

**CITY OF EYOTA  
PLANNING COMMISSION SPECIAL MEETING MINUTES  
MARCH 21, 2017**

**Present:** Members: Lief Hughes, John Chesney, Casey Johnson and Franklin Merchant  
Council Rep: Bryan Cornell                      Secretary: Marlis Knowlton

**Absent:** Member: Janet Hughes      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 Merchant and seconded by Chesney to approve the agenda as presented. Ayes 4, Nays 0. Motion carried.

**Our Savior's Lutheran Church Conditional Use Permit Public Hearing:** Our Savior's Lutheran Church, PIN 62.14.33.052975, Section 14, Township 106, Range 12, Our Savior's Subdivision Lot 1, Block 1. A required public hearing for a conditional use permit relating to building a new church facility on Robert Avenue SW. See "Exhibit A" and "Exhibit B"

Motion was made by Lief Hughes and seconded by Johnson to close the regular meeting and open the public hearing. Ayes 4, Nays 0. Motion carried. See "Guest Sign In"

\*\*\*\* It should be noted that this hearing developed into more of a conversation than an official and regulated hearing. Some comments and conversations were not recorded. \*\*\*\*

Eric Oleson, Architect from Oleson+Hobbie Architects started out by explaining the project while pointing out things on plans viewed electronically by the meeting participants. The Church is looking to develop a 9,800 square foot facility with plans for future expansion. It includes parking area on the south side, utility facilities on the north side and a storm water pond in the southeast corner. They (including engineer) have been working with City Engineer Daren Sikkink and are well aware of the storm water issues; but are confident they have designed the facility to handle that. Are there any other questions from the Planning Commission? See "Exhibit C" and "Exhibit D" plan review letters from the engineering firms.

Lief Hughes: What about a sidewalk?

Eric Oleson: I understood that there is already a sidewalk on the west side of Robert Avenue, and the church would not require one. People will park in the parking lot.

Daren Sikkink: The City does have a complete street's policy which states sidewalks should be discussed.

Frank Merchant: The storm water and the traffic were previously discussed, not everyone will park in the parking lot during large events. With safety and traffic flows it makes sense to have a sidewalk; all churches have sidewalks.

Bryan Cornell: Is there a concern? Why not have a sidewalk?

Eric Oleson: Because it would not go anywhere, or connect to anything.

Bill Donahue (Church Representative): The church entrance door is on the south side of the building to deter street parking.

Casey Johnson: We are worried for overflow and people walking in the street.

Eric Oleson: Eric verified that there is currently vehicle parking on both sides of Robert Avenue.

Frank Merchant: The concern is traffic and pedestrian flow and safety; we are not trying to have the church incur extra cost.

Eric Oleson: Questioned if there is a potential for a crosswalk on Robert Avenue from the church to the west existing sidewalk.

Daren Sikkink: A mid-block pedestrian crossing is discouraged because drivers are not looking or expecting pedestrians to be crossing there. They are expecting and watching for them on corners and intersections.

Frank Merchant: There is concern for a buffer because the area can be congested and have heavy traffic flows as a main street, the Eyota Market (grocery store) and the ambulance facility. We know people are going to walk across that street.

Daren Sikkink: Daren responded to Eric's question if the sidewalk could be a paved path versus a concrete sidewalk. It is the City's standard for a paved path to be ten feet wide and that would eat up a lot of the boulevard. Bill Donahue added that the standard minimum width for a path is eight feet.

Cathy Gust (Church Representative): Wouldn't it be sidewalk to nowhere?

Bryan Cornell asked about the sidewalk on the Peace Church property. It was built partially with a City grant as a connecting piece for the inner city trail system.

Dale Heintz (Church Rep): What if we made the parking lot bigger?

Eric Oleson: What if there was no parking allowed on the east side of the street? The parking lot in Phase One will be paved.

Bill Donahue: Maybe we could rock/gravel more area for parking. If a sidewalk is put in, the grade is very steep to be handicap accessible. Would the City require a sidewalk be put in next to the houses on either side of the church? Others referred to the plans and commented that side of the lot and church drops off probably four feet to the street.

Frank Merchant: What about the storm water flows if a sidewalk was put in. Eric confirmed it would affect it because it would create more of a hill.

Eric Oleson: Some other communities are using pavement and it seems to work well.

Lief Hughes: Questioned if commercial buildings require sidewalks. Knowlton stated this is not a commercial building; it is a church in a residential zoning district.

Daren Sikkink: Explained details of the difference in widths and amount of materials for sidewalks and paths. When you take that into consideration the cost is about the same. Bryan Cornell asked and the church representatives confirmed that the cost of a sidewalk is the main concern.

Lief Hughes: What would it cost to pave more of the parking lot versus the sidewalk? Eric basically said the cost of the existing parking lot would double.

