

CITY OF EYOTA
CITY COUNCIL SPECIAL MEETING MINUTES
MAY 18, 2022
7:00 PM

Members Present: Tony Nelson, Ray Schuchard, Jamie Ward, Tyrel Clark
Planning Commission Member: Heather Tesdahl

Members Absent: John Chesney (Council) and Su Spafford (Planning)

Staff Present: Marlis Knowlton, Clerk/Treasurer

Guests: Vicki Arendt, Vanessa Hines (Widseth), Bill and Brenda Thomas (local property owners)

Call to Order: Mayor Nelson called the meeting to order at 7:00 p.m.

Agenda: Special meeting is to discuss planning and zoning issues that normally the Planning Commission would address. Agenda items are the Amethyst Subdivision final plat application and public hearing for the zoning change application.

Motion was made by Clark and seconded by Ward to set the agenda as presented. Ayes 4, Nays 0. Motion carried.

Amethyst Subdivision:

Final Plat Application:

Vanessa Hines submitted an updated final plat which now includes a thirty foot utility easement on the east side of the parcel, adjacent to Robert Avenue SW.

An updated preliminary plat has not been submitted, reviewed, or approved at this time. Until that is completed the final plat will not be approved. If the preliminary plat is submitted to and reviewed by city engineers in a timely manner it can be added to the May 26 Council agenda for consideration.

Zoning Change Application Public Hearing:

Nelson explained this public hearing is to receive comments on the application to rezone the most southerly portion of the vacant area with the intent for Perry Dental to expand their business with a new building. The zoning change is from R-1 (low density residential) to C-1 (Commercial).

Motion was made by Schuchard and seconded by Clark to close the special meeting. Ayes 4, Nays 0. Motion carried.

Motion was made by Clark and seconded by Ward to open the public hearing for the purpose of receiving public comment on the zoning change. Ayes 4, Nays 0. Motion carried.

Bill Thomas (2943 Highway 42 SE): If this property is rezoned to commercial and something unforeseen happens and the dentist does not build, are there any safeguards for non-compatible businesses.

Clark confirmed there are safeguards and many of the other possible businesses require a conditional use permit. Per the use categories in the ordinance each type of business is listed as permitted or requiring a conditional use permit. Clark quickly ran through the list of businesses.

Nelson asked for any other public comments.

Vicki Arendt questioned if Perry Dental does not buy the property for some reason, would she be able to rezone it back to residential.

Clark: Yes, it would require another application and public hearing.

Thomas: questioned the access point into the commercial property.

Nelson confirmed it would be off Robert Avenue, not Highway 42 or Knowledge Road SW.
Schuchard added no new access off Highway 42 would be approved by Minnesota Department of Transportation.

Clark: Perry Dental has outgrown its current location and wants to be near the school, both are good things.

Nelson asked for any other public comments.

Motion was made by Schuchard and seconded by Clark to close the public hearing. Ayes 4, Nays 0. Motion carried.

Motion was made by Clark and seconded by Ward to open the special meeting. Ayes 4, Nays 0. Motion carried.

Schuchard and Ward see no issues with the zoning change request. Clark noted the city zoning map will need to be updated. Tesdahl stated this is good for Perry Dental to grow and for kids to be able to walk from school.

Motion was made by Clark and seconded by Schuchard to approve the Amethyst Subdivision Lot 9 to be rezoned to C-1 and to amend the Land Use Plan as noted. Ayes 4, Nays 0. Motion carried.

Motion was made by Clark and seconded by Schuchard to approve the following Finding of Facts:

The 2009 Land Use Plan goals allow for the orderly development within an area that can be served by municipal facilities and develop Eyota in a manner which will provide an efficient urban growth pattern while maintaining and improving the quality of life. Quality of life maintenance and improvements could be accomplished by allowing this land use change by providing easily accessible services.

The 2009 Land Use Plan goals allow uses to be primarily determined by the availability of urban services. Including commercial goals that increase accessibility. Transportation goals include sidewalks connecting businesses to schools and residential neighborhoods. Locational Criteria for commercial uses include having good vehicular and pedestrian accessibility; access to the school would be ideal.

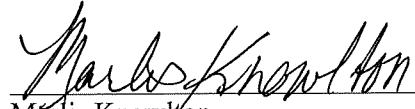
ROCOG classifies two of the adjacent roadways as “Strategic Regional Arterial Corridor” (Hwy 42) and a “Secondary Regional Arterial Corridor” (Knowledge Road). These roads tend to have higher traffic volumes making commercial use appropriate.

Ayes 4, Nays 0. Motion carried.


Motion was made by Schuchard and seconded by Ward to adopt ORDINANCE #181, PROVIDING FOR A CHANGE IN ZONING CLASSIFICATION OF CERTAIN PROPERTY FROM R-1 (LOW DENSITY RESIDENTIAL) to C-1 (COMMERCIAL) of Lot 9, Block 1, AMETHYST SUBDIVISION. Ayes 4, Nays 0. Motion carried. See “Exhibit A”

Motion was made by Schuchard and seconded by Clark to authorize publishing Ordinance #181 in summary form as presented. Ayes 4, Nays 0. Motion carried.

Adjourn: Motion was made by Schuchard and seconded by Ward to adjourn the meeting. Ayes 4, Nays 0. Motion carried. Meeting was declared adjourned at 7:19 p.m.



Marlis Knowlton
Clerk/Treasurer



Tony Nelson
Mayor

ORDINANCE #181

**CITY OF EYOTA
EYOTA, MINNESOTA**

**AN ORDINANCE PROVIDING FOR A CHANGE IN ZONING CLASSIFICATION
OF CERTAIN PROPERTY
FROM R-1 (LOW DENSITY RESIDENTIAL) to C-1 (COMMERCIAL)**

The City Council of the City of Eyota, Minnesota does ordain:

The following property is rezoned from R-1 (Low Density Residential) to C-1 (Commercial):

Lot 9, Block 1, AMETHYST SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota.

This Ordinance is passed and adopted by the Eyota City Council on May 18, 2022. Ordinance shall become effective upon its passage and publication.

Tony Nelson
Mayor

ATTEST:

Marlis Knowlton
Clerk/Treasurer

Published in the Rochester Post Bulletin on _____

"Exhibit A"