

**CITY OF EYOTA
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 15, 2017**

Present: Members: Lief Hughes, Casey Johnson, John Chesney and Franklin Merchant
Secretary: Marlis Knowlton

Absent: Member: Janet Hughes Council Reps: Ray Schuchard and Bryan Cornell

Call to Order: Chair Lief Hughes called the meeting to order at 7:04 p.m.

Approve Agenda: Knowlton requested adding discussions regarding Our Savior's Lutheran Church site plan review and DM&E railroad section abandonment. Motion was made by Lief Hughes and seconded by Johnson to approve the agenda with noted additions. Ayes 4, Nays 0. Motion carried.

Minutes: Motion was made by Merchant and seconded by Chesney to approve the January 18, 2017 regular meeting minutes and the January 25, 2017 special meeting minutes as presented. Ayes 4, Nays 0. Motion carried.

Galyn Tucker Speltz Apartment Building: 123 Center Avenue S

The Council requested the Commission consider allowing more than one dwelling unit on the second floor of commercial buildings in the downtown commercial district. And also consider changing the requirement that parking needs to be onsite and owned by the apartment owner.

The Commission discussed this at great length, along with considering the City Attorney's comments. Eyota is not the same as a metro, there is no public transit to get around and Eyota does not have any public parking. Leased parking spots from private property owners are not a permanent solution. The Commission agreed that one dwelling unit and required parking should be kept in the ordinance as is. There are only three buildings this affects and if the issue comes up again it can be dealt with a variance request.

Mr. Speltz showed up at the meeting and it was explained to him why the zoning change (from commercial to high density residential) was denied and would not again be considered. The Commission suggested to Speltz if he still wants more than one apartment, a variance request would be a consideration; but adequate parking spots would need to be close by and owned by Speltz.

Ordinance Codification:

Flood Plain: Article VII Flood Plain Management District in the Zoning Ordinance #53 will need to be updated before April 19 because the Minnesota Department of Natural Resources has updated the flood maps and the ordinance needs to be in compliance with those mapping changes. Both contract planner Kristi Clarke and City Attorney Fred Suhler have reviewed the DNR's suggested model ordinance, made the minor allowed changes and recommend approval.

Motion was made by Lief Hughes and seconded by Chesney to approve the flood ordinance as presented with Clarke's changes. Ayes 4, Nays 0. Motion carried.

Motion was made by Merchant and seconded by Johnson to schedule the required public hearing to approve the revised flood ordinance for Tuesday, March 21, 2017, 7:00 p.m. at City Hall. Ayes 4, Nays 0. Motion carried.

Development Regulations Districts and Uses: The Commission reviewed the residential facility regulations in depth. The entire Table 4.1 was reviewed and no changes were suggested.

Fireworks: Merchant found another sample fireworks ordinance that incorporates the changes to allow sales. He will forward that to Knowlton.

Our Savior's Lutheran Church Site Plan: A site plan will soon be submitted for the new church being proposed on their site on Robert Avenue SW. A few items were discussed: fire hydrant, sidewalk requirements, public utility concerns and request for a Knox Box to be installed. The plans will be emailed to the appropriate people and departments. A meeting is scheduled to discuss the plans with the engineers. March 21 would be the first available date a public hearing could be held if the required conditional use permit application is submitted, as the Church suggested they would be doing.

DM&E Railroad Line Abandonment: The Dakota, Minnesota & Eastern Railroad (DM&E) has been in negotiations with Kruegel Gas Service and the Parks & Trails Council of Minnesota regarding the dead end rail line that goes off to the north from 19th Street SE to County Road 9. This line is still considered an active line and needs to be changed to DM&E's definition of an abandoned line in order to be sold. Kruegel will purchase approximately one half mile of rail line for their business use. The City has been requested to send a letter of support for this transaction. The Commission was acceptable to send the support letter as long as that section of line is kept in safe operating condition.

Schedule Future Meetings: Motion was made by Lief Hughes and seconded by Chesney to reschedule the March regular meeting to Monday, March 13, 7:00 p.m. at City Hall. Ayes 4, Nays 0. Motion carried.

Other Business: none

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


Marlis Knowlton
Clerk/Treasurer