

**CITY OF EYOTA
PLANNING COMMISSION MINUTES
FEBRUARY 17, 2016**

Present: Members: Lief Hughes, Chad Ohl, Janet Hughes and Casey Johnson
Council Reps: Bryan Cornell and Ray Schuchard Secretary: Marlis Knowlton

Absent: Member Barry Karsjens

Call to Order: Chair Lief Hughes called the meeting to order at 7:01 p.m.

Approve Agenda:

Barry Karsjens Resignation: In reviewing and discussing the agenda, Knowlton announced Barry Karsjens had submitted his resignation yesterday, February 16, effective immediately. Motion was made by Janet Hughes and seconded by Ohl to accept Barry Karsjens resignation. Ayes 4, Nays 0. Motion carried.

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

Minutes: Motion was made by Ohl and seconded by Johnson to approve the January 20, 2016 regular meeting minutes. Ayes 4, Nays 0. Motion carried.

Review Comprehensive Plan: Per the Council's request, the Planning Commission reviewed the Comprehensive Plan for compliance to sell a portion, approximately one acre in the southeast corner, of the Second Street Wetlands initiated by a proposal to establish a brewery.

The Commission did reference the information from May 2013 when the Commission reviewed the Comprehensive Plan in reference to purchasing the Second Street Wetlands. It was noted in Land Use Goals: Floodplain, drainage swales, wetlands and other land resources should be reserved from development and dedicated to the City for use as parks, playgrounds or open space. A Growth Guideline: Development in the 100-year flood plain should be regulated and limited to uses which are properly flood-protected or do not have a detrimental effect on the floodplain. The Commission determined the initial intention was to use the parcel for storm water management; but times change and a small portion of the property would be in compliance to be sold and/or developed. The Commission also took note that City Engineers have studied the entire parcel and acknowledges the southeast corner is physically a buildable area.

The Commission did review the Comprehensive Plan in relation to the specific site for future sale, not dependent on what it will or could be rezoned to: be that commercial, single family or multi-family residential.

Motion was made by Ohl and seconded by Janet Hughes that the proposed sale of land is in compliance with the current Comprehensive Plan. Ayes 4, Nays 0. Motion carried.

Finding of Facts (including excerpts from the Comprehensive Plan):

The Eyota Comprehensive Plan is a statement of community goals and policies that will direct physical development into the future. The Plan looks to the future, anticipates change, and provides specific guidance for legislative and administrative actions.

The median age in Eyota is 32.5 years old. Whereas these demographics and that population finds this to be an acceptable business. The City of Eyota finds businesses to be an important portion of our community structure. The City has worked hard to attract commercial business and bring in bike trails to provide recreation and opportunities for all citizens.

Land Use Goals: Develop the City of Eyota in a manner which will provide an efficient urban growth pattern while maintaining and improving a high quality of life.

Motion was made by Janet Hughes and seconded by Johnson to approve the listed Finding of Facts. Ayes 4, Nays 0. Motion carried.

Nuisance Ordinance: The Commission reviewed changes made to Nuisance Ordinance #109 as discussed at the January meeting.

Section 2 Public Nuisances Affecting Health, #8: added wording to regulate areas that are not mowed because property owner claims it is now natural or prairie type vegetation.

B. Ornamental grasses, prairie grassed, native, non-native plants and/or natural type planting shall not exceed twenty-five percent (25%) of a residential, commercial or industrial zoned parcel.

Section 3 Public Nuisances Affecting Peace and Safety, added:

#14: The placing, throwing, mechanically blown, swept or fall on any street, sidewalk, gutter, curb or other public property of any debris including, but not limited to weeds, grass, vegetation, leaves or tree parts.

Section 4 Noise Violations, #2 Hourly restriction of certain operations, under D regarding radios, etc., times of operation, added wording: *Exception: Permitted outdoor dances.*

The Commission also discussed parking issues and agreed they will be addressed in a separate ordinance. Other than formatting type corrections needed, the Commission was satisfied with the edits made.

Motion was made by Ohl and seconded by Janet Hughes to approve the nuisance ordinance and forward it to the Council for their consideration and approval. Ayes 4, Nays 0. Motion carried.

Request from Council review Zoning Ordinance: The Planning Commission was requested by the Council to research changing the Zoning Ordinance to allow single family homes in R2 multifamily zoned districts.

Motion was made by Ohl and seconded by Janet Hughes to lay on the table the zoning change ordinance until such time as the Planning Commission and Council can have a working meeting to discuss the role of the Planning Commission and to discuss if the Planning Commission is to be working toward codification. Ayes 4, Nays 0. Motion carried.

Other Business: Lief Hughes addressed the Council Representatives regarding a comment made at one of the previous council meetings. The city hall sign was being discussed and Councilman Nelson commented the council is above the law, referring to the sign ordinance. Hughes said even if this was only said as a joke, someone should have said that comment was inappropriate. If this type of thought process continues by anyone, they should be removed from office; no one is above the law. Hughes requested this be put on record.

Adjourn: Motion was made by Ohl and seconded by Johnson to adjourn. Ayes 4, Nays 0. Motion carried. Meeting was declared adjourned at 7:40 p.m.



Marlis Knowlton
Clerk/Treasurer