

**CITY OF EYOTA
PLANNING COMMISSION MEETING MINUTES
MARCH 13, 2017**

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

Absent: Member: Casey Johnson Council Reps: Ray Schuchard and Bryan Cornell

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 Chesney to approve the agenda as presented. Ayes 4, Nays 0. Motion carried.

Minutes: Motion was made by Janet Hughes and seconded by Merchant to approve the February 8, 2017 special meeting minutes and the February 15, 2017 regular meeting minutes as presented. Ayes 4, Nays 0. Motion carried.

Our Savior's Lutheran Church Site Plan: Representatives from the Church requested ideas on how the property/building could be listed for sale. Since it is in the middle of an R-1 district, rezoning would not be advised being that it would be seen as spot zoning. Ideas: a single family home, a twin/attached home, library or daycare with limited amount of children.

Comprehensive Plan Review: The Commission reviewed the Comprehensive Plan to determine if purchasing the residential home at 119 Madison Avenue SW would be compliant with the Plan. Seeing that this parcel is located in between the American Legion and the parcel owned by the City (123 Madison AVE SW); and near Sunset Square Park it has the potential to be developed into numerous options: Legion expansion, park expansion, trail extension, community gardens, splash pad, community pavilion, parking, apartments, even a new fire hall. All these options fit into numerous goals of the Comprehensive Plan: Community Services and Facilities, Parks, City-wide Trails, Housing Goals, Parks & Recreation and Natural Resource Goals, Commercial and Industrial Goals and Growth Guidelines.

Motion was made by Merchant and seconded by Chesney to recommend to the Council to move forward to acquire 119 Madison Avenue SW, as it is in compliance with the City's Comprehensive Plan. Ayes 4, Nays 0. Motion carried.

Ordinance Codification: The Commission discussed the Council's request to revisit the Zoning Ordinance restriction of: *Dwelling units (apartments) located above the street level, first floor, in buildings in the downtown commercial area, shall be permitted where adequate on-site parking is available. A maximum of one (1) dwelling unit per lot of record that meets all lot area, frontage and yard requirements shall be permitted.*
Council requested limiting the number of dwelling units based on the number of square feet in the building; eight hundred square feet per unit was recommended. The adequate on-site parking requirement should remain.

The Commission will do some more research and discuss this again at the March 21 meeting; but the suggested change would be:

Dwelling units to be regulated based on square footage. Minimum square footage for each unit allowed was suggested as: 650 square feet for a studio apartment, 800 square feet for a one bedroom and 1,000 square feet for a two bedroom.

The Commission also suggested changing the Liquor Ordinance to state the City's operating days and hours are the same as allowed by State Statute; instead of listing all the hours and days. Knowlton will research that.

Schedule Future Meetings: Motion was made by Merchant and seconded by Chesney to schedule a special meeting to continue the codification process on Tuesday, April 11, 6:30 p.m. at City Hall. Ayes 4, Nays 0. Motion carried.

Other Business: none

Adjourn: Motion was made by Lief Hughes and seconded by Janet Hughes to adjourn. Ayes 4, Nays 0. Motion carried. Meeting was declared adjourned at 8:23 p.m.



Marfis Knowlton
Clerk/Treasurer