

**CITY OF EYOTA  
PLANNING COMMISSION MINUTES  
MARCH 16, 2016**

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

**Absent:** none

**Call to Order:** Chair Lief Hughes called the meeting to order at 7:00 p.m.

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

**Minutes:** Motion was made by Ohl and seconded by Janet Hughes to approve the February 17, 2016 regular meeting minutes. Ayes 4, Nays 0. Motion carried.

**Public Hearing – 319 7 ST SW Zoning Variance:** Request to approve a variance of four feet and six inches (4'6") for a side yard setback requirement for a detached garage for Jesse & Raychel Ptacek, 319 Seventh Street SW. Description of property: Schumann's Second Replat, Lot 8, Block 2, PIN 62.14.32.028487. See "Exhibit A"

Motion was made by Johnson and seconded by Ohl to close the regular meeting.  
Ayes 4, Nays 0. Motion carried.

Motion was made by Ohl and seconded by Janet Hughes to open the public hearing.  
Ayes 4, Nays 0. Motion carried.

Property owner Jesse Ptacek explained he is requesting a four foot, six inch variance. There is a five foot utility easement on the west side of his property, so the garage has to go on the east side of the lot. The variance is the only feasible way to be able to pull in to the garage straighter. There is only twenty six feet between the garage and the house and the truck going in the garage is twenty feet long.

Chad Ohl questioned if a letter supporting the variance was requested or received from the neighbor at 323 Seventh Street SW (back/north lot line). Ptacek said no, he did not ask that neighbor because the variance is only for the east lot line.

Ray Schuchard asked to verify that the request is only for the side yard setback. Yes.

Ptacek explained he did look at putting the garage on the west lot line but it just would not work. On the east side it is a tight corner and tight to get in and out; and the neighborhood is full of kids. With this variance it would be safer for him and a straighter shot to get in the garage.

Ohl asked if about future plans; asked if Ptacek is intending to pave the entire route to get to the garage door. Ptacek, yes. Ohl verified that meant all along the east lot line. Ptacek said yes and said he plans on installing a stamped patio in the back.

Bryan Cornell asked if the satellite pictures of the property with the lot lines were accurate. No they are not 100% accurate.

Ohl is concerned that there will end up being too much of the parcel covered by concrete. Knowlton state the ordinance says just buildings are calculated in lot coverage maximums. The ordinance was referred to and it says structures. Ohl interprets structures to include concrete because it is attached to the ground. Ohl emphasized Ptacek's storm water runoff should not go on the neighbor's yard. Ptacek said he could calculate the square feet of concrete. Ohl commented he thinks a lot of neighbors have added accessory buildings in back yards with concrete driveways to them.

Ptacek also commented that the neighbor does not have a shed in the back, so his will not be too close. The building plans do not need to be reviewed tonight. Discussed how to measure the garage from the lot line; measure from the eave not the building wall.

Motion was made by Janet Hughes and seconded by Johnson to close the public hearing. Ayes 4, Nays 0. Motion carried.

Motion was made by Ohl and seconded by Johnson to open the regular meeting. Ayes 4, Nays 0. Motion carried.

Motion was made by Janet Hughes and seconded by Johnson to recommend to the Council to approve the requested variance. (four feet and six inches (4'6") from the side yard setback requirement) Hughes, Hughes and Johnson voted in favor. Ohl voted opposed. Ayes 3, Nays 1. Motion carried.

**Other Business:** none

**Adjourn:** Motion was made by Ohl and seconded by Johnson to adjourn. Ayes 4, Nays 0. Motion carried. Meeting was declared adjourned at 7:21 p.m.

  
Marlis Knowlton  
Clerk/Treasurer

PAID FEB 22 2016  
\$350.00

DATE:

TO: Zoning Board of Appeals  
City of Eyota  
P.O. Box 328  
Eyota, MN. 55934  
c/o Zoning Administrator

APPLICATION FOR A VARIANCE

The undersigned (do) (does) hereby make application to the Zoning Board of Appeals of the City of Eyota, Minnesota, to vary the provisions of Paragraph \_\_\_\_\_ of the Zoning Code as provided in Section 10.02.

LOCATION OF PROPERTY:

Address: 319 7th St SW, Eyota MN 55934

Legal Description: \_\_\_\_\_

REASON FOR VARIANCE: (Describe in detail and state unusual conditions that cause hardship. Attach additional sheets if needed.)

*The ideal spot for building garage is on west end of lot. It is however, un-buildable due to a utility easement. Therefore the garage must be placed in NE corner of lot. This spot has one challenge, the setback. If I abide the current setback law, my garage will be 7.5' from property line to eaves. The main vehicle entrance will 10.5' from property line, because the door has to be 2' from a corner. Due to the distance from front of the garage to house (26' refer to diagram), it presents a severe angle of approach. To give an idea of how big that space is I will note that a common truck length is 20' trailers. Making the garage space un-usable if you own a truck.*

(I) (we) hereby depose and say that all of the above statement and statements contained in all exhibits transmitted herewith are true. *Cont...*

IN WITNESS THEREOF we have subscribed to the application on this 22<sup>nd</sup> day of February, 19 2016.

Respectfully submitted,

Jesse Ptacek 319 7th St SW Eyota MN 55934 (507) 884-5661  
(Name of Owner) (Address) (Home Phone)

*[Signature]* Same as above  
(Signature of Owner) (Business Phone)

"Exhibit A"

Cont...

The garage will be a daily use building on the property. Due to the challenges faced with the current setbacks, I am asking to be granted a 3' setback from the property line to the eaves of the garage on the east line of the lot. It will provide a much straighter and safer approach into the garage.