

CITY OF EYOTA
JOINT BOARD WORK MEETING MINUTES of:
CITY COUNCIL, PLANNING COMMISSION, ECONOMIC DEVELOPMENT AUTHORITY
JANUARY 22, 2020

Members Present:

Council: Tony Nelson, Bryan Cornell, Ray Schuchard, Jamie Ward, John Chesney

Planning Commission: Susan Spafford, Janet Hughes, Adam Beilke

EDA: Dale Heintz, Craig Horan, Tom Aleshire

Members Absent: Lief Hughes, Darcy Higgins, Brian Halvorson

Staff Present: Cathy Enerson, EDA Director and Marlis Knowlton, Clerk/Treasurer

Guests: Jamie and Jim Judisch, Rick Vehrenkamp and Tyrel Clark

Call to Order: Mayor Nelson called the meeting to order at 6:30 p.m.

Agenda: Mayor Nelson noted the agenda tonight would include the Vehrenkamp land improvement plans, MnDOT (Minnesota Department of Transportation) grant opportunities and a letter of intent to develop land in the industrial zoned property west of Highway 42.

Vehrenkamp Development Proposal: Jamie Judisch of Judisch and Judisch Enterprises, Inc. explained their rough concept to develop the land. It would probably be developed in two phases. The first being rental, proposed a thirty six unit facility east of the only entrance on Everett Avenue NW and possibly a few smaller four unit rental buildings. On the west side of Everett would be phase two and that could be single family homes, but it will depend on how successful the first phase is and what the needs are of the city. The apartment building proposed is similar to the facility Judisch built in Pine Island. Concerns were discussed. First being the area being wet; the difference between wetland maps and flood maps. Wetland delineation would be required and is a priority because that will determine how much land is available for development. Rents were discussed; there is a need for work force housing. Although the City may consider support of the project with Tax Increment Financing to help keep project construction expenses lower, that does not translate into low income housing throughout the County. Traffic issues were raised, a high volume of cars would be created, but Judisch explained it is not a problem at their other facilities because not everyone is coming and going at the exact same time. One access in and out, Everett Avenue is also a concern and will be looked at in depth. Although it is just a concept, it was noted the cul-de-sac on the plan is probably twice as long as what the City's subdivision ordinance allows. Subdivision and zoning regulations would need to be followed.

Although there are concerns that need to be addressed, the general consensus was all were agreeable to continue researching the project. The first couple steps are to rezone the property and wet land delineation.

Industrial Property: A company, being referred to as JM is doing their due diligence before purchasing land in the industrial zoned area west of Highway 42, adjacent to the railroad tracks. The proposed JM project use would require a right turn lane on Highway 42. The Pries family's land which is north of the JM proposed project, is now also for sale and will eventually need a proper permanent access.

It would be beneficial to work with MnDOT and the Pries family to establish a permanent access on the Pries land versus a temporary access into the JM property. It is anticipated JM will be submitting a letter of intent and requesting assistance regarding the highway access and infrastructure expansion.

Grants: Enerson explained there are a couple different grant opportunities to assist in these and other projects. One in particular is for landscaping assistance from MnDOT for areas adjacent to the highways.

Adjourn: Motion was made by Aleshire and seconded by Heintz to adjourn the meeting. All present were in favor. The Mayor declared the meeting adjourned at 7:55 p.m.



Tony Nelson
Mayor



Marlis Knowlton
Clerk/Treasurer