

ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 14, 2013
MINUTES

The Elysian City Planning and Zoning Commission met in regular session Monday, September 4, 2012 at City Hall at 6:00 p.m.

Present were: Roger Hanson Chairperson; Commissioners: Gary Buchschacher, Ralph Dyer, Dan Engebretson, Rick Galewski, Tom Springmeyer, Clinton Stoen, and Zoning Administrator Patricia Nusbaum.

City Administrator Nusbaum opened the meeting and presented the oath of office to the new members of the commission with Clinton Stoen, Rick Galewski, and Dan Engebretson answering.

Nusbaum then asked for nominations from the floor for the office of Board Chair. Member Springmeyer offered the name of Roger Hanson for Board Chair. On motion by Buchschacher, seconded by Dyer, to cease nominations and cast a unanimous ballot for Roger Hanson as Board Chair. All voting in favor, motion declared carried.

At this point, Nusbaum turned the gavel over to newly elected Board Chair Roger Hanson. Chair Hanson asked for nominations for Vice Chair. On motion by Stoen, seconded by Dyer, all voting in favor, to elect Tom Springmeyer as Vice Chair and that all nomination cease.

On motion by Stoen, seconded by Dyer, all voting in favor, to approve the November 8, 2012 minutes as presented.

On motion by Dyer, seconded by Buchschacher, all voting in favor, to approve the agenda as presented.

John Dockstader was present to review with the Commission his potential business venture to establish a campground. He explained his plan for the campground and hotel. Mr. Dockstader asked that the area be rezoned from R-1 to Highway Commercial. On motion by Stoen, seconded by Dyer, to accept the rezoning application and to call for a public hearing to be held February 5, 2013, at City Hall at 6:00 p.m. for the consideration of rezoning of property described from R-1 to Highway Commercial as follows:

Commencing at a point Twelve (12) rods South of the quarter post at the Southeast (SE) corner of the Southwest Quarter (SW ¼) of Section Thirty-five (35), in Township One Hundred Nine (109), Range Twenty-four (24), LeSueur County, Minnesota, thence running West Four Hundred Forty-five (445) feet; thence running south to Lake Elysian; thence East along said Lake to a point directly South of point of commencement; thence running North to place of beginning and containing Four (4) acres, more or less, and being in Section Two (2), Township One Hundred Eight (108), Range Twenty-four (24), Waseca County, Minnesota.

AND
All that part of Government Lot One (1) in Section Two (2), Township One Hundred Eight (108) North, Range Twenty-four (24) West in Waseca County, Minnesota, and described as follows, to-wit: Commencing at the South Quarter (S ¼) corner of Section Thirty-five (35), Township One Hundred Nine (109), Range Twenty-four (24), LeSueur County, Minnesota; thence East on the Section line One and Forty Hundredths (1.40) chains; thence South Four Degrees Twenty-Two Minutes (4 degrees 22 minutes) West One and Thirty-two Hundredths (1.32) chains; thence South Twenty-six Degrees Thirty Minutes (26 degrees 30 minutes) East Zero and Ninety-five Hundredths (0.95) chains; thence South Fifty-six Degrees Forty-five Minutes (56 degrees 45 minutes) East Zero and Seventy-eight Hundredths (0.78) chains; thence South Eighty-eight Degrees (88 degrees) East Zero and Seventy-seven Hundredths (0.77) chains; thence South Three and Thirty-eight Hundredths (3.38) chains to the shore of Lake Elysian; thence Southwesterly on shore of said Lake to a point that is Eight and Thirty-seven Hundredths (8.37) chains South of the above described point of commencement; thence North to the place of beginning, containing One and Eighty-four Hundredths (1.84) acres.

