

**CITY OF EYOTA  
PLANNING COMMISSION MEETING MINUTES  
SEPTEMBER 27, 2017**

**Present:** Members: Lief Hughes, Janet Hughes, Casey Johnson, John Chesney and Franklin Merchant      Council Reps: 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 Johnson and seconded by Merchant to approve the agenda as presented. Ayes 5, Nays 0. Motion carried.

**Minutes:** Motion was made by Janet Hughes and seconded by Merchant to approve the June 29, 2017 regular meeting minutes as presented. Ayes 5, Nays 0. Motion carried.

**PUBLIC HEARING Conditional Use Permit:** Public hearing to receive comments on the Little Eagles Childcare Center (approximately 1 acre of Tax parcel #62.14.22.028643) to approve a conditional use permit.      Guests: See "Exhibit A"

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

Leif Hughes commented there appears to be a new builder; Tracy Krucker (Childcare) confirmed builder is now TLS Companies, architect Urban Studio, LLC and engineer G-Cubed, Inc.

Daren Sikkink (WHKS & Co. City Engineer) explained WHKS received the site plan, reviewed it and discussed items of concerns with Mark Welch (G-Cubed). There are two bigger items for discussion. First is the location of the path. First the City indicated the path could go along Second Street SW, to the east and eventually be a trail head by the Legion; that was preferred. There is some difficulty grading for that route; the street does not have curb or gutter. What comes first the path or the street? One would need to be higher or lower. Then the path was proposed to go around the property on the west and back half. The city is in the process of coming up with a wetland project adjacent to this property. The proposed path is not opposed, but the path needs to be 100% on the daycare parcel because the wetland project is very close on the needed acres. It is the City's decision and direction; WHKS is not opposed. We will leave it up to the daycare to propose the path be placed on their land. WHKS had other plan comments and G-Cubed said they would address them and make modifications to the plans.

Teresa McCormack (Urban Studio) gave basic information; they are working with the State to meet all health codes. This facility will fall under an E occupancy and allows them to put in exterior exits for the classrooms which are safe for fire drills. It has other safety features and they have done lots of daycares so they know regulations and plans for commercial kitchens, etc. The plans will follow regulations for egress and fire alarms etc.; they will not require sprinklers. It is simple wood construction, slab on grade. It is not a pole shed; it will have a concrete

foundation. They will work with the civil engineer on site but also will be compliant with ADA requirements and state energy codes.

Mark Welch referred to item #13 in WHKS's September 21 letter (*13. The existing street drainage crosses the proposed bike path and parking lot. No drainage ditch exists to collect storm runoff from 2nd Street. Drainage from streets should not drain across a private parking lot. Modifications to the site plan should be discussed with the Owner and Owner's engineer.*) They think they can work with that for the path on their land.

No other comments were made.

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

The Commission asked questions and discussed items including: door spacing, fencing, drainage, outdoor play spaces, bathrooms, etc. Questions were satisfactorily answered. If the path is put on the daycare land it would be 290 feet on the north line, 150 feet on the west line and ten feet wide. There will be enough green space even with the entire path on the daycare parcel. There was discussion regarding the lack of complete building plans; a conditional use permit focus is zoning issues not detailed interior building construction plans. The daycare representatives offered to allow the path to be 100% on their property; west and north sides.

Motion was made by Merchant and seconded by Johnson to recommend to the Council the following conditions:

1. No parking on the north side of Second Street SW from the east edge of the daycare parcel up to Jefferson Avenue SW.
2. The Fire Departments Knox Box (lock box) is required to be installed on the building.
3. A pedestrian path will be required to be at least graded on the west and north lot lines and a pedestrian path easement will be granted.
4. All requirements cited by the City Engineer will be made.

Janet Hughes, Johnson, Chesney, Merchant voted in favor. Lief Hughes opposed.  
Ayes 4, Nays 1. Motion carried.

Motion was made by Lief Hughes and seconded by Merchant to approve the Planning Commission's Findings of Fact:

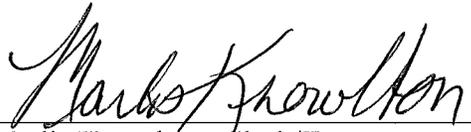
- a) The proposed use is consistent with the City's Comprehensive Land Use Plan.
- b) Ingress and egress is provided off Second Street SW, a local road off of Highway 42, where few traffic conflicts are present.
- c) The site has access to city sewer and water service.
- d) The building and/or business will not create excessive additional requirements at public cost for public facilities or services.
- e) The building will be compatible with the adjacent zoning and uses: a high density residential zone with an apartment building and an agricultural zoned wetland area.
- f) The construction will conform to standards of the zoning ordinance and building codes.

Ayes 5, Nays 0. Motion carried.

**New City Code:** Knowlton distributed the new city code documents and binders. It needs to be reviewed and existing permits, applications, forms, fees, etc. need to be reviewed and revised or created accordingly. The Commission agreed to review the first four sections for the next regular meeting on October 18.

**Other Business:** none

**Adjourn:** Motion was made by Lief Hughes and seconded by Janet Hughes to adjourn. Ayes 5, Nays 0. Motion carried. Meeting was declared adjourned at 8:26 p.m.

  
Marlis Knowlton, Clerk/Treasurer

# Guest Sign In

Planning Commission  
Eyota City Council Meeting

Date: 9-27-17

Name: Please print.

Company represented and address:

Tracy Krueker

Little Eagles Child Care Center

Trisha King

LITTLE EAGLES CHILD CARE

Mark Welsh

6-Cubed - Little Eagles - 14070 Hwy 52 SE Chaska

Teresa McCormick

The Urban Studio Little Eagles

Daren Sikkink

WAKS

Ronald + Vel Anderson

citizens

"Exhibit A"