof to the appellant and the officer from whom the appeal is taken and decide the same within a reasonable time. The Board of Adjustment may, so long as such action is in conformity with the terms of the chapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the Zoning Administrator from whom the appeal was taken and may issue or direct the issuance of a permit. The concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this chapter, or to effect any variation in the application of this chapter.

(C) The reason for the Board's decision shall be stated in written findings. Any aggrieved person shall have the right to appeal to the City Council, by filing a written notice of appeal with the City Clerk-Treasurer specifying the grounds for appeal within ten days of the decision of the Board. Appeals of the decision of the City Council may be appealed to the County District Court within 20 days from the date the decision is made by the City Council as provided in M.S. § 462.361, as it may be amended from time to time.

(D) The Board of Adjustment shall have power to vary or adapt the strict application of any of the requirements of this chapter in the case of exceptionally irregular, narrow, or shallow lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty that would deprive the owner of the reasonable use of the land or building involved, but in no other cases except as specifically described in § 153.171.
(Ord. 155, passed 5-25-2017)

§ 153.171 VARIANCES.

(A) A VARIANCE is a relaxation of the terms of the zoning chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the lot and not the result of the actions of the applicant, a literal enforcement of the chapter would result in practical difficulties.

(B) Practical difficulties means:

- (1) The property owner proposed to use the property in a reasonable manner that is not otherwise permitted;
- (2) The plight of the property owner is due to circumstances unique to the property not created by the property owner; and
- (3) The variance if granted, will not alter the essential character of the locality.

(C) No variance in the provisions or requirements of this chapter shall be authorized by the Board of Adjustment unless it finds evidence that all the following facts and conditions exist:

- (1) There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties in the same zoning district;
- (2) Such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same district and in the same vicinity. The possibility of increased financial return shall not be deemed sufficient reason to warrant a variance;

- (3) The authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this chapter or the public interest and welfare;
- (4) That the variance requested is the minimum variance which would alleviate the hardship.
- (5) No variance shall permit a lower degree of flood protection than the regulatory flood protection elevation for the particular area;
- (6) The variance requested is consistent with the intent of this chapter and the city's Comprehensive Plan;
- (7) The variance provides for a reasonable and practical solution that eliminates the practical difficulty; and
- (8) Inadequate access to direct sunlight for solar energy systems shall be considered undue hardship. All portions of this section and the chapter shall be complied with.

(D) In granting a variance, the Board of Adjustment may impose conditions to ensure compliance and to protect adjacent properties. The Board of Adjustment may not permit as a variance any use that is not permitted under this chapter for the property in the district where the affected person's land is located. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts, shall be considered grounds for the issuance of a variance.

(E) The Board of Adjustment shall make findings that all of the requirements of division (C) above have been met by the applicant for a variance, and shall further make a finding that the reasons set forth in the application.
(Ord. 155, passed 5-25-2017)

§ 153.172 PROCEDURE.

(A) Within 30 days after receipt of filing of a request for a variance or an appeal from an administrative order or determination, the Board of Adjustment shall hold a public hearing thereon and shall hear such persons as wish to be heard, either in person or by agent or attorney. Notice of such hearing shall be published in the official newspaper of the city at least ten days prior to the date of hearing. In addition, notice of such hearing shall be mailed not less than ten days before the date of hearing to the person or persons who filed the appeal or request and, in the case of a request for a variance, to each owner of property situated wholly or partly within 350 feet of the property to which the appeal or variance relates. A map containing the names and addresses of property owners within 350 feet of the property whereon the variance is requested shall be submitted with and made a part of the application for variance by the Zoning Administrator.

(B) Within 60 days or less after receipt of the completed application, the Board of Adjustment shall make its order deciding the matter and serve a copy of such order upon the appellant or the petitioner by mail.

(C) For all variances to the Floodplain Management District requirements, the Board of Adjustment shall submit by mail to the Commissioner of Natural Resources a copy of the application for proposed variances sufficiently in advance so that the Commissioner will receive at least ten days' notice of the hearing. A copy of all decisions granting variances shall be forwarded by mail to the Commissioner of Natural Resources within ten days of such action.
(Ord. 155, passed 5-25-2017)

§ 153.173 REQUIRED EXHIBITS.

Following exhibits shall be required for all Board of Adjustment proceedings:

(A) A completed application form. For variance requests, the application in whatever form shall include all required information as listed in § 153.171(B). For all other appeals the applicant shall state the ground upon which the appeal is based and furthermore shall state the particular kind of relief the applicant is seeking; and

(B) An accurate boundary survey and site plan.
(Ord. 155, passed 5-25-2017)

Commercial building (Existing)
Little eagles childcare center

side walk

Paved driveway
and parking

trash
receptacle

16'

20'

Proposed
13' riding
10' x 13'

24'



mailbox



number

2ND Street SW

§ 153.057 HIGH DENSITY RESIDENTIAL (R-2).