EXCEPT
That part of the Northwest Quarter (NW ¼) of Section Two (2), Township One Hundred Eight (108) North, Range Twenty-four (24) West, Waseca County, Minnesota, described as follows: Commencing at the South Quarter (S ¼) Corner of Section Thirty-five (35), Township One Hundred Nine (109) North, Range Twenty-four (24) West; thence South Zero Degrees Thirteen Minutes Twenty-three Seconds (00 degrees 13 minutes 23 seconds) East (the North line of the Northwest Quarter (NW ¼) of Section Two (2) is assumed to bear North Ninety Degrees Zero Minutes Zero Seconds (90 degrees 00 minutes 00 seconds) West, One Hundred Ninety-eight and Zero Hundredths (198.00) feet; thence South Eighty-nine Degrees Fifty-eight Minutes Forty-six Seconds (89 degrees 58 minutes 46 seconds) West, One Hundred Ninety-five and Zero Hundredths (195.00) feet to the point of beginning; thence continuing South Eighty-nine Degrees Fifty-eight Minutes Forty-six Seconds (89 degrees 58 minutes 46 seconds) West, Two Hundred Fifty and Zero Hundredths (250.00) feet; thence South Zero Degrees Thirteen Minutes Twenty-three Seconds (00 degrees 13 minutes 23 seconds) East, One Hundred Fifty and Zero Hundredths (150.00) feet; thence North Eighty-nine Degrees Fifty-eight Minutes Forty-six Seconds (89 degrees 58 minutes 46 seconds) East, Two Hundred Fifty and Zero Hundredths (250.00) feet, thence North Zero Degrees Thirteen Minutes Twenty-three Seconds (00 degrees 13 minutes 23 seconds) West, One Hundred Fifty and Zero Hundredths (150.00) feet to the point of beginning.

Stoen and Nusbaum will be working on the draft rental ordinance.

The consideration of the updating of the land use plan was discussed. Nusbaum will contact Pettipiece and Associates as to involvement costs to helping with the land use plan to include a survey.

There was no public comment.

Chairman Hanson stated for the next meeting he would like for each of the Commissioners to think about what goals might be considered for 2013 and what do we want to accomplish.

On motion by Springmeyer, seconded by Dyer, all voting in favor, meeting was adjourned at 7:02 p.m.

Attest:

Roger Hanson, Board Chairman

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 5, 2013
6:00 PM**

The Elysian City Planning and Zoning Commission met in regular session Tuesday, February 5, 2013 at City Hall at 6:00 p.m.

Present were: Roger Hanson, Chairperson; Commissioners: Gary Buchschacher, Ralph Dyer, Dan Engebretson, Rick Galewski, Tom Springmeyer, Clinton Stoen, and Deputy Clerk Lorri Kopischke. Absent: Zoning Administrator Patricia Nusbaum.

On motion by Stoen, seconded by Dyer all voting in favor, the January 14, 2013 minutes were approved as presented.

Consideration of the agenda was moved to the end of the meeting and the Board moved to the Public Hearing.

On motion by Dyer, seconded by Springmeyer, all voting in favor, to close the regular meeting and open the Public Hearing at 6:03 p.m.

Public Hearing to Consider Rezoning a 4.98 acre Parcel of Property, which is located adjacent to Silver's Campground and Lake Elysian, from Residential (R-1) to Highway Commercial (C-2). Applicant: John Dockstader.

The Rezoning Application was read into record. Hanson read the meeting procedures.

John Dockstader, Sakatah Trail Resort, stated he was present to ask the Planning and Zoning Commission to recommend rezoning of this property from R-1 to C-2. He noted that his plans are not finite. If the rezoning is approved he will be asking his engineer to draw a new plan which will be more exact. He will then post that plan at City Hall and invite the public to come in and view the plan and voice any concerns.

Comments from the public were as follows:

John Stephanie, 205 Lake View Court, stated he was here as a resident and also as President of the Lake Elysian Association. He had first heard about this proposal at the January meeting and as there was no public comment time he was able to get minimal information. Stephanie had then contacted Laura Rhode, Waseca County and then Leo Getsfried, DNR and was eventually referred to Randy Bradt, DNR representative for this area. Stephanie referred to the City of Elysian Zoning Ordinance adopted October 12, 2009 and an email from Randy Bradt dated January 18, 2013. The email addressed requiring plans that are surveyed and drawn to scale that identify the location of the OHW and the 267 foot tier location. It also addressed setback requirements, dwelling unit calculations, wetlands and open space requirements.

Stephanie noted that the plan calls for 61 dwelling units and according to Bradt there may only be space for half that number. He said Hanson had told him that once this was zoned to commercial it would be almost impossible to go back to residential. He stated it would be premature to change this to commercial. The plan should come back meeting all the requirements and then it could be considered.

Jim Williams, representing Janesville Township, expressed concern over the extra traffic on 45th Street that may result from commercial zoning. He wanted to be sure that the potential road upgrade would be charged to the responsible party. The township will not receive any increase in tax revenue from this rezone and it is not a result of a township request. The township is not ready to assess the township residents for any improvement to this street.

