

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 9, 2022**

The Elysian City Planning and Zoning Commission met in regular session Wednesday, February 9, 2022 at City Hall at 6:00 pm.

Administrator Kopischke administered the oath of office with Commissioners Dan Engebretson and Tom McBroom answering.

Present were: Commissioners Kristina Droog (via Zoom), Dan Engebretson (via Zoom), Jeremy Henninger, and Tom McBroom; Zoning Administrator Lorri Kopischke. Absent: Al Linse.

Zoning Administrator Kopischke asked for nominations from the floor for Chairperson. On motion by Engebretson, seconded by McBroom, to nominate Tom McBroom to serve as Chairperson. All voting in favor, motion declared carried.

Kopischke then asked for nominations from the floor for Vice Chairperson. On motion by Engebretson, seconded by McBroom, to nominate Henninger to serve as Vice Chairperson. All voting in favor, motion declared carried.

Chairperson McBroom then took his place at the table presiding at the meeting.

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

On motion by Droog, seconded by Engebretson, all voting in favor, to approve the minutes of the November 2, 2021 Regular Meeting as presented.

On motion by Engebretson, seconded by Droog, all voting in favor, to close the Regular Meeting and open the Public Hearing at 6:05 pm.

Chuck Budde has submitted a zoning amendment application for PID# 16.410.1037. This property is located south of State Highway 60 abutting Erdy's Car Wash and Mama Mercantile's Deli & Bakery.

The property area is 63,180 square feet. The northern three-quarters of the lot is zoned C-2 Highway Commercial, and the southern one-quarter is zoned R-1 Residential. The parcel was once split at this line by Walnut Street which was vacated some time ago. It would appear that at the time of vacating Walnut Street and this becoming one parcel, the zoning designation on the lot was overlooked and was left as split zoning. The adjoining properties to the north are zoned C-2 Highway Commercial and the adjoining properties to the south are zoned R-1 Residential.

Mr. Budde is requesting to change the R-1 zoning to C-2 so that the entire lot can be used for a commercial purpose.

If the rezoning is approved, Mr. Budde is proposing to build a storage facility on Parcel ID# 16.410.1037 State Hwy 60 behind Erdy's Car Wash and Mama Mercantile's Deli & Bakery. This use would be allowed in the district as a conditional use.

Budde has submitted a concept plan which shows the first two buildings he would plan to construct would be located on the southwest corner of the lot. One building being 60'x40'x16' and the other 120'x40'x16'. The buildings would be climate controlled and would be designed

for storage of large items such as recreational vehicles, boats, cars, etc. The lot would have a crushed asphalt surface with a fence surrounding the lot, motion lights on the front of the buildings only (on these buildings abutting the residential neighborhood), and arborvitae along the south lot line. Budde will work with the City to maintain the current water drainage on the site.

There was a similar request considered by the Planning and Zoning Commission at the July 6, 2021 meeting. That request was recommended for approval with the following conditions / requirements:

1. The security fence by the phase 5 building be next to the building and the required setback in that area be left as green space and vegetative screening planted to buffer the site from the adjoining properties to keep the residential property values and aesthetics intact.
2. The dusk to dawn security lighting be adjusted to not affect the neighboring property owner's quality of life.
3. All other requirements of the conditional use permit to include:
 - a. Site plan – drawn to scale
 - b. Location of all buildings and square footages
 - c. Curb cuts, driveways, access roads, parking spaces
 - d. Finished grading and drainage plan
 - e. Land survey.
4. Drainage / Storm Water Management Plan
5. Grading and Erosion Control
6. Other as deemed necessary by City Engineer.

Droog asked if the storage buildings would have concrete flooring? Budde stated the buildings will have concrete flooring. He has met with City Public Works Director and discussed the drainage issues. If the excavator discovers tile, it will be moved. There will need to be fill brought in, but the natural flow of the water will be maintained.

Budde stated the first two buildings will be used for climate-controlled storage. They will have bigger overhead doors and items will be put in the buildings in the fall and stay there until the spring. There will only be traffic for a certain timeframe in the fall and then again in the spring.

Droog noted the Planning and Zoning had reviewed a similar request in July and the neighbors were upset and worried that their houses would be taking on more water than they already do and what a development like this would mean to their property values.

Henninger stated a project like this could help the drainage issues. Fill is going to be brought in to raise the area to the proper height. This project along with the future City Street Project will help the area.

