

**CITY OF EYOTA
PLANNING COMMISSION MEETING MINUTES
JUNE 9, 2020**

Present: Members: Susan Spafford, Janet Hughes, Lief Hughes, Adam Beilke and Heather Tesdahl Council Rep: Ray Schuchard Secretary: Marlis Knowlton

Absent: Council Rep John Chesney

Guests: See "Exhibit A"

Call to Order: Chair Susan Spafford called the meeting to order at 7:00 p.m.

Approve Agenda: Motion was made by Beilke and seconded by Janet Hughes to approve the agenda as presented. Ayes 5, Nays 0. Motion carried.

Minutes: Motion was made by Lief Hughes and seconded by Beilke to approve the February 19, 2020 regular meeting minutes as presented. Ayes 5, Nays 0. Motion carried.

PUBLIC HEARING Aurora Rising Fist Addition Preliminary Plat: See "Exhibit B"
Motion was made by Lief Hughes and seconded by Janet Hughes to close the regular meeting and open the public hearing. Ayes 5, Nays 0. Motion carried.

Spafford explained the development area was previously Keefe Addition and had been approved by the City Council. Tobin and Jennifer Lawver are new owners. Engineers are here with comments. Spafford used the city engineer's review letter as reference. There is no variance request, no park required, and no storm water fees. Daren Sikkink, City Engineer added the storm water pond is already there and a temporary pond is being established and will be modified in a second development phase. Spafford continued; the city is always concerned about storm water.

Spafford: the SAC/WAC fees were previously waived by Council. Ray Schuchard noted the builder's portion of the SAC/WAC fees have been waived, the city can not waive the fee due to the sanitary sewer district, and the SAC/WAC fees charged to the developer are being considered now.

Fifth Street NE: Spafford, Sikkink, Schuchard and Geoff Griffin, G-Cubed discussed the City has done some preplanning for improvements to Fifth Street NE in 2021. WHKS has not been given direction to research details, probably will later this summer. Land to the east of this phase one is planned to be developed later. The street needs improvements but it would make more sense to wait and include that with phase two construction. Griffin recommended working with the Council to decide when Fifth Street improvements should be done and included that in this development agreement.

A bike path is planned along Fifth Street, Sikkink proposed only grading for a path along Fifth as constructing a path that goes nowhere does not make sense. Maybe a fee could be charged to cover construction later. Griffin requested this is worked out with the Council during the development agreement negotiations.

Spafford read through WHKS's comments: all permits will be required before construction, city engineering expenses need to be submitted to be included in the development agreement, construction schedule will be submitted later, Spring Day Avenue NE should be changed to

Spring Day Court NE for consistency, riprap will be added to the storm water basin, Atas 14 rainfall event hydraulic calculations should be submitted, street right of way on Fifth Street should be shown on plans, and a temporary hydrant should be installed. All these were agreed to by Griffin and the Developer.

Spafford: where water mains were previously a dead end, it was not good planning. Sikkink agreed that the main in this area is currently dead ended and with out enough use rust builds up and water quality goes down. A loop provides better fire protection and better flow. Loops are better as they minimize how many users need to be shut off if that is needed. Griffin suggested they can work with the Council to decide if a loop will be installed and how to be reimbursed for the installation cost. Spafford agreed it is appropriate to work with the Council on that and it is good planning for the future.

Regarding the development agreement. Spafford said some key people had met previously and discussed the development agreement; she asked if Griffin had seen the draft. Griffin requested dealing with the Council on this, versus the Commission, seeing that most negotiation points are monetary items. Spafford agreed the Commission would not motion on that tonight.

No other comments.

Motion was made by Lief Hughes and seconded by Beilke to close the public hearing and open the regular meeting. Ayes 5, Nays 0. Motion carried.

Spafford suggested approving the preliminary plat with some of the points made by the engineer to be worked out with the Council and the development agreement should not be included in this approval.

Motion was made by Beilke and seconded by Tesdahl to recommend to the Council to approve the preliminary plat, taking into consideration the comments of the city Engineer. Ayes 5, Nays 0. Motion carried.

PUBLIC HEARING Arendt Subdivision Preliminary Plat: See "Exhibit C"

Motion was made by Beilke and seconded by Lief Hughes to close the regular meeting and open the public hearing. Ayes 5, Nays 0. Motion carried.