Frank Merchant: Commented again about pedestrian safety and asked the church representatives if they would be okay with the idea of no parking on the east side of Robert.

All the representatives nodded yes in agreement. Frank commented maybe that would be a good idea.

Eric Oleson pointed out areas on the electronic maps/plans shown on the television/monitor. More than one person discussed ideas of an extension from the street to the parking lot; but not a whole sidewalk along the street. Daren confirmed there are handicap pedestrian ramps in the sidewalk on the west side of the street.

Frank Merchant: With no east side street parking and crosswalks, it should be safer. More than one person agreed: Bryan Cornell and Lief Hughes for sure.

Lief Hughes: Is there a contingency for the storm water overflow during a big rain?

Daren Sikkink explained the way it is laid out, 90% of the property will drain to the southeast corner of the parcel to the pond. There was concern noted in the review letter that Madison Court is a platted street but it is only gravel; and during a heavy rain event the pond will fill up and Madison Court is where the overflow will go, not down the existing drainage easement in the backyards (of Jefferson Avenue properties).

Bob Swenson 801 Jefferson Avenue SW: that (drainage easement) will already be full of water.

Daren Sikkink: There will be a curb and gutter added on the east side of Madison Court, but gravel has the potential of erosion and washing. Overflow may wash out one driveway, or access to a driveway. The City will need to decide if they want something (pavement) there to avoid washing or are okay with re-grading the gravel each time it washes.

Lief Hughes: The houses in the area have sump pumps that already run all the time and now there will be more water directed that way.

Daren Sikkink: The planned grading will direct the storm water out to the street, not in the yards; eventually draining into the Jefferson Avenue storm drain. Someone asked how high the berm will be. The elevation is 1,279; the southeast corner is 1,274; so about five feet higher. The plan shows a berm along the entire north side and about 60% of the south side to avoid the backyards of the adjacent houses. Answering a question from the group, yes it will be a dirt berm covered with grass. Another comment, the grass will be better than a field.

Frank Merchant stated concerns about the type of soil in the area and the low slope of the dirt.

Eric Oleson confirmed the pond will drain out to that easement (drainage ditch) behind the neighboring houses.

Bob Swenson: I can speak on that easement behind the houses. It (storm water) runs real slow because it is so flat and the gutter (storm pipe under Glen Street) is very slow because it so little and the water backs up. Bob explained things while pointing at the map. The water backs up and can not get under the street fast enough. There needs to be a bigger pipe under the street.

Bryan Cornell: We (the City) are working on trying to make improvements to the whole area with a project to tile on the school property.

Eric Oleson: Asked Daren if this pond will slow that water down and that will help this situation.

Daren Sikkink: The storm water pond does that, it is a rate control feature. The City's current ordinance, or proposed future subdivision ordinance states the rate can not be faster than it is now. Water can not run faster than it is running now. The pond slows the water down and meters it out slowly. There is twelve inch pipe (in this plan) that will choke the water down so it can not drain faster than it does now. If there is one hundred gallons of water in a one hundred year rain event now the way it is controlled and metered, than that is what it needs to be in the future.

Lief Hughes: what kind of pond is this, wet or dry?

Daren Sikkink: This is designed as a wet pond; it will have about three feet of water in it. Peace Church (903 Robert AVE) has a pond, I'm not sure how deep, but that one never seems to have any standing water in it.

Bob Swenson: So no other water will be pumped or will flow in here?

Daren Sikkink: Yes, the site is graded so all the water from this site flows to the pond. (But no other neighboring storm water from other parcels) The whole site is flat and in our review letter we commented that the church needs to understand there may be water standing from time to time in the yard. There is a swale off of the parking lot, designed at about 1.25% slope. But normally the minimum grade we like to see is 1.5%; water has a tendency to stand at less than 1.5%. We recommend the church acknowledges, via a letter or something, that there will be potential standing water in the yard, not just the pond.

Bob Swenson: Will they pump water out of the yard to Madison Court?

Daren Sikkink: No, the berm is high enough for water to build up, back up and go out regularly to Madison Court, through a little notch, go down the gravel, around the corner and along Jefferson Avenue to the storm drain. *Note: during these questions and answers others are commenting while someone else is pointing out the areas on the map.*

Lief Hughes: I fear there is a lot of water and pressure; and if that berm breaks it will flood the houses. That is a lot of water and has eight and one half pounds per gallon pushing on that berm.

Daren Sikkink: There are other places that have similar berms and they have a release for the water and the pressure. I don't see this is a dam and it gets shallower as it goes to the northwest to Madison. At Madison there is a proposed stabilizing rock over flow feature. But there is concern that water overflow might wash the gravel on Madison Court.

Lief Hughes: It will wash out (Madison) or have standing water on that corner. How tall will the curb be along Madison?

Daren Sikkink: It is a six inch curb on Madison. In a big rain event the City storms can only handle a ten year event (folks commented that seems to happen every couple years lately). We know there are storm sewer concerns in this area.

