

**ELYSIAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
NOVEMBER 2, 2021**

The Elysian City Planning and Zoning Commission met in regular session Tuesday, November 2, 2021 at City Hall at 6:00 pm.

Present were: Vice Chairperson Tom McBroom; Commissioners Kristina Droog (via Zoom) and Dan Engebretson; Zoning Administrator Lorri Kopischke. Absent: Commissioners Rick Galewski and Jeremy Henninger.

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

On motion by McBroom, seconded by Engebretson, all voting in favor, to approve the minutes of the October 5, 2021 Regular Meeting as presented.

On motion by McBroom, seconded by Engebretson, all voting in favor, to close the Regular Meeting and open the Public Hearing at 6:02 pm.

Josh and Molly Froman are requesting to build a 30 by 60 foot shed on their property of 710 Lakeside Drive NW (PID# 16.460.0060). This proposal would require a variance to allow them to place the 1,800 square foot building on the lot with 10 foot side yard setbacks when 15 foot side yard setbacks are required.

This is a residential lot in the R-1 Shoreland District. The lot is 30,000 square feet and is located on Lake Francis. The lot is long and narrow and is divided by a private drive – Lakeside Drive NW. The house is located on the lake side and the proposed shed would be located on the parcel on the south side of the private drive. The lot is 50 feet wide and 600 feet long. There is an existing shed on the south end of the lot that is right against the south and east property line. That shed will be removed with the construction of the new shed.

The proposed shed would meet the rear setback requirements and would also be within the allowed 25% lot coverage with approximately 21% lot coverage (assuming the new driveway would be impervious).

The applicants have provided the following practical difficulties as part of the application process:

1. Reasonableness: Given the unique shape of the lot (50x600 ft), there is ample space on the south side of the road for a storage shed. We also feel this is reasonable as there are several other similar sheds on the south side of neighboring lots.
2. Uniqueness: The uniqueness of the lot is the narrow dimension of the lot at 50 ft.
3. Essential Character: Given the neighboring lots, many of which have sheds of similar size, I do not feel this variance is inconsistent with the surrounding area.

Josh Froman noted that the current garage on the south end of the lot is (2) two feet over the property line of 708 Lakeside Drive NW (the property to the east). Removing that garage would alleviate an existing encroachment onto the neighboring property. There is a nice tree line on the south border of the property which will screen the shed from the properties below in the Sakatah Trails neighborhood.

There were no public comments.

Written Comments:

October 21, 2021

Hi Lorri,

Since the lot coverage and OHWL setbacks are being met I see no negative impact to the lake with this one. Thanks for sending it through, take care.

**Todd Piepho**

Area Hydrologist, **Minnesota Department of Natural Resources**

There were no further written comments.

On motion by McBroom, seconded by Engebretson, all voting in favor, to close the Public Hearing at 6:11 pm and reopen the regular meeting.

Engebretson stated the proposal meets the criteria for a variance and is a better fit on the lot than the existing garage. There will be limited visibility from the cul-de-sac to the south.

Droog asked about the ordinance requirement that the accessory building match the main structure. It was clarified that the section reads as follows:

§ 156.121 Accessory Structure Standards. (G) Building material requirements. All accessory structures shall be constructed with a design and exterior material that is generally compatible with the overall character of the principal structure. It is not required that accessory structures be of the same material or the same color as the primary structure; however, the material and color of the accessory structure shall be complementary to the primary structure.

Froman noted that the existing building is a brown log cabin, and the new shed will be brown in color as well.

On motion by Engebretson, seconded by Droog, all voting in favor, to recommend City Council approval of the request of Josh and Molly Froman for the property located at 710 Lakeside Drive NW (PID# 16.460.0060), Elysian, Le Sueur County, Minnesota, for a variance request to construct a 30 by 60 foot (1,800 square foot) shed on the lot with 10 foot side yard setbacks when 15 foot setbacks are required by City of Elysian Ordinance based on the following findings of fact:

1. The variance is in harmony with the purposes and intent of the ordinance.
2. The variance is consistent with the comprehensive plan.
3. Practical Difficulties:
  - a. Reasonableness: The lot is unique in that it is 50 by 600 feet. There is room for the shed on the south side of the lot and it meets all other setback requirements including maximum lot coverage. The existing garage will be removed which will eradicate an existing encroachment onto the property to the east (708 Lakeside Drive NW).
  - b. Uniqueness: The uniqueness is the narrowness of the lot at only 50 feet.

- c. Essential Character: There are several sheds, similar in both size and location, on the neighboring lots. The trees on the south property line will limit the visibility of the shed to the cul-de-sac to the south.

This recommendation will be considered by the Elysian City Council at their November 8, 2021 meeting.

On motion by McBroom, seconded by Engebretson, all voting in favor, to table Agenda Item #6. Parking on City Streets to the December 7, 2021 meeting to be considered by the full Planning and Zoning Commission.

There was no other business to come before the Commission.

On motion by McBroom, seconded by Droog, all voting in favor, meeting adjourned at 6:20 pm.

Attest:

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Tom McBroom, Vice Chairperson

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Lorri Kopischke, Zoning Administrator