Spafford explained the property is between the Eyota Ambulance facility and the Friendly Circle townhome association. There will be four buildings, one level and three dwellings each. They will be a type of townhome with each unit owned by the individual included in a homeowners association. It will have a private drive and each unit will have their own water and sewer connections like a regular single-family home. Vicki Arendt commented they will look similar to the tri-plex unit across the street. Some two bedroom and some three bedrooms with attached garages. They shouldn't be much taller than the ones across the street, final design has not been agreed on yet. These will be owned, while the triplex units across the street are rentals. It will be similar to Friendly Circle with a homeowners association. There will be fees for snowplowing, mowing, etc.

Spafford went through the city Engineers comments: no variance requested, no park required and that should be noted in the development agreement, SAC/WAC fees should be noted in the development agreement, required permitting is being worked on, Craig Britton, developer's

engineer, comment he has talked to Minnesota Department of Transportation (MnDOT) and they do not have comments. MnDOT requires permits when developments are adjacent to their highways as it affects drainage.

Engineering costs are being finalized by Arendt, too early for construction schedules, hydraulic calculations have been submitted but not yet reviewed, storm water pollution prevention plan is required as this project is over one acre, water and sewer services need to be labeled as private. Spafford reiterated this must be understood by everyone, these will not be the city's responsibility; they will be the homeowners. The water main should be labeled as a minimum 7.5 foot cover. The street repair to Robert Avenue must be to city specs; inside the development area is not included.

Sikkink noted the storm water emergency overflows for 100-year storm needs to be provided and labeled. The grading around the parcel looks like swales. It is not flat as they are trying to control the storm water and slow it down before entering the ditch. Everybody needs to know these are flatter grades and later unit owners can not request the city to fix the grading and standing water issues. It is right here as part of the plan. It is being requested to be noted on the plans to acknowledge potential problems.

Julie Hass, 711 Jefferson Avenue SW, question where the water will go. Sikkink said it will go in the highway ditch and flow to the north. Arendt noted this is the same place it goes now. And the grade is to slow the water, so it isn't rushing into the ditch. Spafford commented whenever a structure is built, it will displace water, we just do not want to make matters worse with the change. Hass questioned if the ditch between this development and her property would be improved. Sikkink and Schuchard said not at this time.

Hass went on to comment her concerns this will devalue her property, but glad she got this public hearing notice because she was not notified when the storage buildings were built. The farm drainage has gotten worse and the ditch adjacent to her does not drain. She also said that over the years trash and bottle rockets, etc. have come from the Friendly Circle complex and this is due to dense housing. There has been more traffic and trash on the sidewalk. She is uncomfortable with the impact of potentially more dense housing and it is concerning.

Spafford noted it is common to border single-family neighborhoods from commercial districts with R-2 (higher density) residential and churches, etc.

Hass said there was no storage units, no ambulance building or grocery store when she moved in and it is closing in on her. She likes Arendt but does not feel as safe with some of the people around now.

Spafford questioned Schuchard if there were any plans to improve the ditches adjacent to Hass. Schuchard said there are plans for different culverts under Fifth Street SW and additional storm water ponds, but those need landowner consent and agreements. Knowlton noted the city does not have anything to say about the farmers improving their land. Hass questioned if the city has plans for improvements, like pumps.

Spafford asked if the city cleans the ditches. Knowlton said the city does clean them sometimes, not sure of the schedule. Arendt commented that she remembers mowing Hass's area and most of the water came from Friendly Circle and Hass's own property.

Schuchard commented that the area is flat and just does not drain. Spafford appreciated the comments and suggested maybe the city and engineers should look into this as a future improvement project. Sikkink reiterated the area is flat and there are limited options. Spafford also added that Hass should call City Hall or the Community Officer with concerns about people and trash, etc.

No more comments.

Motion was made by Beilke and seconded by Lief Hughes to close the public hearing and open the regular meeting. Ayes 5, Nays 0. Motion carried.