The intent of this district is to provide land area primarily for residential uses of a higher density than the R-1 District, and include manufactured housing singly or in subdivisions/parks; such uses should be compatible to multi-family residential buildings. This district applies to the "High Density Residential" land use designation of the Comprehensive Plan.

(A) *Permitted and conditional uses.* See Table 1 in § 153.042.

(B) *Development requirements.*

(1) *Maximum building height.*

(a) Thirty-five feet for all principal residential buildings of permitted and conditional uses;

(b) For nonresidential principal buildings, 55 feet, provided that for each one foot of height over 35 feet, two feet of additional front, side and rear yard shall be required; and

(c) *Twenty feet for all accessory structures.*

(2) *Maximum density and minimum lot area.*

(a) All residential development, except manufactured houses and supervised care facilities, shall have a minimum of 2,178 square feet of land area per dwelling unit or a maximum density of 20 dwelling units per net acre. (Net acreage shall be gross acreage minus that area of public right-of-way and floodplain within the area proposed for development under this district.)

(b) Minimum lot size for manufactured home park/subdivisions and supervised care facilities shall be 7,200 square feet.

(c) All other permitted or conditionally permitted uses shall provide adequate land area to meet the minimum lot frontage, yard requirements, maximum lot coverage, on-site parking requirements, and area necessary for minimum buffering and screening.

(3) *Maximum lot coverage.* The maximum lot coverage of all structures shall not exceed 50% of the total lot or development site.

(4) *Minimum lot frontage.*

(a) Residential development, manufacture home subdivision/park: 70 feet; and

(b) All other uses permitted or conditionally permitted uses: 75 feet.

(5) *Minimum front yard.* Twenty-five feet measured from foundation to lot lines.

(6) *Minimum rear yard.*

(a) Thirty feet measured from foundation to lot lines, except for manufactured homes in manufactured home subdivisions;

(b) Manufactured homes in manufactured home subdivisions: 15 feet measured from outside of wall foundation to lot lines; and

(c) *Accessory structures* not attached to the principal building may be erected in the rear yard providing that the accessory buildings shall be placed at least five feet measured from the eaves of the building to lot lines.

(7) *Minimum side yard.*

(a) Buildings 35 feet and under: seven and one-half feet, measured from the foundation to lot lines. (See division (B)(1)(b) above.)

(b) Nonresidential uses with a height of 35 feet and under: seven and one-half feet measured from foundation to lot lines for both sides.

(8) *Open space.* All nonresidential permitted or conditionally permitted uses shall provide 25% of the gross lot area for unpaved open space. This requirement shall not apply to essential services and cemeteries. Landscaping may be required within the open space area by the City Council, including buffering or screening around the parking area.

(9) *Buffering and screening.* Buffering and screening shall be required as specified in § 153.136.

(10) *Individual lots.* Driveways shall be surfaced with concrete, asphalt, or an approved paving brick block material. Plans for such must be included in the homeowner's construction plans, and driveways must be completed within six months of homeowner occupation. Driveways shall have a maximum grade of 8% within the public right-of-way.

(C) *Accessory uses and structures.* When located on the same lot are permitted.

(D) *Exceptions and additions to standards of this section; zero lot line development.* A single-family detached dwelling or single-family attached may reduce one side yard to zero when at any location within this district where all of the following conditions are met.

(1) The applicant records a covenant and deed restriction on all properties which will abut the zero or common lot line. Said covenants' and deed restrictions shall:

(a) Provide access to the abutting lot for the adjacent lot owner and/or his or her representative for the purpose of construction, reconstruction, repair, and maintenance of either side on the total lot;

(b) Provide for necessary encroachments for footings, eaves, and special structures; and

(c) Provide for restrictions to limit color, material, and design of the principal building as to be compatible with the attached building.

(2) The zero side yard of a zero lot line dwelling shall not abut a dwelling built to meet the side yard standards of division (B)(7) above. Unless said dwelling is on a corner lot and the dwelling and garage where this applies are a minimum of 15 feet from the side lot line, and all other requirements of this district are met or exceeded. The zero side yard of a zero lot line dwelling shall not abut the rear yard of any dwelling located on a corner lot.

(3) Windows shall be prohibited in the wall that is on the same side as the zero yard.

(4) The side yard opposite the zero side yard shall have a minimum width equal to the minimum total side yard, normally required for that dwelling type in this district.

