

**CITY OF EYOTA  
PLANNING COMMISSION MEETING MINUTES  
SEPTEMBER 18, 2019**

**Present:** Members: Lief Hughes, Janet Hughes and Susan Spafford  
Council Rep: Ray Schuchard Secretary: Marlis Knowlton

**Absent:** Council Rep Bryan Cornell

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

**Approve Agenda:** Motion was made by Spafford and seconded by Janet Hughes to approve the agenda as presented. Ayes 3, Nays 0. Motion carried.

**Minutes:** Motion was made by Janet Hughes and seconded by Spafford to approve the December 19, 2018 regular meeting minutes as presented. Ayes 3, Nays 0. Motion carried.

**Stone Garden Estates Phase 11 Concept Planning:** Knowlton explained that she had met with Jason and Jennifer Bye who are purchasing this land from John Keefe with intentions to develop it into residential properties. The Commission reviewed very early stage concept plans of Stone Garden Estates Phase 11 which will extend Sandstone Drive NW between 168 Sandstone DR and the Stone Ridge pond. On the inside of Sandstone Drive will be single family homes and on the outside, adjacent to Highway 14, will be two family dwellings either duplexes or townhomes. The exact size of the lots and the two family dwellings were not available so assumptions were made. Jason Bye, the developer, does not think the units will fit and inquired if a variance would be possible. The Commission agreed with Knowlton's findings that a variance would be out of the question because the city would be approving a subdivision plat knowing the parcels are not big enough. The Commission recommended that the housing units need to be designed to fit or investigate the option to use a Planned Unit Development for zoning.

Sidewalks were discussed and the Commission will recommend that, as a very minimum, both sides of the street should be graded for sidewalks. Other concerns were discussed regarding this unique neighborhood.

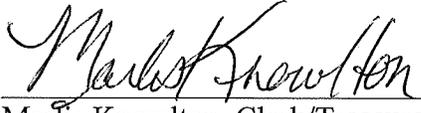
The city owns a parcel adjacent to 133 Sandstone Drive that is not platted. The Commission is supportive of having this parcel be included in this new plat. The Council would be responsible for ownership negotiations. The Commission's recommendations will be sent to Council.

**Update on Other Projects:** Knowlton updated the Commission on some of the other projects being discussed. Vicki Arendt is planning to develop the parcel next to the ambulance service on Robert Avenue into townhome type structures. An apartment building is still being looked into; currently talks are being scheduled with Peace Lutheran Church regarding their property south of the church. Tucker Speltz is questioning if short term lodging would be acceptable in the main floor of his Center Avenue S building, the Commission requested Knowlton send him zoning ordinance information and to include parking requirements.

**Other Business:** Due to the school MEA weekend in October, moving the October meeting was discussed.

Motion was made by Janet Hughes and seconded by Spafford to change the October meeting to either the 9<sup>th</sup> or the 23<sup>rd</sup> dependent on what business needs to be addressed in a timely manner, the 23<sup>rd</sup> was preferred. Ayes 3, Nays 0. Motion carried.

**Adjourn:** Motion was made by Lief Hughes and seconded by Janet Hughes to adjourn the meeting. Ayes 3, Nays 0. Motion carried. Meeting was declared adjourned at 8:30p.m.

  
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Marlis Knowlton, Clerk/Treasurer