Motion was made by Beilke and seconded by Tesdahl to approve the preliminary plat with the caveat all permits will be in place by the June 11 Council meeting for their consideration and an email from MnDOT has been received. Beilke and Tesdahl voted in favor. Lief and Janet Hughes voted opposed. Discussion: Lief and Janet said they think everything should be in place before the plat is approved. After more consideration Spafford voted opposed. Ayes 2, Nays 3. Motion did not carry.

The Commission said they would discuss it again at their June 17th meeting. Arendt was not happy and said this would cause problems with the delay. She had already been delayed with the rezoning and subdivision process, including this required hearing.

Hass noted that she had not received the rezoning public hearing notice.

Schedule Next Meeting: Next meeting is scheduled for June 17, 2020.

Other Project Updates: Knowlton gave a quick update on some of the other projects.

Other Business: None

Adjourn: Motion was made by Lief Hughes and seconded by Spafford to adjourn the meeting. Ayes 5, Nays 0. Motion carried. Meeting was declared adjourned at 8:10 p.m.



Marlis Knowlton, Clerk/Treasurer

Guest Sign In

Planning Commission
Eyota City Council Meeting

Date: 6/9/2020

Name: Please print.

Citizen - Please list your address

Business Representative - Please list company and address

Other Guests - Please list affiliation to a group or business, or personal address

Justin + Colleen Wendt 362 5th St NE

Geoff Griffin G-Cubed Chatfield

Jason Hoppers G-Cubed Chatfield

JENNIFER LAWVER ERH DEVELOPING

Katrina Sobczak 710 Jefferson Ave SW

Daren Sikkink WHKS

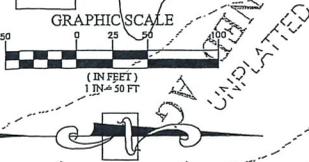
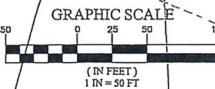
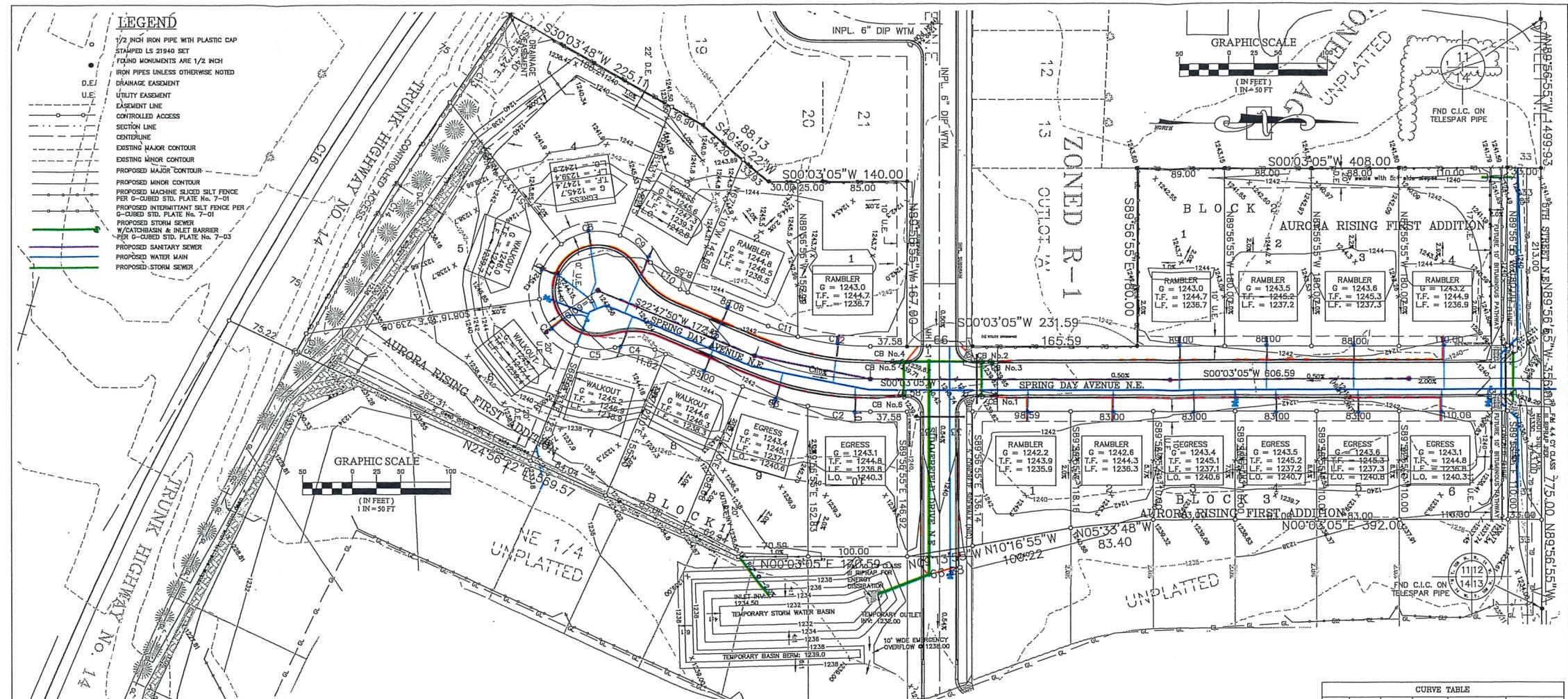
Vicki Arendt Eyota

