

**CITY OF EYOTA
PLANNING COMMISSION MEETING MINUTES
APRIL 18, 2018**

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

Absent: Member Casey Johnson and Council Rep Bryan Cornell

Guest: Matt Ward, Thompson and Ward Electric

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

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

Minutes: Motion was made by Merchant and seconded by Chesney to approve the January 17, 2018 regular meeting minutes as presented. Ayes 4, Nays 0. Motion carried.

PUBLIC HEARING – Thompson & Ward Electric, Inc. Rezoning: Request approximately one acre of tax parcel 62.10.41.082672 to be rezoned from R-1 (Low Density Residential) to C-1 (Commercial) in order to construct a warehouse/office building. The Commission discussed with owner Matt Ward specifics about the planned building: slab on grade, stick built, will need detailed elevations, plans will need to be approved by Minnesota Department of Transportation, etc. This parcel had previously been discussed and approved for a Metes and Bounds division knowing it would be commercial use. See “Exhibit A”

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

There was no one present, no comments and no written comments received.

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

Motion was made by Leif Hughes and seconded by Merchant to recommend to the Council to rezone the identified parcel from R-1 (Low Density Residential) to C-1 (Commercial). Ayes 4, Nays 0. Motion carried. See “Exhibit B”

Other Business: The Commission reviewed the proposed applications for variances and rezoning. Commission requested Comprehensive Plan details be added to the zoning application for reference.

Adjourn: Motion was made by Merchant and seconded by Leif Hughes to adjourn the meeting. Ayes 4, Nays 0. Motion carried. Meeting was declared adjourned at 7:22 p.m.


Marlis Knowlton, Clerk/Treasurer

Petition for Rezoning - City of Eyota

APPLICANT: Name J. Thompson & Ward Electric Inc
Applicant: Address 5810 Glenbrook Ct SE
City, State, Zip Rochester MN 55904
Phone 507 421 9085 Alternate Phone _____

I (we), owner(s) of the property described below, do hereby respectfully petition the Eyota City Council to amend the present Zoning and Map as hereinafter designated.

Legal Description of Property Noted on survey / 1 acre of tax parcel 62.10.41.082672 / new parcel # to be assigned later

Address of Property XX Sandstone Drive NW - address will be assigned with building permit processing

Parcel ID Number to be assigned Area of Property (sq. ft. or acres): 1.0 acre

Current Zoning District: R-1 Proposed Zoning District: C-1 Surrounding Zoning Districts: R-1 and C-1

Describe briefly the expected effect of the proposed amendment. How will the immediate area be impacted?
building shop and office for J. Thompson & Ward Electric Inc

What error (if any) in the existing Ordinance would be corrected by the proposed amendment?
N/A All land is annexed as R-1 and rezoned appropriately at a later date.

What changed or changing conditions of the area makes this request necessary? needs to be zoned commercial

Is the proposed rezoning compatible with the surrounding land uses? Yes No Please explain: already 4 commercial buildings next to our property

Is the proposed rezoning consistent with the City of Eyota Comprehensive Plan? If not, state why the Planning Commission and City Council should consider the amendment.
Yes

Other circumstances that justify the amendment: _____

Signature of Applicant(s): * Paul [Signature]

* Mattew Ward

Date: March 14, 2018

*By signing above, I acknowledge that I:
read and understand the instructions accompanying this application, and
understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

"Exhibit A"

APPLICATION INFORMATION TO BE INCLUDED:

(not all of these will be applicable)

- Signed and dated application form
- Evidence of ownership or enforceable options on the property = Warranty Deed & Mortgage
- Map (e.g. plat map) showing property to be re-zoned, zoning districts, and public streets abutting the property
- Specific parcel map or boundary survey - Survey
- Scaled site sketch showing existing structures, wetlands, driveway/parking areas, vegetative features, signs, and other significant landforms/features
- A preliminary building and site development plan.
The City may also require a grading plan. → too early now
- Application fee of \$ 375⁰⁰ (refer to current Fee Schedule) - Pd 3-15-18 Rpt #5987

KEY DATES:

- 7-13-17 Pre-Application Meeting → Council approved concept & metes & bounds request
- 3-15-18 Submittal Date – 21 days (typical) prior to Planning Commission hearing
- 3-30-18 Neighborhood Notification – at least 10 days prior to the hearing
(mailed to surrounding properties within 350')
- 4-2-18 Publication Notice – to be published at least 10 days prior to the hearing
- 4-18-18 Public Hearing Date – hearing held by the Planning Commission
- 4-26-18 City Council Consideration Date
- _____ Date Approved or Denied