Dawn McGregor, 43883 45th Street, read a letter against the rezoning. She felt that the land available could not support all the items proposed. She had concern that there were no shade trees, no playground in the plans and the dog park was very small. 2 of the 3 entry points are on 45th Street which is a very narrow township road and traffic down this road would be burdensome and hazardous to the residents as there are several families that live in the area that have small children. She felt this rezoning would have a negative impact on her property values and living standards. It would be in the best interest of the City and residents of this area to leave the property as residential and wait for the housing market to recover.

An email from David Rager and Kathleen Anttila, 207 Maple Ave SW was read into the record by Dawn McGregor. They believe commercial zoning of this parcel would be detrimental to the city of Elysian as a whole. The concerns expressed were the City's land use plan does not support commercial development in this portion of the City; this rezoning would change the character of the neighborhood, and would bring increased traffic and noise as well as increased demands on services. Also, real estate taxes collected from a residential development on that parcel would be greater than those received from the proposed development.

John Ross, 43987 45th Street, stated he felt that rezoning to commercial and then bringing the plan was putting the cart ahead of the horse. He recalled a situation where trailer houses were brought into the neighborhood and there was no ordinance to address them and likened that to the City having no ordinance to address campgrounds. He felt the increased traffic would be a detriment to the neighborhood and a danger with all the little kids playing in the street. He was concerned about the dog park and dogs in general from the campground being walked and pooping in his yard. He felt this would devalue his property value. There should be a permanent plan before this is changed to commercial.

Adam Wilking, 43901 45th Street, stated concern over the bonfires and noise. He agreed with Ross regarding the trailer homes and the dogs running. He was concerned with the tree line and the water runoff.

Jayne Larsen, Tuckers Tavern, stated she was 100% in favor of bringing more people into town and supported the idea of the campground. With more people paying for water, the price of water will go down. This will also bring more people into the businesses in town. She understood the concerns but also noted that there needs to be progress.

John Ross, 43987 45th Street, stated there would only be one water meter so the revenue would only be \$38. When he goes camping he takes everything with him so he did not believe it would generate much business in town. The last thing his neighborhood needs is a bunch of drunks.

Adam Wilking, 43901 45th Street, acknowledged the benefit to the businesses but stated that with every pro there is a con. He expressed concern over the smoke from the campfires, the drunks, and the traffic. A residential development would generate more water revenue.

John Stephanie, 207 Lake View Court, noted the open space requirement in the City Zoning Ordinance. He felt it was way too early in the planning process to rezone this property.

Steve Backhouse, 43931 45th Street, expressed support for the rezoning. He felt this would help support the businesses. The traffic from Silver's Campground goes the other direction. Currently the property is a hayfield and there are no tax dollars generated from a hayfield. Get the revenue into the city.

John Ross, 43987 45th Street, suggested a cul-de-sac by the hotel and run the traffic out on a different street than 45th. He has lived here since he was 5 years old when the city was growing. Now it is basically a retirement village. The runoff is currently going through the hayfield and there is no damage now. The development should include a holding pond to catch the run off before it goes into the lake. He stated he liked his privacy and that once this is approved it can't be changed back and someone could put a salvage yard in there.

Abby Anderson, 200 Main Street W, stated she and her husband are in favor of the campground. She understands the concerns and that this is a small town but it needs the growth. There are a lot of older people in the community but if you provide something for younger people to do here, they may come here and enjoy Elysian and say maybe we would like to move here. All things must change at some point.

Bill McGregor, 43883 45th Street, stated he was against the rezoning. The housing market is coming out of a recession and there will be interest in developing that property as residential which will benefit everyone. This campground may help the businesses but it will destroy the value of his house. He is concerned with the use of 45th Street because of the size of the road and does not want the added traffic.

A letter from Adam and Beth Wilking, 43901 45th Street, was read into the record stating they are against the campground due to noise, traffic, thefts and parties.

A letter from Bob and Bev Silver, Silver's Resort, 108 First Street South was read into record. They are against the rezoning for the following reasons: 1. One motel has already failed; 2. Town did not support a grocery store; 3. Water runoff onto our property; and 4. Do not see that there be that much revenue for the city to change the zoning on this property.

It was declared that all evidence had been received and the public discussion was ended.

On motion by Stoen, seconded by Buchschacher, all voting in favor, to close the Public Hearing at 7:10 p.m.