Bryan Cornell: There are a lot of problems in that area. We are trying to improve that with tile in the school parcel, across their property and all the way under the road (County Road 142). *More questions and explanation by others while pointing out areas on the map.*

Bob Swenson: I'm concerned all the water will be channeled to the pond and during heavy rains, underground. The water backs up in the easement right up to our foundations. And that is without any help from all this new water. I'm assuming all the pond water will just soak in, the pond isn't lined? What effect will this have on existing houses? Houses may now have water problems.

Bryan Cornell: Who doesn't have water issues already? *People started naming houses that have basement water issues, and pointing out houses on the map.*

Bob Swenson: It doesn't make sense to compound the problem. Have you considered putting the pond in another spot, not concentrating all this water in one spot?

There was a bit of a group discussion trying to explain the pond while pointing at the map. How the elevations show the water naturally drain to the southeast corner; and how the cut in the berm will allow heavy overflows to drain out Madison.

Bill Donahue: All the water goes there (to the drainage easement) now. We are trying to build berms and slow the water down eliminating the current water that is going in to the private easement. The pond and berm will slow down the water and that will help. It was a field and now will be grassy which will also slow it down.

Lief Hughes: But in a one inch rain event all the water on the building and parking lot won't soak in now. You almost have to double the load.

Daren Sikkink: And that is what this plan does; it slows it down to equal the pre-existing conditions. Eric Oleson agreed.

Bob Swenson: Has anyone looked at the underwater rivers, or whatever you call them, I can't think of the proper word. You should look at the original plans for Margie's Addition. I'm not sure houses should have ever been built here, but it is too late now. There are water problems on both sides of the street.

Frank Merchant: Questioned where the water table is and Daren Sikkink looked it up and said more than eighty inches.

Bryan Cornell: So are we to the point of looking for other solutions?

Lief Hughes: I would like to see another idea, other alternative on how to deal with the water. We can do as much as we can but water still follows the path of least resistance. Everybody has water problems and has sump pumps running constantly.

Bryan Cornell: This area is one of the worst areas in town.

Frank Merchant asked how big the storm drain is.

Daren Sikkink: It is twelve inches. It runs east and west, to Jefferson and runs to the east. There are catch basins on both sides. *There was more than one conversation going on and many of them were based on whoever was pointing at what spot on the map.*

Eric Oleson: There is no more room in the (existing) easement without taking more land from the owners to make anything work. This is really the best solution that they came up with.

Daren Sikkink: Two things that we mentioned, in our review letter, was infiltration and filtration. Infiltration would be to just build something like what they have which would allow it (storm water) to naturally sink in to the ground. But they indicated with the soil types and the presence of bed rock that infiltration is not a technical option. They did consider the option of filtration, but did not continue due to the higher maintenance cost. Filtration is where you build a berm, but then put a number of tiles in the ground with sand. Water goes in to the tile, and directed out to the storm sewer, it slows it down but also allows it to sink in. This might be another alternative to consider. But with the maintenance cost being higher he (John church engineer) didn't considered that option. It is an alternative option other than the pond. Eric commented: you still have a pond though. Daren said yes, water would still back up if you left the contours the same way, it would back up the same amount but then it would dry out over time. You would no longer have a wet pond, it would be dry. It would be a dry pond versus a wet pond.

Bryan Cornell questioned Daren about the Peace Church pond. Daren didn't know any specific information right off hand. Bryan said he could look into it. Bryan knew there was concern when they put it in but there haven't been any problems and it is always dry.

Eric Oleson: I question if the City has anything in effect now, nothing would require this because nothing has been passed yet. (referring to proposed subdivision ordinance changes that were discussed in the preliminary planning stages of this church plan)

Daren Sikkink: There is a subdivision ordinance, but NPDES (pollutant discharge regulations) dictates when anything greater than one acre is developed a storm water permit is required.

Eric Oleson: They are not developing over an acre yet. They have been trying to be as proactive as can be and alleviate water problems in the southeast corner. Eric assured Lief that yes, the extra buildings were taken into consideration. John (civil engineer) and I talked extensively about them. Answering a question from a guest, these are not future houses but just additions to the church. John apologized for not being able to be here tonight, but he designed this to meet the City's requirements that aren't even in affect yet. We will do what you direct us to, but we feel we have done our due diligence and come up with a design that works well. It is not a good situation now; we understand that, especially with owners here. But we do not want to make the situation worse and we are doing everything we can with the calculations to not make it a worse problem. I have a question, if the property is developed and if the church is built; and there is still water issues for the homes that there was water and there still is water, then what will happen. I'm asking the City if the church spends millions of dollars and does everything by the letter of the code then what. My point is, whatever they do here will not solve the water problems. Would you agree to that?