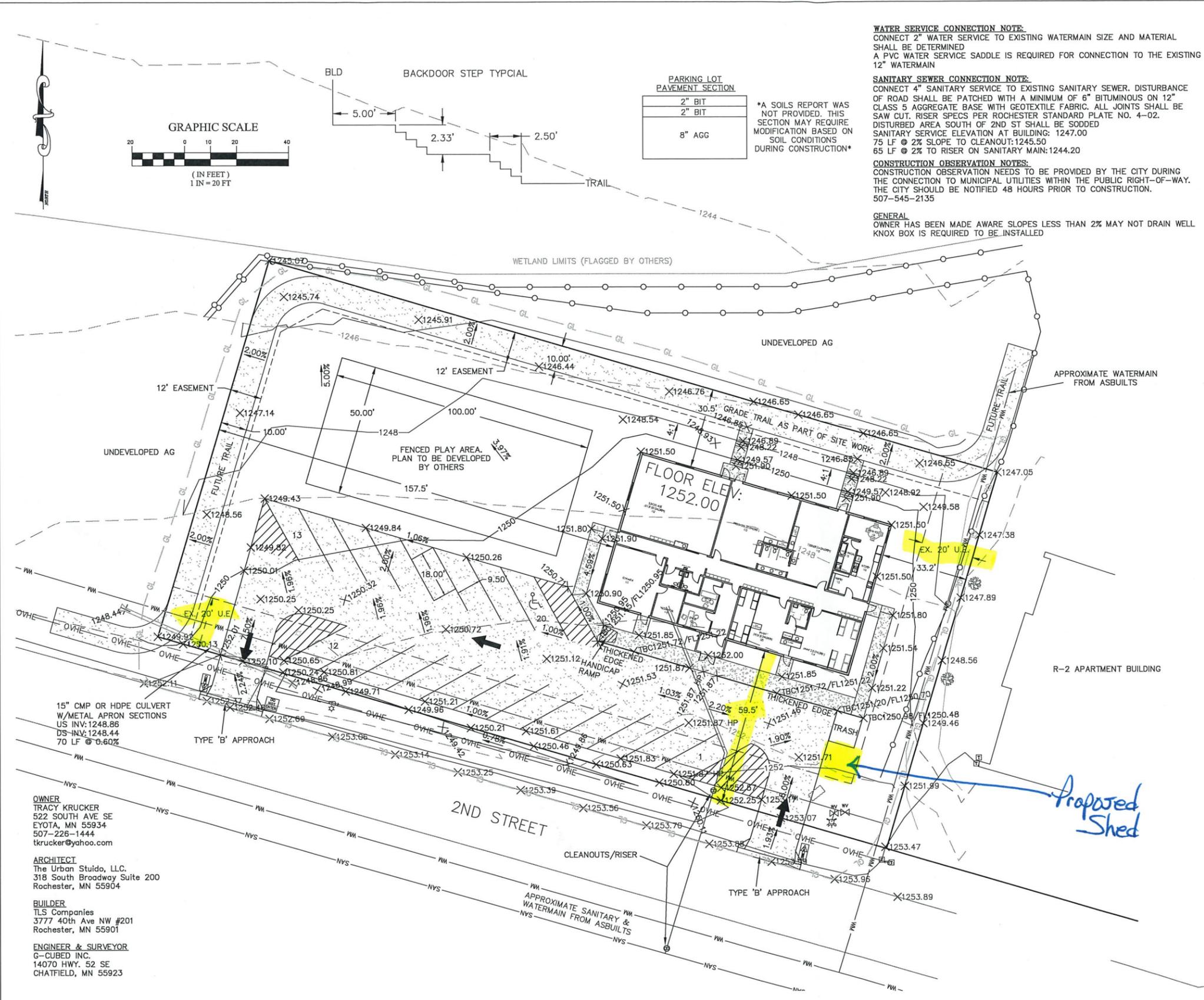
(5) No building side wall shall be closer than 15 feet to the adjacent lot building side wall with the exception of accessory structures. Accessory structures shall be no closer than ten feet to the principal building on abutting lots.

(6) The wall of the dwelling shall be placed upon said lot in a manner not to encroach upon another lot.

(7) Water runoff from structure roofs shall not drain onto abutting lot but shall be required to drain onto only the lot on which the structure is located.

(8) The zero side street side yard, where this applies, shall be opposite the zero side yard.

