

**CITY OF EYOTA  
PLANNING COMMISSION MEETING MINUTES  
OCTOBER 23, 2019**

**Present:** Members: Lief Hughes, Janet Hughes, Susan Spafford and Adam Beilke  
Council Rep: Bryan Cornell                      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 Lief Hughes and seconded by Janet Hughes to approve the agenda as presented. Ayes 4, Nays 0. Motion carried.

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

**Stoneridge Construction LLC:** Owner Nathan O'Byrne was present and explained his plan to build a building in Stone Ridge Plaza commercial district for his concrete business to house vehicles and equipment. This building permit will require a Conditional Use Permit. The Commission discussed timing and agreed to move the November meeting earlier to include the required Conditional Use Permit hearing.

Motion was made by Lief Hughes and seconded by Janet Hughes to hold the Conditional Use Permit Hearing on Tuesday, November 12, 7:00 p.m. Ayes 4, Nays 0. Motion carried.  
Note: this will also be the regular November meeting date.

**Stone Garden Estates Phase 11 Concept Planning:** Knowlton reported there is no update at this time, no additional information has been requested or received.

**119 Madison Avenue SW Don Dahl Property:** There is at least one other party than the City Council interested in purchasing this property to improve the site. The Council is considering making Mr. Dahl another offer to purchase the property. The question came up if the City would approve a high density residential facility on the property. The Commission discussed the history of the property and how to improve it. The general agreement was a potential buyer will need to take the risk to go through the proper procedures to have the property rezoned if an apartment type facility is requested. The Commission was not strongly for or against the idea of R-2 Residential (High Density) zoning for that area; again the process of rezoning would need to be followed. The Commission had previously reviewed the Comprehensive Plan more than a year ago when an offer was made and nothing has changed; purchasing the property is still in compliance with the Comprehensive Plan.

**Review Comprehensive Plan:** The Commission is required to make sure any sale or purchase of property by the City is compliant with the Comprehensive Plan.

**Arbor Gardens Sale:** The City is considering selling the senior living facility. The current offer is from a business that would continue to operate it as a senior living facility, as it is now.

The Comprehensive Plan encourages senior housing and assisted living facilities which it is now and would continue to be, nothing would be changing.

Motion was made by Janet Hughes and seconded by Beilke that it fits the Comprehensive Plan to sell Arbor Gardens as proposed. Ayes 4, Nays 0. Motion carried.

22 Park Drive NW Purchase: This is a vacant lot in the trailer park. The City is investigating to see if a system can be put in to improve storm water management in the park; using this lot as an essential storm water management feature as access to the creek. Because the City can purchase the tax forfeiture lot very reasonably and it would be a storm water management asset, the Commission agreed it complied with the plans of the City.

Motion was made by Lief Hughes and seconded by Janet Hughes that buying 22 Park Drive NW is in compliance with the Comprehensive Plan. Ayes 4, Nays 0. Motion carried.

Stone Ridge City Owned Parcel Sale: This parcel is not included any adjacent subdivisions. The City Council previously approved it should be included in the Stone Garden Estates II new subdivision for platting purposes. The Commission discussed the history of the parcel and area. They discussed its possible use, for instance as a single family home, a neighborhood park or storm water management, etc. (Parcel 62.10.41.064185)

Motion was made by Lief Hughes and seconded by Janet Hughes that selling this parcel is in compliance with the Comprehensive Plan. Ayes 4, Nays 0. Motion carried.

**123 Center Avenue S – Speltz Commercial Property:** Speltz had question if establishing temporary housing on the main floor would be an allowed commercial use and an option for improving the building. Knowlton shared the zoning information she forwarded to Speltz. Informational only; no action needed or taken.

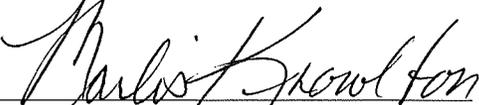
**Update on Other Projects:** Knowlton updated the Commission on some of the other projects being discussed. The Park Board discussed a suggested city run dog park on Our Saviors Lutheran Church property; they are not interested at that time due to numerous reasons. There is a party interested in researching sites to establish a hospice facility in Eyota or the area; location suggestions were given. Knowlton reported she had met with builder David Reiland regarding storm water management issues in the Stone Ridge area and discussed ideas to coordinate efforts to make improvements during future construction projects.

The City has received inquiries for development in the future industrial district west of Highway 42, between Highway 14 and the railroad. The Commission suggested Knowlton put together industrial zoning and subdivision development planning bullet points for the interested party.

The Council had suggested the Commission review the Code of Ordinances for language addressing illegal dumping at the City's compost site. Knowlton did not find any specific language of this nature. The City Attorney has been contacted to see if basic littering or illegal dumping similar to trash in rural road ditched will be efficient to use as enforcement for City site violators. No action will be taken until the Attorney responds.

**Other Business:** Spafford discussed her concerns with the process of new development. The party interested in building an apartment building has been in conversation with the property owner and many times with the City's Economic Development Authority board. Why haven't they come to the Planning Commission to discuss zoning requirements? After discussing some of the history of the inquiry and shared information, it was agreed that it was too soon to discuss specific zoning details.

**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 8:29p.m.

  
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Marlis Knowlton, Clerk/Treasurer