Bill Donahue (?) The City has had a problem in this area forever. We aren't trying to make this worse. And until the City fixes the drainage problems in the area there will always be problems no matter what. To operate by the code we are already spending a considerable amount of money to make it work.

Bryan Cornell: The concern is, we aren't going to make the problem worse. We understand that and recognize the effort.

Lief Hughes: We will have issues regardless. We understand you are trying not to make it worse and not to compound the problem. We just are concerned and don't want to make the problems for the houses worse.

Kathy Gust (church rep): Maybe with the church doing what they are doing and the City doing something to fix their problem, maybe it won't make it worse.

Frank Merchant: I am always trying to find the medium ground in everything. Yes, this has the potential to make things worse. I know and understand some basic construction and how buildings and parking lots work. Not an expert but have a basic understanding of construction. You can change the flow and we don't know what will happen. We don't want the church not to be built. But we need to think through all the options. What can we do, add culverts? We do not want to add a ridiculous amount of cost. We would love to see the church built but we don't want to make things worse.

Richard Long (742 Jefferson AVE): Richard explained how he has been a resident in the area for twenty five years and continued to identified houses on the map that he knows has had or has water problems and/or sump pumps pumping all the time. Bryan Cornell (929 Jefferson) commented his pump runs every seven minutes. Richard talked about the 2007 and 2010 rain events and how his neighbor (745 Jefferson) had sewer water back up in 2007. After the rains everybody is pumping. For the first ten years he lived there they never had a sump pump. After 2007 he now has a sump pump, but hasn't had water since. He was on the Planning Commission back in about 2010 when the City created the Comprehensive Plan and did a full geological study; it showed we sit on a lake. He is afraid of what will happen in a rain event, 745 will get flooded out. Richard again talked about houses as he pointed them out on the map, which ones he knows pump water. He talked about a house under construction years ago had to stop construction for a while because the basement kept filling up with water. We don't want to add to the problem, I don't want to redo my basement. 2007 was probably an exceptional year. I am concerned with the location of the pond and where you want the overflow

to go out. He talked about houses and how deep they are in the ground; nine, eight, etc. I don't know how you get the water out of the area. Richard questioned the elevation of the berm in relation to houses as he was pointing to the map. More than one person tried to answer. I have no objection to building the church, just the location of the pond. But maybe there isn't anything you can do, I don't know.

There was more than just one conversation going on at this time. Eric acknowledged them and asked that everyone could focus on just one conversation because we have good ideas and everyone should hear them.

Frank Merchant: I was trying to figure out what to do with the water on the asphalt and in the curb and gutter. I remember growing up here and seeing water in this area naturally flow to the east. Could a culvert be put in from Madison Court to the east, to eventually drain on the school property? Has anybody ever looked into that?

Daren Sikkink: No, we have not studied that. We know there are issues. We may study that in the future, as of now the Council has not given us direction to study improvements to the storm sewer or drainage issues.

Bryan Cornell: I apologize but I need to leave to take care of my children. I am only one member of the Council but I support any collaboration in the neighborhood with the water issues in this area. We are already working with the school to do tiling.

Bill Donahue: Questioned the size of the pipe under Jefferson. It was confirmed it is twelve inches. It never has been a big enough pipe to begin with to let water go from west to east. It could never handle the water in the first place.

Frank Merchant: Your elevations have the water flowing to the pond and will be somewhat arrested at the pond. If we eliminate the overflow feature and put in a culvert, the water can be redirected to the east to the school. This could alleviate the problems for the houses (relating to the overflow path).

Bill Donahue: Questioned how big the existing pipe is going to the school. No one knew the exact answer, but agreed it probably isn't big enough. The church is trying to help but the City needs to do something about the water problems in the area.

There was some back and forth comments about this situation stopping development, and nobody wants that, we want collaboration and solutions.

Bob Swenson: Look at the old drawings before the houses were built and see what it looked like underground. Should have those houses been built there in the first place? Numerous people responded it is too late.

Randy Doyle (church rep): It is too late. Maybe building that second culvert will alleviate some of the problems. Sounds like the drainage in the street along the gutters, the current pipes aren't big enough to handle that.

Zane Dubbels 731 Jefferson AVE and church rep: There is a natural water way up there.

Lief Hughes: Pointed out and explained on the map where the current drainage is and where the proposed tile will be going across the school property. Maybe another culvert from Madison Court could drain on the school property and it could be tied into this tiling system.

Daren Sikkink: This area hasn't really been studied. The Planning Commission needs to make a recommendation to the Council as far as the project goes; to maybe study this area with your ideas or other ideas to be looked at. But for the church and their project, ultimately you will need a recommendation to the Council to continue studying this area and not move forward with the project. There are known concerns with the underground water table and the storm water runoff. Houses are already there and we cannot raise them.

We can't create any more grade and we can't generate any faster flow. Pipes can be made bigger but pipes also go through people's yards and would need to disturb them; yes they are in easements but there is a bigger picture here. As a Commission you need to make a recommendation regarding this site and if you want to make one for studying the whole area.

