

CITY OF EYOTA  
CITY COUNCIL SPECIAL MEETING  
PUBLIC HEARING MINUTES  
MAY 29, 2019

Members Present: Tony Nelson, Bryan Cornell, Ray Schuchard, John Chesney and Jamie Ward

Members Absent: none

Staff Present: Marlis Knowlton, Clerk/Treasurer

Guest: Don Andring and Michael Carolan, Dover-Eyota Schools; Harold Anderson, Citizen; Chris and Vicki Arendt, adjacent property owners

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

**Agenda:** Tonight's hearing is to receive comment regarding the Dover-Eyota School District's plan to replace the current bus garage and the required conditional use permit. See "Exhibit A"

Michael Carolan explained the existing aging building which is also too small for newer buses. Two bids are being requested, one with and one without cold storage space. Construction costs will determine how big the building is built now, or plan for an expansion later. The trees west of the garage will be removed to improve storm water drainage. The roof will be a gable roof to also control water runoff. The building will be expanded farther west, so current parking should not be affected.

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

Chris Arendt: They own the apartment buildings behind the bus garage; they are in favor of the new garage, with no objections. There is an easement between the buildings and with the trees and time, over the years the grade is gone and water pools and shoots off of the garage roof. He acknowledged Carolan's phone call and information from the City. Arendt requested they take extra time planning to figure out how to reduce the amount of water going west. Commented there is wire looped on a utility pole in the back that needs to be buried.

Don Andring: He had not noticed or looked at the pole and wire. He assumes new electrical will be buried and there will be a new storm water basin. He followed up to Tony Nelson's question of how many; there will be one new basin.

John Chesney: Currently all the water is running off the roof to the west, but with a new gable roof some will be diverted east.

Chris Arendt: Expressed concerns that the building will now be bigger creating additional runoff.

Harold Anderson: Expressed concern that water from the east roof will be right where bus drivers are walking to the garage and it gets icy. Last winter the contractor did not salt/sand the parking lot as early as needed. This ice may cause a safety issue.

Mike Carolan and Don Andring: Answered Arendt's question, at this time the building will not be heated. It can be heated later. It is required to have concrete with channels and drains, etc.

Harold Anderson: Explained that when all the buses come in from the routes, just the heat off the buses helps warm up the building to melt snow.

Don Andring: Answered Arendt's question stating ventilation is required and there will be two fire walls that eliminate the need for a sprinkler system, which is very expensive.

Chris Arendt and Don Andring: Chatted back and forth regarding the lighting. Lights will be the type that shines down and there shouldn't be any on the west wall.

Michael Carolan: Four plans have been set out for bids and the engineering firm is WHKS.

Bryan Cornell: Commented that WHKS is also the City's engineering firm and is very familiar with the City's streets, storm water and drainage issues.

Don Andring: WHKS engineered the existing building (other garage) and then Don talked about the locations of the other buildings while pointing them out on a plan.

Chris Arendt: Asked if the garage will be able to accommodate even larger future buses.

Don Andring and Mike Carolan: Both agreed future larger buses are being taken into consideration and planning. They thought the overhead doors are going to be 12 x 12.

Tony Nelson: That is usually why we all end up building new bigger buildings, to accommodate the newer bigger equipment.

Short discussion on general equipment trends; like stub nose buses being used now to fit the existing building. And a new bus costs as much as \$105,000.

Mayor Nelson asked for any comments, there were none. No written comments had been submitted.

Motion was made by Cornell and seconded by Chesney to close the public hearing. Ayes 5, Nays 0. Motion carried.

Mayor Nelson officially reopened the regular meeting.

Knowlton explained the zoning regulations that apply to this situation while the Council reviewed the site plan. This is an accessory building on the same parcel as the principal institutional building (615 South AVE SE) in R-1 (low density) zone. The group started talking about the lighting. Ray Schuchard expressed the need for a Conditional Use Permit is not necessary, it should be common sense seeing that the school is just replacing an existing building. Knowlton noted that the Code requires all institutional buildings to have a CUP and that many factors have changed since the original building was built decades ago. The School reps confirmed that twenty two of the trees on the west side will be removed and drainage should be improved.

The Council discussed Finding of Facts.

Motion was made by Cornell and seconded by Chesney to state the Find of Facts as:

The proposed building fits the area because it is replacing an existing building.

The proposed building is compliant with the City's Comprehensive Plan.

It will not be hazardous to the neighbors.

Agreed they are confident that the engineers know the City's storm water issues and will improve the situation.

Ayes 5, Nays 0. Motion carried.

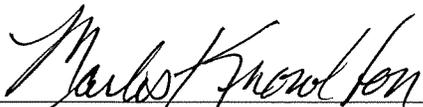
A temporary construction easement may be necessary from the Arendt's for the drainage construction; the engineers would handle that.

The Council discussed possible conditions. They had discussed the drainage issues seem to be addressed satisfactorily, the lighting fixtures will be on the plan to review again later and ventilation intake fans with louvers are on the west side of the building, but no fans blowing out.

Motion was made by Cornell and seconded by Chesney to approve the Dover-Eyota Schools bus garage Conditional Use Permit with no conditions. Ayes 5, Nays 0. Motion carried.

Motion was made by Cornell and seconded by Ward to adjourn the meeting. Ayes 5, Nays 0. Motion carried. Meeting was declared adjourned at 7:40 pm.

  
\_\_\_\_\_  
Tony Nelson  
Mayor

  
\_\_\_\_\_  
Marlis Knowlton  
Clerk/Treasurer



7. Are local streets capable of handling traffic which is generated by the proposed use? Explain: \_\_\_\_\_

yes

Yes, no change in current volume or use is anticipated.

\*\*\*PROVIDE ADDITIONAL SUPPORTING DOCUMENTS AND DATA TO HELP EXPLAIN THIS REQUEST INCLUDING, BUT NOT LIMITED TO, A SITE PLAN SHOWING PROPERTY LINES AND PROPOSED PROJECT AREA\*\*\*

The owner hereby agrees that, in case such conditional use permit is granted, that all the work which shall be done and all materials which shall be used shall comply with the plans and specifications therefore herewith submitted and with all ordinances of said City of Eyota applicable thereto. The owner hereby agrees that the application fee is non-refundable.

I certify that I am the applicant named herein; that I have familiarized myself with the rules and regulations with respect to preparing and filing this application, that the foregoing statements and answers herein contained and the information on the attached maps or plot plans and my other papers submitted herewith are in all respects true and accurate to the best of my knowledge and behalf.

Applicant Signature: Michael Carolan Date: 5/17/2019

Owner Signature: M Carolan Superintendent Date: 5/17/2019  
Representing the school/District

<b>FOR OFFICE USE ONLY:</b>			
Completed Application Received on:	<u>5-17-19</u>		
Public Hearing Date:	_____		
Planning Commission:	<input type="checkbox"/> Recommend Approval	<input type="checkbox"/> Recommend Denial	Date: _____
City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denial	Date: _____