CITY OF EYOTA
PLANNING COMMISSION SPECIAL MEETING MINUTES
JANUARY 25, 2017

Present: Members: Lief Hughes, Janet Hughes, John Chesney and Franklin Merchant
Council Rep: Ray Schuchard Secretary: Marlis Knowlton

Absent: Member Casey Johnson and Council Rep Bryan Cornell

Guest: Kristi Clarke, Senior Municipal Planner, Bolton & Menk, Inc. and Tyrel Clark, Mayor

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

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

Ordinance Codification: Kristi Clarke presented and reviewed suggested revisions of the current subdivision ordinance #51. Section 5.7 was reworded so that sidewalks will be a feature that is reviewed with every plat submittal; so that each unique situation and area can be evaluated appropriately. New subdivision park dedication processes and fees were discussed at length. The Commission agreed that monetary payments, in lieu of land, should be changed to .1% of the cost per acre; the cost to be calculated by the engineers.

The Zoning Ordinance #53 was then reviewed with Clarke's suggested changes.

The section on flood plain regulations is basically Department of Natural Resources language and will not be changed.

It will be up to the Commission to consider and discuss each property use, in each zoning district and if it will be permitted, requiring a conditional use permit or to be prohibited. It will also be discussed again what the minimum lot size should be for each zoning district.

Another area the Commission discussed in detail was the required setbacks, specifically in residential zones. After consideration, it was agreed to go from seven and a half feet down to five feet. Anything less than five feet from the lot line currently requires buildings to have complicated and expensive fire walls.

The Commission was requested to review all the suggested changes Clarke made and were discussed tonight. The next meeting the Commission will discuss Planned Unit Developments.

Future Meeting: Another special meeting was discussed and scheduled.

Motion was made by Janet Hughes and seconded by Chesney to schedule a special meeting on Wednesday, February 8, 6:30 p.m. at the Fire Hall, to continue the codification process. Ayes 4, Nays 0. Motion carried.

Rezoning for Galyn Tucker Speltz, 123 Center Avenue S: Mr. Speltz had submitted a parking agreement with a nearby homeowner to rent a parking space for a future tenant of his apartment building. Speltz asked if this agreement would be acceptable to prove there are parking spaces available for tenants if the property is rezoned to R-2 (high density residential).

At the previous meeting the Commission voted not to rezone at that time, to give Speltz time to come up with a parking solution. After further consideration a motion was made.

Motion was made by Lief Hughes and seconded by Merchant to deny the rezoning request. Ayes 4, Nays 0. Motion carried. Referencing: 123 Center Avenue S, PIN 62.14.24.028199, lot 10, block 9 of the Original Eyota Plat, is currently zoned C-1 (commercial) and the request was to change to R-2 (high density residential).

Zoning Change Denial Finding of Facts:
-There is no parking available within the required two hundred feet to provide enough parking spaces for six apartment units in an R-2 district.
-The City needs small business commercial type spaces for business that do not need or cannot afford to build in a new commercial district.
-Parking spaces are not required to be provided for in the current commercial district, street parking is acceptable.
-Contracted parking spaces, being rented from residential or commercial neighbors are not a permanent solution to provide the required parking spaces for apartment units.
-For all existing commercial uses located in the downtown commercial area there is no off-street parking required.

Other Business: none

Adjourn: Motion was made by Janet Hughes and seconded by Chesney to adjourn. Ayes 4, Nays 0. Motion carried. Meeting was declared adjourned at 8:56 p.m.

Marlis Knowlton
Clerk/Treasurer