Julianne Howard Eyota - 711 Jefferson Ave SW

"Exhibit A"

LEGEND

- 1/2 INCH IRON PIPE WITH PLASTIC CAP
- STAMPED LS 21940 SET
- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- EASEMENT LINE
- CONTROLLED ACCESS
- SECTION LINE
- CENTERLINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MACHINE SLICED SILT FENCE PER G-CUBED STD. PLATE No. 7-01
- PROPOSED INTERMITTENT SILT FENCE PER G-CUBED STD. PLATE No. 7-01
- PROPOSED STORM SEWER
- W/CATCHBASIN & INLET BARRIER PER G-CUBED STD. PLATE No. 7-03
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER



LAND DESCRIPTION

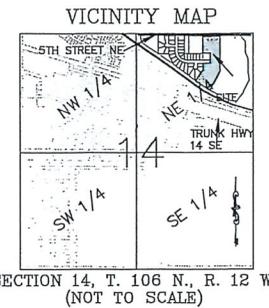
That part of the Northeast Quarter of Section 14, Township 106 North, Range 12 West, Olmsted County, Minnesota, described as follows:
 Commencing at the northeast corner of said Northeast Quarter; thence on an assumed bearing of North 89°56'55" West, along the north line of said Northeast Quarter, 775.00 feet to the point of beginning; thence continuing North 89°56'55" West, along said north line, 356.00 feet; thence South 00°03'05" West, 408.00 feet to the northwest corner of OUTLOT 'A', SUMMERFIELD, according to the recorded plat thereof on file at the office of the Olmsted County Recorder; thence South 89°56'55" East 180.00 feet to the northeast corner of said OUTLOT 'A'; thence South 00°03'05" West 231.59 feet to the south line of Summerfield Drive N.E., which point is also a corner of said plat of SUMMERFIELD; thence North 89°56'55" West, along said south line of Summerfield Drive N.E., 167.00 feet to the northeast corner of Lot 21, Block 1, said SUMMERFIELD (the next 4 calls are along the east line of said plat of SUMMERFIELD); South 00°03'05" West 140.00 feet; thence South 40°49'22" West 88.13 feet to the centerline of Trunk Highway No. 14; thence South 54°57'24" East, along said centerline, 37.40 feet; thence southeasterly 381.28 feet along said centerline and along a tangential curve, concave to the northeast, said curve has a radius of 3819.84 feet, a central angle of 5°43'08" and the chord of said curve bears South 57°48'58" East 381.12 feet; thence North 24°56'22" East 568.57 feet; thence North 00°03'05" East 170.59 feet; thence North 03°13'58" West 66.88 feet; thence North 10°16'55" West 100.22 feet; thence North 05°33'48" West 83.40 feet; thence North 00°03'05" East 392.00 feet to the point of beginning.
 Containing 9.98 acres.