Richard Long: Talking about tiling, has anybody gone up and asked where the elementary school drains out to. Because I know they pump out a lot.

Lief Hughes: I don't know where that drains, but the school was okay with the tiling plan and I know they are adding another tile towards the football field to help drain that.

Bob Swenson: Could I make a suggestion that we hire and bring in a professional engineer like McGhie and Betts to study this. It was explained to Bob that a professional engineer drew up the plans and Daren Sikkink is a professional engineer from WHKS & Co. hired by the City to review the plans. Daren noted that is why he has commented about the review letter that they did.

Randy Doyle: As the city engineer, you reviewed these plans that the engineer we hired did, will this work? Will it make it worse?

Daren Sikkink: As Eric pointed out, the City has a rate control proposed ordinance and this plan proposes the rate going off the site will be what it is currently. What I'm hearing from the Commission is the concern that the pond itself will be adding to the additional ground water in the area and creating more headaches for the residents in this area. But maybe a filtration system, but during a rain event the water will still back up. It is just how that water is metered out and how it is drained. That is for them to propose and not for me to tell them what to propose or what not to.

Someone asked if what they designed is adequately addressing the issue.

Daren Sikkink: Yes, the church has met the City's ordinance as far as rate control. The questions, concerns or recommendations we were looking for discussion on were: Madison Court if it needs to be paved and its erosion issue, and then we already discussed the sidewalk issue. The other items I had were that we should have the church acknowledge if there is a pond it is a private pond and they need to acknowledge that they need to maintain it.

Bill Donahue: Questioned how much of Madison Court is owned by the City because they would not be using it as an entrance.

Daren Sikkink and Eric Oleson: It is platted right up to the property lines and there are utilities there also.

Bill Donahue: But right now we would never use it.

Daren Sikkink: Right now it is being proposed to be used as the overflow for the storm water pond.

Eric Oleson: But if there was an alternative and collaboration with the City on some sort of tiling or culvert that could be a remedy as well.

Motion was made by Lief Hughes and seconded by Johnson to close the public hearing and reopen the regular meeting. Ayes 4, Nays 0. Motion carried.

There was further discussion and ideas about studying the entire area, specifically another culvert to route water from Madison Court, underground to the school's property. Also, filtration and how that would affect a pond; along with discussion on dry pond versus a wet pond with the

possibility of willows growing and mosquitoes. Along with how all this may or may not affect the ground water and problems for residents with water in their basements. Should this all be studied to coincide with the church's construction plans?

Knowlton asked what are the time constraints: how long would an area storm water study take, how long would construction plans take to design, how long would it take to get permission from the homeowners to go across their properties, how long would it take to negotiate with the school if this water is going to go on their property, how long would construction take, how long will this hold up the church's construction project. It was also noted that conditional use permit applications and approval are regulated by the State Statute sixty day rule. Sikkink commented that after the City authorized them to do a storm water study, it could take months to complete. Conceivably the church construction could be delayed until 2018.

Chesney suggested to motion to approve the church plans as is and then make a second motion to recommend the city address the area water issues.

Motion was made by Chesney and seconded by Merchant to recommend to the Council to approve the conditional use permit for Our Savior's Lutheran Church with the following conditions:

- No sidewalk is required, but there will be no parking on the east side of Robert Avenue adjacent to the church property
- Install one pedestrian crosswalk near Glen Street SW
- Install two short walks from the curb to the parking lots
- The church needs to acknowledge this is a private pond and it is their responsibility to maintain it
- The church needs to acknowledge the slopes on the parcel or less than minimal and there is the potential for standing water

Ayes 4, Nays 0. Motion carried.

Motion was made by Merchant and seconded by Lief Hughes to recommend to the Council, as quick as possible, complete a storm water study to address the overflow issue regarding Madison Court and Glenn Street. Ayes 4, Nays 0. Motion carried.

**Zoning Ordinance #5, Article VII Flood Plain Management District Public Hearing:**

The flood plain management ordinance is required to be updated now that the flood maps have been updated.

Motion was made by Lief Hughes and seconded by Johnson to close the regular meeting and open the public hearing. Ayes 4, Nays 0. Motion carried.

There were no public comments.

Motion was made by Lief Hughes and seconded by Merchant to close the public hearing and reopen the regular meeting. Ayes 4, Nays 0. Motion carried.

Motion was made by Lief Hughes and seconded by Johnson to recommend to the Council to pass the Flood Plain Management District ordinance as presented. Ayes 4, Nays 0. Motion carried.

**Ordinance Codification:** Knowlton informed the Commission that she did talk to American Legal while at a clerk's conference last week. We need to keep moving to get the information to them. Not every ordinance needs to have a public hearing before it is sent to them; they recommended having hearings for ordinances that affect the public directly, like parking regulations.