On motion by Springmeyer, seconded by Dyer, all voting in favor, to open the regular February 5, 2013 meeting of the Planning and Zoning Commission at 7:18 p.m.

The Board then discussed the consideration of rezone this parcel of land from residential (R-1) to highway commercial (C-2).

Stoen suggested the parcel be rezoned to residential with the agreement stating that if the CUP does not pass, the zoning would go back to residential.

Springmeyer commented that the DNR has a lot of power and can make these projects tough.

Buchschacher stated he is pro business but is concerned with the environment. He would like to hear more from the DNR about the wetland and the shoreland before he could vote yes.

Motion by Stoen, seconded by Dyer, to rezone this parcel from Residential (R-1) to Highway Commercial (C-2).

Hanson read the 2 criteria for approval from the rezoning application:

1. A mistake was made when the original zoning was approved.
2. Circumstances have changed since the original zoning designation for this property that now justifies the request for change.

Stoen stated the circumstances have changed as there have been two failed attempts at residential development on the parcel and both have failed. There is now someone who has proposed an alternative to residential.

Springmeyer stated the plan should be delayed as it needs more work.

Dyer felt the proposal needs more planning but it needs to go through.

Engebretson felt the town would either grow or die and this proposal would help the community by bringing more people to the businesses. He does have reservations until the plan has had a chance to go through the DNR and the other steps that need to be done.

Galewski stated he had all kinds of reservations but also noted the multiple development failures when it was zoned residential. At least someone is working on a project to move it forward.

Buchschacher noted there had been two failed attempts at residential development and asked if these had occurred before or after the recession. Hanson stated before. Buchschacher expressed concern for the environment and that he was not sure the request met the required criteria.

Hanson stated this is not such a bad idea but it needs to be more filled out. He was against the rezoning because he believed it would lock the property into that zone. He had every confidence that Dockstader's intentions were honorable and noted that nothing would happen overnight.

Roll call vote on the motion: Voting Aye: Stoen, Dyer, Engebretson, Galewski. Voting Nay: Springmeyer, Buchschacher, Hanson. Motion passed 4 to 3.

Hanson stated the recommendation from Planning to Zoning will be to approve the rezoning from Residential (R-1) to Highway Commercial(C-2). It will be noted that three Planning Commissioners had reservations with the plan.

On motion by Stoen, seconded by Springmeyer, all voting in favor, meeting adjourned at 7:45 p.m.

Attest:

Roger Hanson, President

Lorri Kopischke, Deputy City Clerk

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 14, 2013
6:00 PM**

The Elysian City Planning and Zoning Commission met in regular session Thursday, March 14, 2013 at City Hall at 6:00 p.m.

Present were: Roger Hanson, Chairperson; Commissioners: Ralph Dyer, Rick Galewski, Tom Springmeyer, Clinton Stoen, and Zoning Administrator Patricia Nusbaum. Absent: Gary Buchschacher, Dan Engebretson.

On motion by Stoen, seconded by Springmeyer, all voting in favor, minutes of February 5, 2013 were approved as presented.

On motion by Springmeyer, seconded by Stoen, all voting in favor, to approve the agenda as presented.

Steve Moline, Pettipiece & Associates, was present to discuss with the Board the steps we need to do to update our Land Use Policy. He stated that the city would be best served with three workshops and a public hearing prior to going to the Council for adoption. One workshop would be held with the Planning and Zoning Commission and the Council, one with the Planning and Zoning Commission, the EDA and the Elysian Area Chamber of Commerce, and one a draft session prior going to a public hearing. Following the public hearing, the proposed plan would be presented to the Council for approval.

The proposed cost from Pettipiece and Associates would be \$4,500 - \$6,000. On motion by Hanson, seconded by Stoen, all voting in favor, to make recommendation to the Council to allow the Planning and Zoning Commission to proceed with the updating of the Land Use Plan at a cost of between \$4,500 and \$6,000.

For the next meeting to be held Tuesday, April 2, 2013 and home work is to go through the present Land Use Plan and bring to the meeting any suggestions that Commissioners would like to see considered in the new plan.

On motion by Dyer, seconded by Galewski, all voting in favor, meeting adjourned at 6:53 p.m.

Attest:

Roger Hanson, President

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 2, 2013
6:00 PM**

The Elysian City Planning and Zoning Commission met in regular session Tuesday, April 2, 2013 at City Hall at 6:00 p.m.