Droog asked where the fence on the south will be located. Budde stated the south buildings will be 20' from the property line. The fence will be next to the back of the building and the arborvitae will be between the fence and the property line.

Droog asked about the crushed asphalt. Budde explained it is the top layer of pavement that is removed from a street when they do a repaving. It compacts well and keeps the dust down. Engbretson stated it is better than gravel and is permeable.

Public Comment:

Lynn and Brian Gross, owners of Elysian Self Storage, 205-1/2 Fifth Street SW, noted Rick Galewski had proposed an almost identical project for this property and asked Budde what is his relationship to Galewski and if Galewski is part owner of this project.

Budde stated he had not been aware that Galewski had proposed a similar project on this property and only talked with Galewski after he had contacted the City and started this request. Galewski is not involved in this project.

Brian Gross asked for details on the City's intent to improve the drainage. Kopischke explained the final street and utility project of the Capital Improvement Plan is the area south of State Highway 60. That project will address storm water in this area.

Lynn Gross asked the project timeline. Budde stated he would like to begin construction this spring. Gross asked the plan for the other two buildings. Budde stated in a perfect world those buildings would be climate controlled large storage buildings as well, but he will have to see how this goes.

Brian Gross asked if there will be recreational vehicles stored on site as the turning radius/access is limited and the driveways are directly across the street from one another. Budde stated he hopes there will be recreational vehicles stored here. The access will be addressed in the site plan.

There were no further public comments. There were no written comments.

On motion by McBroom, seconded by Henninger, all voting in favor, to close the Public Hearing at 6:38 pm and reopen the regular meeting.

Henninger stated this parcel is worthless being zoned part commercial and part residential. It is more suited for a commercial use. It is in the best interest of the City to get this cleaned up and correct the zoning.

Engebretson stated he agreed. He noted there was a lot of discussion on the proposal that was considered for this parcel last July and the current proposal is an improvement. The lighting will be directed differently, arborvitae are proposed for screening, and there is less traffic. This is a seasonal type of business that should not affect the neighborhood as much.

On motion by McBroom, seconded by Henninger, all voting in favor, to recommend to City Council that the portion of Parcel ID# 16.410.1037 that is zoned R-1 Residential be rezoned to C-2 Highway Commercial so that the entire parcel is zoned consistently as one zoning district.

Droog questioned the location of the chain link fence and arborvitae on the south side of the parcel and if there is a setback requirement for trees. Budde stated the fence would be right up against the back of the building and the arborvitae would be next to the fence in the 20 foot setback area. Engebretson stated the arborvitae is a narrow evergreen with a maximum width of 10-12 feet.

Droog asked if boats would be stored here in the summer with the possibility of owners taking them out for use and then bringing them back again thus increasing the amount of traffic. Budde stated he did not intend to have that type of storage. The summers will be a challenge but there are possibilities such as the storage of ice houses.

Henninger noted that storm water is an issue in this area but there is a plan in place for this. This project should not be stopped because there is already a problem there and it is not a reason to deny the use of this property. This is a reasonably good plan. The first two buildings

should not see high traffic, the lighting has been adjusted and the arborvitaes should help with screening. Budde has taken into account the concerns of the surrounding residents. This project is not the cause of the water. If anything, it should help with the water issues.

On motion by McBroom, seconded by Engebretson, all voting in favor, to recommend City Council approval of a conditional use permit for Parcel ID# 16.410.1037 to allow a storage facility with the following conditions / requirements:

1. A chain link fence around the facility with the south fence located at the 20 foot setback with arborvitaes planted in the setback to provide a buffer to the neighborhood.
2. The motion lights on buildings located on the south side of the parcel be installed only on the front side of the buildings to shine in the direction of State Highway 60.
3. Maintain current water drainage on site.
4. Crushed asphalt surface
5. All requirements of the conditional use permit process to include:
 - a. Site plan – drawn to scale
 - b. Location of all buildings and square footage
 - c. Curb cuts, driveways, access roads, parking spaces
 - d. Finished grading and drainage plan
 - e. Land survey
6. Drainage / Storm Water Plan
7. Grading and Erosion Control
8. Other as deemed necessary by City Engineer.

There was no discussion on parking on City streets. This will be discussed at a later meeting when all commissioners are present.

There was no further business to come before the Commission.

On motion by McBroom, seconded by Henninger, all voting in favor, meeting adjourned at 6:53 pm.

Attest:

Tom McBroom, Chairperson

Lorri Kopischke, Zoning Administrator