

**CITY OF EYOTA
PLANNING COMMISSION MINUTES
APRIL 17, 2014**

Present: Members: Dana Allen-Tully, Barry Karsjens, Chad Ohl and Janet Hughes
Council Rep: Ray Schuchard
Secretary Marlis Knowlton

Absent: Member: Scot Field
Council Rep: Bryan Cornell

Call to Order: Chair Dana Allen-Tully called the meeting to order at 7:02 p.m.

Approve Agenda: Motion was made by Ohl and seconded by Karsjens to approve the agenda as presented. Ayes 4, Nays 0. Motion carried.

Minutes: Motion was made by Ohl and seconded by Hughes to approve the November 20, 2013 regular meeting minutes. Ayes 4, Nays 0. Motion carried.

Note: there was no meeting held: December 2013, January 2014, February 2014 or March 2014.

2014 Chair and Co-Chair: Motion was made by Ohl and seconded by Karsjens to appoint Scot Field as Chair. Ayes 4, Nays 0. Motion carried. Motion was made by Ohl and seconded by Hughes to appoint Barry Karsjens Co-Chair. Ayes 4, Nays 0. Motion carried.

Note: future meetings through August 2014 will be held the third Wednesday of the month.

Variance Request Review: J.B. and Mandi Mathison of 611 Madison Avenue SW presented plans to build an enclosure on the front of their house; a roof, stoop with steps and a waist high railing. It would not be enclosed. The addition would require a front yard setback variance. The Commission did not find anything with the proposal that would indicate a variance request would be denied. Based on this information, Mathisons will submit a variance request.

Parking Lot Creation Request: Knowlton received an inquiry regarding the possibility to create a parking lot off the alley of the Holy Redeemer Church and parish house: 22 2 ST SE and 23 3 ST SE. After reviewing maps and considering possibilities, absent any detailed plans, the Commission agreed a parking lot would not be feasible without major utility improvements. The parish house on Third Street has been, is and could continue to be a residential home; a parking lot in the back yard would not be acceptable. The parish house lot grade is such that it goes downhill from the house on Third Street to the alley; this would create storm water runoff issues. There are no storm sewers or curb/gutter on South Avenue SE; increased runoff has the potential to create additional problems.

A parking lot directly behind (south of) the Church also appears to have its challenges without any proper storm sewer system on South Avenue. From estimated measurements it also appears that there would not be enough room off the alley to accommodate a legal parking stall off the alley while leaving enough room for proper handicap accessibility for a walk way behind the Church.

The Commission requested Knowlton inform the Church that a parking lot does not appear to be feasible.

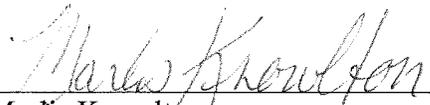
Commercial Parcel Review: 125 and 127 South Front Street SW have been sold; the new owner is inquiring about combining the lots and installing water and sewer services. 127 South Front has been demolished and utility services were going to that building. 125 South Front has no water or sewer service lines. If the two parcels are combined it would be acceptable to run water and sewer from existing service lines across the 125 South Front parcel over to 127 South Front. If the parcels stay as is, new water and sewer services must be installed from the utility mains to 127 South Front.

At this time, the new owners implied they would be working on vehicles. If the work is considered a high impact service use, a conditional use permit will be required. The Commission requested the owner be contacted and request activity details of their anticipated business.

Taproom Zoning: The liquor ordinance was recently revised to include allowing taprooms. The Commission reviewed the zoning ordinance and agreed a taproom would be considered an Amusement and Entertainment commercial use; per Article IV Section 4.01.3 of Ordinance #53. This will require a conditional use permit.

Other Business: Knowlton updated the Commission members to the status of: the Highway 14/42 roundabout project in conjunction with city and regional trails, the Park Board creating an inner city trails plan with the help of Yaggy Colby engineering and news that John Keefe is purchasing the thirteen undeveloped acres in the Stone Ridge area in hopes to develop residential homes.

Adjourn: Motion was made by Ohl and seconded by Hughes to adjourn. Ayes 4, Nays 0. Motion carried. Meeting was declared adjourned at 8:17 p.m.



Marlis Knowlton
Clerk/Treasurer