Present were: Roger Hanson, Chairperson; Commissioners: Gary Buchschacher, Ralph Dyer, Dan Engebretson, Rick Galewski, Tom Springmeyer, Clinton Stoen, and Zoning Administrator Patricia Nusbaum.

On motion by Stoen, seconded by Dyer, all voting in favor, minutes of March 14, 2013 were approved as presented.

On motion by Springmeyer, seconded by Buchschacher, all voting in favor, to approve the agenda as presented.

The meeting consisted of working on the proposed land use plan. Commissioners offered suggestions of ideas as to the vision for the city. All of the ideas will be put together and be sent to the Commissioners prior to the next meeting.

President Hanson will approach the City Council asking for funding to do the update on the Comprehensive Plan (Land Use Plan). Funding required will be between \$4,500 and \$6,000. If funding is allowed the May 7th. P&Z meeting will be a workshop with the EDA and Council.

Abby Anderson, Therapeutic Massage, was scheduled to appear before the Commission, but did not appear.

On motion by Dyer, seconded by Springmeyer, all voting in favor, meeting adjourned at 8:16 p.m.

Attest:

Roger Hanson, President

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 7, 2013
6:00 PM**

**ELYSIAN CITY COUNCIL
ELYSIAN EDA**

The Elysian City Planning and Zoning Commission met in regular session Tuesday, May 7, 2013 at City Hall at 6:00 p.m.

Present were: Roger Hanson, Chairperson; Commissioners: Ralph Dyer, Dan Engebretson, Rick Galewski, Tom Springmeyer, Clinton Stoen, and Zoning Administrator Patricia Nusbaum., Deputy Clerk Lorri Kopischke. Absent: Gary Buchschacher.

Others present: City Council Mayor Stoen, Councilmember Mary Opsahl and Councilmember Edna Thayer. Absent: Councilmembers Tom McBroom and Brian Ziemer.

EDA Commissioners present: Mary Opsahl, President; Commissioner Mack Evans. Absent: Commissioners Bob Frechette, Tom McBroom and Steve Ritchison.

On motion by Stoen, seconded by Dyer, all voting in favor, minutes of April 2, 2013 were approved as presented.

On motion by Springmeyer, seconded by Engebretson, all voting in favor, to hold a public hearing for a conditional use permit at the request of Abby Anderson, 202 Main Street West, on June 4, 2013 at 6:00 p.m.

On motion by Stoen, seconded by Springmeyer, all voting in favor, to approve the agenda as presented.

Steve Moline, Pettipiece and Associates, LLC, was present to review with the Commission and members of the Council and EDA the work that had been considered on the updating of the City Land Use Plan and asked for input from all present as to suggestions to be submitted into the plan. Various ideas were talked about and discussion was held. Discussion was held on the last census figures. Elysian is considered a higher income community with good housing stock.

The June 4th, meeting will have more discussion on the Land Use Plan and community citizens/leaders will be invited to attend for their input.

On motion by Springmeyer, seconded by Dyer, all voting in favor, meeting adjourned at 7:53 p.m.

Attest:

Roger Hanson, Board Chairperson

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 4, 2013
6:00 PM**

The Elysian City Planning and Zoning Commission met in regular session Tuesday, June 4, 2013 at City Hall at 6:00 p.m.

Meeting opened with a pledge of allegiance to the US Flag.

Present were: Roger Hanson, Chairperson; Commissioners: Gary Buchschacher, Ralph Dyer, Dan Engebretson, Rick Galewski, Tom Springmeyer, Clinton Stoen, and Zoning Administrator Patricia Nusbaum.

On motion by Springmeyer, seconded by Dyer, all voting in favor, to go to public hearing.

To consider the request of Abby Anderson, 202 Main Street West to for a conditional use permit to establish a Therapeutic Massage business at 202 Main Street West.

Abby Anderson presented her request to establish a massage business in a commercially zoned area. She offered past history, her licensure, and her wanting to add another business to Main Street.

Commission questions were positive in nature and were enthused as to another business locating in Elysian.

No written comments were received.

On motion by Stoen, seconded by Dyer, all voting in favor, to closed the hearing and go to open session.

On motion by Springmeyer, seconded by Dyer, all voting in favor, to approve the minutes as presented from May 7, 2013.

On motion by Springmeyer, seconded by Engebretson, all voting in favor, to approve the agenda as presented.

