

Eyota Township
Special Board Meeting
Monday, July 30, 2020

Opening

The special meeting of the Eyota Township Board was called to order at 9 am on July 30, 2020 at the Eyota Ambulance Barn by D O'Neill. Notices were posted on July 22, 2020.

Present

D O'Neill, J Schumann, B Halvorson, M Lewis

Guest

None

Video Guest

Peter Tiede <tieded@tiedegrabarski.com>

Special Meeting for Road Agreement with M Fish

Fish Road Agreement for a Commercial Bakery discussed with Peter Tiede, attorney, via Zoom.

Following Olmsted County recommendations shared:

Recommendations from Olmsted County Planning Department July 16, 2020:

Staff Recommendations Based on the above findings of fact staff recommends approval of the conditional use permit for a commercial/industrial use primarily incidental to agricultural uses with the following conditions:

1. All lights shall be horizontal, full cut-off type to prevent glare and light trespass.
2. A road ~~maintenance and improvement~~ agreement must be executed with the township prior to approval of the building permit and a recorded copy of the agreement must be provided to the Olmsted County Planning Department.
3. An erosion control/runoff plan must be approved prior to the approval for a building permit.
4. ~~Driveway must include a 32-foot wide culvert.~~
5. The building must be sprinkled, and a Knox Box must be installed.
6. All driveway, parking and loading areas must be paved.
7. All federal and state permits must be adhered to.
8. The applicant must obtain and maintain a septic operating permit from the appropriate authority. E.2.a Packet Pg. 55 Page 9
9. A new well is required meeting the non-community well standards with approval by the Department of Agriculture.
10. The conditional use permit must conform to the submittals included with this application and any additions or change of use will require an amendment to the conditional use permit.
11. Hours of operation cannot exceed 3am-6pm Monday-Saturday

12a. A variance to Olmsted County Zoning Ordinance Article 8.09.02 Subdivision D Subdivision 3 must be approved prior to the third phase of the build out.

~~12b. The full proposed build out is limited to the proposed Conditional Use Permit.~~

Wrap up from the meeting has P Tiede and J Schumann, drafting a rough draft for a preliminary contract. D O'Neill will contact county Engineer to receive an official recommendation concerning township road west of proposed bakery.

J Schumann moved to authorize D O'Neill to obtain an additional road engineer if needed; B Halvorson seconded; motion passed with all in favor.

The township is considering the following as part of the road agreement between the Township and Mr. Fish:

1. Require Mr. Fish to build to township standards, a right hand turn lane into his property at his expense that will accommodate semi-truck and trailer traffic.
2. Traffic to and from the site shall be from the intersection of US HWY14 and 110th Ave SE.
3. Require M Fish to pay for any extra chloride or rock on the Township road beyond what is applied by the Township.
4. Any additional traffic or expansion of the business requires a review of the road agreement.
5. Require an escrow account to be set up to be used for addition township road construction expense related to use by the bakery or to widen road before construction starts.
6. Require a fifty foot right of way on the newly created parcel on which the business will stand.

Adjournment

Meeting was adjourned at 10 am by D O'Neill.

Minutes submitted by M Lewis, Clerk

Approved on August 17, 2020