The Commission had discussed at the last meeting 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.*

A couple Commissioners did more research and recommended their previous suggestion was a sound decision.

Motion was made by Lief Hughes and seconded by Chesney to recommend amending Zoning Ordinance #53 for dwelling units to be regulated based on square footage. Minimum square footage for each unit allowed: 650 square feet for a studio apartment, 800 square feet for a one bedroom and 1,000 square feet for a two bedroom. Ayes 4, Nays 0. Motion carried.

Two Commissioners have had inquiries if the City would consider allowing ducks. The Commission discussed how many times and how recently the animal ordinance has been reviewed and changed. Each time ducks have been discussed and decided to be prohibited. It was the consensus of the Commissioners that they would not revisit the animal ordinance at this time and ducks will continue to be prohibited.

**Adjourn:** Motion was made by Lief Hughes and seconded by Merchant to adjourn. Ayes 4, Nays 0. Motion carried. Meeting was declared adjourned at 9:02 p.m.



Marlis Knowlton  
Clerk/Treasurer

# Guest Sign In

Planning Commission  
Eyota City Council Meeting

Date:

3/21/17

Name: Please print.

Company represented and address:

Kathy Gust

Our Saviors Lutheran Church

Daren Sikkink

WHKS

(city eng)

Zane Subels

731 Jefferson Ave, Our Saviors member

Bill Bonahue

OUR SAVIORS LUT CHURCH

Tom Simpson

OSLC 738 Jefferson Ave Eyota

ERIC ALLEN

ALLEN + HORRIGAN ARCHITECTS

Richard Lonka

AREA RESIDENT

742 Jefferson Ave

David Treus

Our Saviors Luth, member

Randy Doyle

OSLC

Alekhintz

Dandy Dejo

OSLC

Bob Swenson

801 Jefferson AVE

"Guest Sign In"

TO: Zoning Administrator  
P.O. Box 328  
Eyota, MN, 55934

**APPLICATION FOR A CONDITIONAL USE PERMIT**

The undersigned hereby makes application for approval of a Conditional Use Permit under the provisions of Section 11.10 of the Zoning Code in accordance with the attached plans:

**LOCATION OF PROPERTY:**

Address: To be determined by City and County

Legal Description:

LOT 1, BLOCK 1 OF OUR SAVIOR'S SUBDIVISION. A PART OF BLOCKS D, E AND F, AND PART OF THE VACATED ALLEY LYING BETWEEN AND ADJACENT TO SAID BLOCKS E AND F. AS PLATTED IN THE SUBURBAN ADDITION TO THE CITY OF EYOTA, MINNESOTA, BEING ALSO A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 106 NORTH, RANGE 12 WEST.

**REASON FOR CONDITIONAL USE PERMIT:**

Our Savior's Lutheran Church is applying for a Conditional Use Permit to construct a new church facility of roughly 9,800 square feet along with off street parking on the property that the church already owns. The church will also construct a garage and monument sign on the property. The drawings will describe the design intent of the building and site. The city requires a conditional use permit application for such use on the property zoned R1.

DATE: March 6, 2017

Respectfully submitted,

Our Savior's Lutheran Church	222 4 <sup>th</sup> Street SW, Eyota, MN 55934	(507) 545-2067
(Owner of Corporation)	(Address)	(Phone)