OWNERS/ DEVELOPERS
 ERH DEVELOPING, INC
 9229 VIOLA RD NE
 EYOTA, MN 55934
 erhexcavating@gmail.com
 (507) 251-7678

ENGINEER & SURVEYOR
 G-CUBED INC.
 14070 HWY. 52 SE
 CHATFIELD, MN 55923

PROJECT CALCULATIONS:
 TOTAL PROJECT AREA: 9.98 ACRES
 EXISTING RIGHT OF WAY: 0.88 ACRES
 20 PROPOSED LOTS
 DENSITY OF LOTS: 0.45 ACRES PER LOT
 MAXIMUM LOT SIZE: 0.69 ACRES
 MINIMUM LOT SIZE: 0.21 ACRES
 1187 LINEAR FEET OF LOCAL STREETS
 PROPOSED RIGHT OF WAY: 1.81 ACRES

- GENERAL NOTES:**
- ALL STORM SEWER, SANITARY SEWER, & WATER MAINS SHALL BE PUBLIC
 - GAS, ELECTRIC, & COMMUNICATION/MEDIA UTILITIES ARE AVAILABLE WITHIN SUMMERFIELD DRIVE NE
 - PROPERTY IS NOT SUBJECT TO FLOODING
 - STORM WATER SHALL BE DIRECTED TO SWALES AS SHOWN ON THESE PLANS. A TEMPORARY BASIN HAS BEEN SHOWN ON THESE PLANS TO TREAT RUNOFF FROM THE DEVELOPMENT OF AURORA RISING FIRST ADDITION AND SHALL BE REMOVED UPON DEVELOPMENT OF SUBSEQUENT PHASES.
 - ALL STREETS ARE LOCAL WITH A ROAD WIDTH OF 37 FEET



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	118.10	300.00	22°44'40"	N11°25'27"E	118.32
C2	62.79	333.00	10°48'13"	N05°27'12"E	62.70
C3	69.41	333.00	11°56'32"	N16°49'34"E	69.28
C4	41.04	60.00	39°11'42"	S03°11'59"W	40.25
C5	39.92	60.00	38°07'19"	N02°39'48"E	39.19
C6	62.83	60.00	60°00'00"	N51°43'27"E	60.00
C7	62.83	60.00	59°59'52"	S58°16'33"E	60.00
C8	62.83	60.00	60°00'00"	S08°16'33"E	60.00
C9	42.17	60.00	40°18'04"	S41°51'30"W	41.31
C10	41.04	60.00	39°11'42"	N42°23'41"E	40.25
C11	32.66	267.00	7°00'30"	N19°17'35"E	32.64
C12	73.34	267.00	13°44'15"	N07°59'13"E	73.11
C13	71.23	3782.65	1°04'44"	S59°30'06"E	71.23
C14	275.46	3744.84	4°12'52"	S58°09'14"E	275.40
C15	21.35	3744.84	0°19'36"	S60°29'28"E	21.35
C16	381.28	3819.84	5°43'08"	S57°48'58"E	381.12

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 MARK R. WELSH
 REG. NO. 42726
 DATE _____

DATE: 5/21/2020
 Prepared For:
 ERH DEVELOPING INC.
 9221 VIOLA RD NE
 EYOTA, MN 55934
 FILE NO.: 11-066 PP

G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923
 Ph. 507-867-1868
 Fax 507-867-1865
 www.g-cubed.com

ENGINEERING SURVEYING PLANNING

DESIGNED: MRW
 DRAWN: JWK
 CHECKED: MRW

REVISED	BY	DATE
SUBMITTAL	JWK	5/21/20

AURORA RISING FIRST ADDITION PRELIMINARY PLAT
 SHEET 1 OF 1 SHEETS

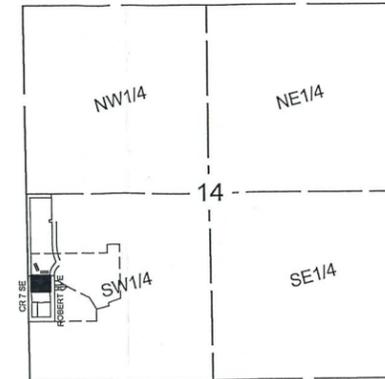
"Exhibit B"

PRELIMINARY PLAT FOR ARENDT SUBDIVISION



0 20 40
SCALE (IN FEET)

VICINITY MAP
SEC. 14, T. 106 N., R. 12 W.