(Ord. 155, passed 5-25-2017)



SITE ZONING INFORMATION
CURRENT ZONING: R-2
SITE ADDRESS: TO BE DETERMINED
PERMITTED USE: DAY CARE CENTER
UNPLATTED METES & BOUNDS
THIS PROJECT IS FOR THE CONSTRUCTION OF A BUILDING AND PARKING LOT

MINIMUM SETBACK FROM PROPERTY LINES
REQUIRED FRONT YARD: 25 FEET
MINIMUM REQUIRED SIDE YARD: 7.5 FEET ALONG R-2
MINIMUM REQUIRED SIDE YARD: 7.5 FEET ALONG AG
MINIMUM REAR YARD: 30 FEET

BASE SITE AREA: 43,588 SQ FT (1.00 ACRES)
TOTAL EXISTING BUILDING SQUARE FOOTAGE = 0 SQ FT
TOTAL BUILDING SQUARE FOOTAGE PROPOSED = 6,000 SQ FT

PERMITTED MAX. HEIGHT OF BUILDING 35' FEET
PROPOSED BUILDING HEIGHT 21'

PARKING (8.13): 1 PER 2 EMPLOYEES (16 EMPLOYEES) = 8 SPACES REQ. - 20 PROVIDED
REQUIRED HANDICAP PARKING SPACES: 1 MINIMUM (PER ADAAG 4.1.2) (1 HANDICAP PARKING SPACES PROVIDED)
NOTE THAT HANDICAP PARKING SPACES SHALL HAVE SIGNS SET BETWEEN 60 AND 66 INCHES ABOVE GROUND LEVEL DENOTING "HANDICAP PARKING, VEHICLE ID REQUIRED, UP TO \$200 FINE FOR VIOLATION"

- LEGEND**
- WATER HYDRANT & GATE VALVE
 - SANITARY MANHOLE
 - STORM MANHOLE & CATCHBASIN
 - SIGNS
 - GAS VALVE
 - COMMUNICATIONS BOX
 - ELECTRIC POLE
 - LIGHT POLE
 - TREE
 - ELECTRIC MANHOLE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - WM WATERMAIN
 - SAN SANITARY SEWER
 - STORM STORM SEWER
 - OVHE OVERHEAD ELECTRIC LINES
 - U.E. UNDERGROUND ELECTRIC LINES
 - TEL UNDERGROUND COMMUNICATIONS LINE
 - RETAINING WALL
 - RAILING, CHAINLINK FENCE
 - GAS LINE
 - WAT WATER SERVICE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EASEMENT LINE
 - SILT FENCE
 - GRADING LIMITS
 - BUFFERYARD LINE
 - BITUMINOUS SURFACING
 - CONCRETE SURFACING
 - GARDEN
 - AGGREGATE SURFACING
 - X 1060.00 EXISTING SPOT ELEVATION
 - X 1060.00 PROPOSED SPOT ELEVATION
 - 2.00% PROPOSED SLOPE
 - INLET BARRIER (PER ROCH. STD. PLATE 7-05)
 - PROPOSED BITUMINOUS SURFACING
 - PROPOSED CONCRETE SURFACING
 - PROPOSED EROSION CONTROL BLANKET (PER MNDOT 3885.1 CAT. 3)
 - ROCK CONSTRUCTION ENTRANCE (PER ROCH. STD. PLATE 7-06)
 - RIP RAP (PER MNDOT 3133D)
 - BUILDING
 - BOULDER OR BIG BLOCK TRANSITION
 - CHISELED "X" IN CONCRETE
 - IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
 - PROPOSED BOULEVARD TREE

City of Eyota
Volunteer Boards/Committees/Commissions
Applicant Information

Name of Board: Planning Commission

Personal Information: (share information as you see fit)

Name: Heather Tesdahl

Home Address:

Home Phone:

Place of Employment:

Email:

Work Phone:

Please describe work, volunteer, or life experiences that you have had that would prepare you for being a member of this group.

Having grown up in Eyota, and now moved back, I have an interest in what happens in Eyota. Also, I am in school to obtain a degree in Business Administration, so I have gained some knowledge from my schooling.

What skills and abilities do you have that would be helpful in doing the work of this group?

I'm detail oriented, motivated and a quick learner.

With what you know about this area, what do you see as the three most significant issues this group will need to address in the next 2 years?

1. Catch up from cancelled meetings in 2019.
2. Intentional growth. DMC will only continue to attract people to live and visit southeastern Minnesota. Eyota needs to think one step ahead so we can attract the best.
3. Ensure City Codes are up to date and adjust as necessary to further support intentional growth.

Do you have any personal suggestions or ideas you would like to see this group discuss or projects to consider?

I would love for Eyota to attract a restaurant since we have limited places for families to go out to eat.

What one or two contributions do you think you would make, in the short term (first few months) and in the long term (after a year)?

Short term: The board will have enough members to meet.
Long term: My viewpoint, being a long time resident with a family.

Do you have any potential conflicts of interest serving on this board?

If there is ever something my household would bring to the board, it would be a conflict of interest. In that instance, I would ask a council member to step in, or follow whatever protocol is in place.