Discussion was held on the public hearing. On motion by Springmeyer, seconded by Engebretson, all voting in favor, to make a recommendation to the Council for approval of a conditional use permit for Abby Anderson for the establishment of Therapeutic Massage business.

Steve Moline, Pettipiece & Associates, was present to continue to work with the Commission on the draft Land Use Plan. The assignment was for the Commission to prioritize the areas in the draft and Nusbaum will send them to Moline for compilation so

at the next regular meeting the Commission can review and consider going to a public hearing. The next meeting to go over the compilation will be held on Tuesday, July 16, 2013, at City Hall at 6:00 p.m.

On motion by Hanson, seconded by Galewski, all voting in favor, meeting adjourned at 7:45 p.m.

Attest:

Roger Hanson, President

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
SPECIAL MEETING
JUNE 18, 2013
6:00 PM**

The Elysian City Planning and Zoning Commission met in special session Thursday, June 18, 2013 at City Hall at 6:00 p.m.

Present were: Roger Hanson, Chairperson; Commissioners: Gary Buchschacher, Ralph Dyer, Dan Engebretson, Rick Galewski, Tom Springmeyer, Clinton Stoen, and Zoning Administrator Patricia Nusbaum.

The purpose of the meeting was to discuss with Megan James, Nu Horizons, Inc, her proposal to purchase the former Store located at 117 Main Street East for a Club House for her clients. James indicated that it would have activities areas in the building and may at some point be open to the public at varying times when her clients were not using the building. James stated that the front part of the building would be completely be remodeled and the apartment upstairs would have some improvements and be used as a rental unit with access from the outside by its own entry.

Since this request involves an amusement establishment it would need to be considered for a conditional use permit. On motion by Springmeyer, seconded by Engebretson, all voting in favor, to hold a conditional use hearing at City Hall on July 1, 2013 at 6:30 p.m.

On motion by Springmeyer, seconded by Dyer, all voting in favor, meeting adjourned at 6:17 p.m.

Attest:

Roger Hanson, President

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
SPECIAL MEETING
JULY 1, 2013
6:30 PM**

The Elysian City Planning and Zoning Commission met in special session Monday, July 1, 2013 at City Hall at 6:30 p.m.

Present were: Roger Hanson, Chairperson; Commissioners: Gary Buchschacher, Ralph Dyer, Dan Engebretson, Rick Galewski, Tom Springmeyer, Clinton Stoen, and Zoning Administrator Patricia Nusbaum.

PUBLIC HEARING

To consider the request of Megan James, representing Nu Horizons, for a conditional use permit to locate an activity area at 117 Main Street East as part of Nu Horizons.

Megan James presented to the Commission her proposal for usage of the former Store building. She proposed that the Nu Horizons would like approval of the conditional use permit to allow her clients to be able to have an area for activities, such as exercise machines, activity room, and game room, calling the entity a Club House. She indicated that in the future she may allow the public to use the building when her clients were not using the facility. James stated that the front part of the building would be completely remodeled and the upstairs apartment would be updated and would have its own entrance.

A question asked was as to whether the front of the building would be updated. James stated that some improvement would be made.

There were no written comments.

On motion by Stoen, seconded by Dyer, all voting in favor, to close the hearing and go to open meeting.

Commission discussed the request from Megan James, Nu Horizons, for a conditional use permit. On motion by Springmeyer, seconded by Galewski, all voting in favor, to make a recommendation to the City Council for approval of the conditional use permit for Nu Horizons to establish a Club House for clients of Nu Horizons.

On motion by Dyer, seconded by Stoen, all voting in favor, meeting adjourned at 7:08 p.m.

Attest:

Roger Hanson, President

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 16, 2013
6:00 PM**

The Elysian City Planning and Zoning Commission met in regular session Tuesday, July 16, 2013 at City Hall at 6:00 p.m.

Meeting opened with a pledge of allegiance to the US Flag.

Present were: Roger Hanson, Chairperson; Commissioners: Gary Buchschacher, Ralph Dyer, Dan Engebretson, Rick Galewski, Tom Springmeyer, Clinton Stoen, and Zoning Administrator Patricia Nusbaum. Also present: Steve Moline, Pettipiece & Associates.

On motion by Stoen, seconded by Galewski, all voting in favor, to approve the minutes as presented from June 4; June 18; July 1, 2013.

On motion by Springmeyer, seconded by Stoen, all voting in favor, to approve the agenda as presented.