**Instructions for Filing this Application:**

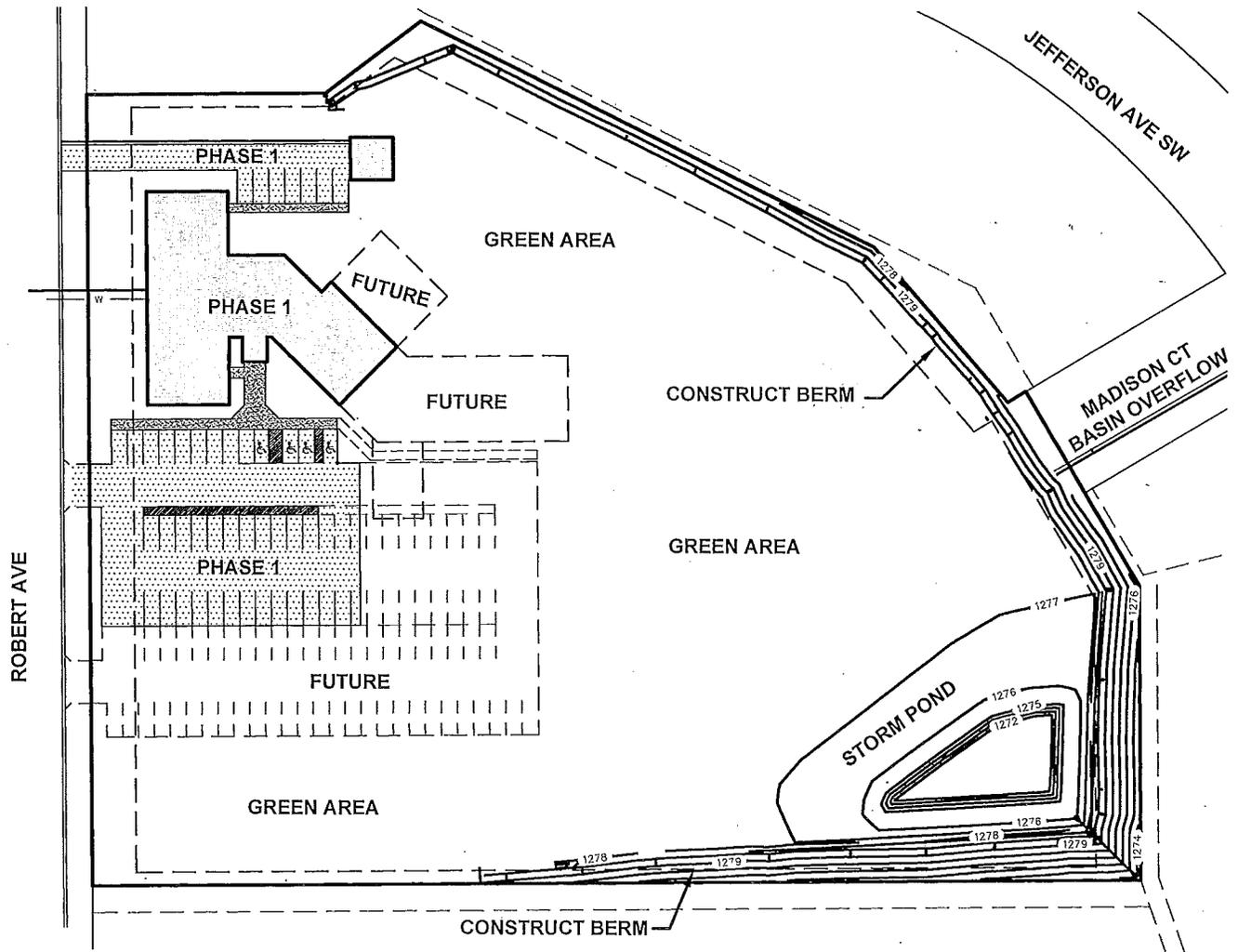
1. This application must be typewritten and shall be filed with the Zoning Administrator.
2. The applicant shall submit sufficient plans and data with this application to enable a thorough review to be made by the appropriate city agencies. Applications for mobile home parks and other extensive conditional uses will require 18 copies of plans. Simple applications usually will require about two copies of plans.

"Exhibit A"

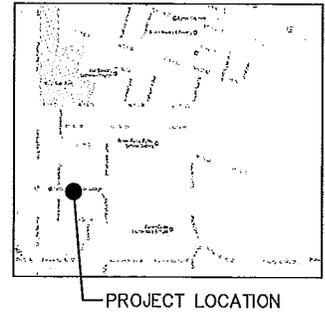
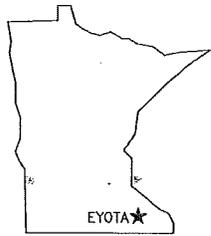
# OUR SAVIOR'S CHURCH

## 2017 CONSTRUCTION

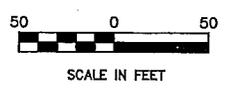
### LOT 1, BLOCK 1, OUR SAVIOR'S SUBDIVISION EYOTA, MN



**ICINITY MAP**



2. This Utility Quality Level was Standard Guidelines for the collection  
 JHS supplemented that data, but by winter conditions at the time of



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No responsibility is accepted for the locations of utilities shown hereon. Verification of actual locations should be requested prior to the commencement of construction or the taking of any other action relying on the actual locations.  
 GOPHER STATE ONE-CALL: 1-800-252-1166

REV.	BY	DATE

"Exhibit B"

2905 South Broadway  
Rochester, MN 55904-5515  
Phone: 507.288.3923  
Fax: 507.288.2675  
Email: rochester@whks.com  
Website: www.whks.com

**whks**

engineers + planners + land surveyors

March 3, 2017

Ms. Marlis Knowlton  
City Clerk/Treasurer  
City of Eyota  
38 South Front Street SW  
P.O. Box 328  
Eyota, MN 55934-0328

RE: Eyota, MN  
Our Savior's Lutheran Church  
**Review of Plans and Drainage Report**

Dear Marlis:

We have reviewed the submitted plans and drainage report for Our Savior's Lutheran Church and have the following comments:

1. Fee related items are not included in our review. They will be addressed by the City Clerk.
2. The owner is proposing a storm water basin in the southeast corner of the property. We feel it is advisable that the owner consider other storm water treatment alternatives such as infiltration or filtration areas. The very flat slope of this property may make these better alternatives. If a storm water basin is still proposed, it should be labeled as private and a maintenance plan should be submitted for review. The owner will be responsible for future storm water basin maintenance.
3. If justification is supplied for why infiltration or filtration can not be used on the site, the storm water management basin outlet structure should be modified to capture floatables within the basin or outlet structure per MPCA NPDES requirements.
4. The Owner is proposing a curb and gutter along the southerly side of Madison Court leaving the remaining gravel surfacing. We are concerned about erosion of the gravel along the gutter. A typical street would be paved to prevent the erosion. City Council and Planning Commission discussion and comments are needed.
5. A slope should be shown for the curb and gutter on Madison Court on sheet 10 on note #7. The curb and gutter should be extended around the radius on Jefferson Avenue.
6. The owner is proposing a borrow area on sheet 10. We are concerned that this area may not drain. A minimum slope should be shown on the plans. We recommend a minimum of 1.5%. A note that the owner acknowledges there may be areas of standing water should be added for this area.
7. The typical sanitary sewer service detail indicates SDR-26 PVC. On sheet 9, Note #1 indicates the sanitary service pipe should be Schedule 40. SDR-26 pipe is the standard pipe the City of Eyota uses.

8. Note #2 on sheet 9 should be modified to furnish and install a 6-inch gate valve and box at the right of way line. All water and sanitary sewer connections and removals within the street right of way need to be observed by City of Eyota staff. The contractor shall contact Eyota public works staff 48 hours prior to performing the work.
9. Note #4 on sheet 9 should be modified to include a minimum street section of 4 inches of bituminous over 10 inches of aggregate base.
10. The drainage swale shown on sheet 10 on note #5 is very flat. We recommend a minimum of 1.5% grade across turf areas to ensure drainage. If 1.5% slope is unattainable, a note that the owner acknowledges there may be areas of standing water due to the lack of slope should be included in the plans.
11. Four handicap parking spaces have been provided. One handicap space should be van accessible and designated on the plan. A van accessible space requires an eight-foot access aisle.
12. Per the City subdivision ordinance #51 and the complete streets policy, sidewalks and pedestrian ramps may be required within the proposed boulevard. A sidewalk exists on the west side of Robert Avenue which is part of the City sidewalk master plan. A sidewalk is not necessary for pedestrian connectivity but should be discussed as part of the site plan. The City Council and Planning commission should review and comment.
13. Additional maps should be provided with the drainage report to define each sub watershed area. It is unclear where each drainage area is located in the report. We need this information to complete our review.

We recommend resubmittal of the project documents to address these items.

Sincerely,

**WHKS & CO.**



Daren D. Sikkink, P.E.

DDS/wa

cc: Brad Boice, City of Eyota  
John Schulte V, Jones Haugh Smith  
Eric Oleson, Oleson & Hobbie Architects  
William Angerman, WHKS (file)



PRINCIPALS  
Steven J. Thompson, P.L.S.  
Brian J. Johnson, P.E.  
Steven J. Penkava, P.E.  
John H. Schulte V, P.E.

Established 1945

Response to Comments  
Our Savior's Church  
2017 Construction  
Prepared by: John H. Schulte V, PE

March 13, 2017

Dear Eric,

Below are our responses to the City of Eyota Engineer's comments per their letter dated March 3, 2017. The numbered responses below correspond to their numbered comments:

1. No response required.
2. Alternate stormwater treatment features were considered for the site as follows:

Stormwater Infiltration – Infiltration of stormwater is not feasible due to the presence of bedrock features within 4' of the surface. The USGS Web Soil Survey indicates an Atkinson Loam soil feature in the areas of proposed stormwater treatment with 40"-55" to lithic bedrock. A typical infiltration feature is 36" deep, leaving less than the required 36" separation distance from the bottom of the infiltration feature to the bedrock.

Stormwater Filtration – Stormwater filtration via constructed features were considered (sand filters etc.), but not selected due to their higher maintenance requirements when compared to the stormwater pond.

Vegetative stormwater filtration is being provided upstream of the stormwater pond via the vegetated swale from the southeast corner of the parking lot to the pond and via and the created swale near the proposed berm on the eastern and southern portions of the site.

A stormwater pond maintenance plan is attached.

3. The stormwater pond outlet structure has been modified to capture floatables.
4. No response required.
5. A slope of 0.59% has been added to the plan and the curb extended around the radius onto Jefferson Ave.

6. A note has been added to the Earthwork Notes on Sheet 10 regarding vegetated areas with slopes less than 1.5%
7. Pipe material changed to SDR 26.
8. Note #2 modified to include construction of a 6" Gate Valve.
9. Note #4 modified to describe existing street section.
10. Swale slope of 1.25% noted, see also Response 6 above.
11. Handicap parking layout modified to include one 8' wide van accessible space.
12. No response required.
13. Additional watershed maps included.