NOT TO SCALE

SITE ADDRESS: ROBERT AVE
EYOTA, MN 55934

PROPOSER: VICKI ARENDT
PH: (507) 951-5826
EMAIL: ARENDTVICKI@GMAIL.COM

CIVIL ENGINEER: WIDSETH SMITH NOLTING
3777 40TH AVE NW, SUITE 200
ROCHESTER, MN 55901
CONTACT: CRAIG BRITTON
PH: (507) 292-8743
EMAIL: CRAIG.BRITTON@WIDSETH.COM

SURVEYOR: WIDSETH SMITH NOLTING
3777 40TH AVE NW, SUITE 200
ROCHESTER, MN 55901
CONTACT: PETER OETLIKER
PH: (507) 292-8743
EMAIL: PETER.OETLIKER@WIDSETH.COM

LEGAL DESCRIPTION

Lot 2, Block 1, HOLY REDEEMER SUBDIVISION,
AND

All that part of Lot 1, Block 1, HOLY REDEEMER SUBDIVISION lying northerly of a line drawn parallel with and 361.50 feet northerly of the south line of said Lot 1, Eyota, Minnesota.

AREAS TABLE

LOT 1, BLOCK 1	0.03 ACRES
LOT 2, BLOCK 1	0.03 ACRES
LOT 3, BLOCK 1	0.05 ACRES
LOT 1, BLOCK 2	0.05 ACRES
LOT 2, BLOCK 2	0.03 ACRES
LOT 3, BLOCK 2	0.03 ACRES
LOT 1, BLOCK 3	0.05 ACRES
LOT 2, BLOCK 3	0.03 ACRES
LOT 3, BLOCK 3	0.03 ACRES
LOT 1, BLOCK 4	0.03 ACRES
LOT 2, BLOCK 4	0.03 ACRES
LOT 3, BLOCK 4	0.05 ACRES
OUTLOT A	0.88 ACRES

EXISTING FEATURES LEGEND

	DENOTES EXISTING SANITARY SEWER
	DENOTES EXISTING STORM SEWER
	DENOTES EXISTING WATER MAIN
	DENOTES EXISTING EASEMENT
	DENOTES PROPERTY BOUNDARY
	DENOTES SETBACK LINE
	DENOTES EXISTING LOT LINE
	DENOTES EXISTING RIGHT OF WAY LINE
	DENOTES CONTROLLED ACCESS
	DENOTES EXISTING UNDERGROUND ELECTRIC
	DENOTES EXISTING UNDERGROUND GAS
	DENOTES EXISTING UNDERGROUND TELEPHONE
	DENOTES EXISTING UNDERGROUND CABLE TV
	DENOTES EXISTING UNDERGROUND FIBER OPTIC
	DENOTES EXISTING SANITARY MANHOLE
	DENOTES EXISTING SANITARY MANHOLE
	DENOTES EXISTING GAS METER
	DENOTES EXISTING LIGHT POLE
	DENOTES EXISTING STORM INLET
	DENOTES EXISTING CONIFEROUS TREE
	DENOTES EXISTING DECIDUOUS TREE
	DENOTES EXISTING CONCRETE SURFACE
	DENOTES EXISTING GRAVEL SURFACE

PROPOSED FEATURES LEGEND

	DENOTES PROPOSED CONCRETE PAVING
	DENOTES PROPOSED BITUMINOUS
	DENOTES PROPOSED SANITARY MANHOLE
	DENOTES PROPOSED STORM APRON
	DENOTES PROPOSED HYDRANT
	DENOTES PROPOSED WATER VALVE
	DENOTES PROPOSED CURB STOP
	DENOTES PROPOSED WATER MAIN
	DENOTES PROPOSED SANITARY SEWER
	DENOTES PROPOSED STORM SEWER
	DENOTES PROPOSED SANITARY SERVICE
	DENOTES PROPOSED WATER MAIN SERVICE
	DENOTES PROPOSED RIPRAP (CLASS III - MNDOT 3133D)
	DENOTES PROPOSED SAWCUT

DATE: MAY 22, 2020	DATE:	AMENDMENTS:	BY:	PREPARED FOR: VICKI ARENDT
SCALE: AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
DRAWN BY: BJS				PETER G. OETLIKER
CHECKED BY: PGO				DATE: 5/22/20 LIC. NO. 41887
FILE NUMBER: 2020-10071				

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WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

"Exhibit C"