Steve Moline gave a compiled update of revised goal and objectives. A review of the city zoning map was discussed. Areas outside the city limits were discussed for extended zoning classifications. The compilation of the goals and objectives will be viewed by each Commissioner and brought to the public hearing with any changes to be made.

Nusbaum brought up the concern of golf carts not being allowed to travel on any of the county roads in the city limits and with concern of trying to advertise our community as a tourist area. Discussion followed regarding the possible need to encourage golf carts to be allowed to travel to our businesses. One approach was to go to the County Commissioners meeting and request permission to travel on county roads in the city limits. To approach the County Commissioners would be a decision of the City Council.

On motion by Stoen, seconded by Buchschacher, all voting in favor, to hold a public hearing on the proposed land use plan on August 6, 2013 at City Hall at 6:00 p.m.

On motion by Springmeyer, seconded by Dyer, all voting in favor, meeting adjourned at 7:03 p.m.

Attest:

Roger Hanson, President

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
PUBLIC HEARING
AUGUST 13, 2013
6:00 PM**

The Elysian City Planning and Zoning Commission met in special session Monday, August 13, 2013 at City Hall at 6:00 p.m.

Present were: Roger Hanson, Chairperson; Commissioners: Gary Buchschacher, Ralph Dyer, Dan Engebretson, Tom Springmeyer, Clinton Stoen, and Zoning Administrator Patricia Nusbaum. Absent: Commissioner Rick Galewski. One member from the public was present.

PUBLIC HEARING

The meeting was opened at 6:00 p.m. by Chairman Hanson with the Pledge of Allegiance to the US Flag.

On motion by Stoen, seconded by Springmeyer, all voting in favor, to close the meeting and go to public hearing.

Steve Moline, Pettipiece & Associates presented the proposed land use plan to the Board and those in attendance.

Questions were answered. Member from the public stated that Ray's Lake has formed a Lake Association and asked some questions pertaining to weeds and zebra mussels.

Moline asked if the Board was ready to make a recommendation to the Council.

On motion by Buchschacher, seconded by Dyer, all voting in favor, to close the hearing at 7:00 p.m. and open the meeting.

On motion by Springmeyer, seconded by Dyer, all voting in favor, to make recommendation to the City Council to approve the proposed Land Use Plan.

On motion by Stoen, seconded by Springmeyer, all voting in favor, meeting adjourned at 7:04 p.m.

Attest:

Roger Hanson, Board Chair

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 3, 2013
MINUTES**

The Elysian City Planning and Zoning Commission met in regular session Tuesday, September 3, 2013 at City Hall at 6:00 p.m.

Present were: Present were: Roger Hanson, Chairperson; Commissioners: Gary Buchschacher, Ralph Dyer, Dan Engebretson, Rick Galewski, Clinton Stoen, Tom Springmeyer and Zoning Administrator Patricia Nusbaum.

On motion by Stoen, seconded by Dyer, all voting in favor, Minutes of July 16, 2013 and August 13, 2013 were approved as presented.

On motion by Hanson, seconded by Springmeyer, all voting in favor, the agenda was approved as presented.

A review of the proposed land use plan was held.

On motion by Sprngmeyer, seconded by Stoen, all voting in favor, meeting adjourned at 6:26 p.m.

Attest:

Roger Hanson, Chairperson

Patricia Nusbaum, Zoning Administrator

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 1, 2013
7:00 PM**

The Elysian City Planning and Zoning Commission met on Tuesday, October 1, 2013 at Tourism Building at 7:00 p.m.

Present were: Commissioners: Gary Buchschacher, Clinton Stoen, and Zoning Administrator Patricia Nusbaum. Absent: Commissioners Ralph Dyer, Dan Engebritson, Rick Galewski, Tom Springmeyer. Also present were: Ann Traxler, Le Sueur County Emergency Management Director and Justin Leuderman, Le Sueur County GIS Coordinator, along with three representatives from the MN Extension Services who will be helping to develop the Plan.

There was no quorum present.

The meeting was held to discuss the updating of the Le Sueur County Hazardous Mitigation Plan. The City of Elysian is to submit there needs to be presented to FEMA so that in case of a disaster to include tornado, flooding, disease control, wild fire, winds, electrical and gas outages, were to hit the Elysian area, we would be prepared with equipment be able to provide help to all. Meeting adjourned at 8:20 p.m.

Patricia Nusbaum, Zoning Administrator