

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 3, 2022**

The Elysian City Planning and Zoning Commission met in regular session Tuesday, May 3, 2022 at City Hall at 6:00 pm.

Present were: Chairperson Tom McBroom; Commissioners Kristina Droog, Dan Engebretson, Jeremy Henninger, and Al Linse; Zoning Administrator Lorri Kopischke. Absent: None.

On motion by Engebretson, seconded by Henninger, all voting in favor, to approve the agenda with the following addition:

1. Farmers Market

On motion by Droog, seconded by Linse, all voting in favor, to approve the minutes of the April 5, 2022 Regular Meeting as presented.

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

Future Enterprises (represented by Wayne James) is requesting to split PID# 16.410.0595 into four R-1 Residential lots and build four single family slab-on-grade homes. This proposal will require a variance to the required lot depth of 100 feet on three of the lots (95 feet, 95 feet, and 94.6 feet). It will also require a variance to the required twenty-foot rear setback on the same lots of 5 feet, 5 feet, and 5.4 feet.

The parcel to be split is zoned R-1 Residential. The lot has an irregular shape as Main Street W curves slightly towards the north as it is platted resulting in the west side of the parcel being slightly shorter than the east side.

The lots meet the minimum lot size requirement of 7,500 square feet. The proposed homes would be 46 feet wide and 56 feet deep. The footprint may be a bit wider if the buyer would prefer a three-stall garage rather than a two stall as described above. The homes would meet the front and side yard setbacks with either a two or three stall garage.

The applicant has responded to the Practical Difficulties test as follows:

1. Reasonableness: This is reasonable because of the minimal request needed for lot depth and setback of 3 lots.
2. Uniqueness: We don't meet the depth requirements because of the irregular shape of the lots.
3. Essential Character: We will not alter the character because we will be building homes similar to those in the area.

McBroom asked if James would be building a spec home. James stated he will be working with HKS Construction and homes will be built as they are sold.

Droog asked which way the homes would be facing. James stated two will face Park Avenue NW and two will face Main Street West. Backyards would be touching.

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

On motion by Engebretson, seconded by Henninger, all voting in favor, to close the Public Hearing at 6:09 pm and reopen the regular meeting.

Droog stated this is a good plan for that parcel of land. With the backyards touching, the homeowner will not feel like they are losing five feet.

Henninger stated this is a reasonable request. Being new construction, this is a non-issue.

Engebretson stated he had no issues. The plan looks good. He asked if a fence will be constructed. James stated he will not be constructing a fence unless requested by one of the buyers.

On motion by McBroom, seconded by Droog, all voting in favor, to recommend City Council approval of the request of Future Enterprises for PID # 16.410.0595 to approve a variance to allow the lot split into 4 lots with lots 1, 2, and 3 having less than the required lot depth of 100 feet (95 feet, 95 feet, and 94.6 feet) and to allow less than the required twenty yard rear yard setback on the same lots resulting in 15 feet, 15 feet, and 14.4 foot rear yard setbacks 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.

Practical Difficulties:

1. Reasonableness: The request is reasonable. The variance would only be for 5-6 feet, and it is consistent with our comprehensive plan.
2. Uniqueness: The property is unique in that it is sided by streets to the north, west and south and was platted long ago before we had zoning controls in place, and it is simply 5-6 feet short of our current requirements. The request is to make the best use of the land available considering how it is platted and its size.
3. Essential Character: The request does not change or alter the essential character of the neighborhood. Everything around the area is residential and the proposed subdivision is residential in nature. The lots have similar square footage to other lots in the neighborhood. James' proposed lots are even a bit larger than other lots in the area thus the character of the neighborhood is actually enhanced and certainly not changed.

The City Council will consider the recommendation at their meeting on May 9, 2022 at 6:00 pm.

The Commissioners discussed the Elysian Land Use / Comprehensive Plan (Plan) that was approved by City Council on September 9, 2013. Staff reported that Minnesota Valley Council of Governments (MVCOG) will be available to assist with the update of the Plan at no cost to the City end of September / early October.

There was consensus for Commissioners to begin an internal review of the document. Commissioners will review section "Culture & Community Character" and it will be discussed at the June 2022 meeting.

Minnesota Valley Council of Governments (MVCOG) General Assembly Meeting will be held at Kokomo's Bar and Char Grill on May 18, 2022 at 4:30 pm. The guest speaker is Land Use Attorney Scott Anderson. Planning & Zoning Commissioners are invited to attend.

The City Farmers Market has experienced difficulty recruiting vendors. The Elysian Area Chamber of Commerce organized a Winters Farmers Market on Saturday mornings that has been successful. The EACC contacted the City to discuss continuing the Market with their

vendors year round on Saturday mornings. The Market is currently held inside the Main Street Venue and the EACC would like it to be held outdoors so it is more visible.

Commissioners were supportive of the EACC managing the Farmers Market year round on the Tourism Center grounds with co-sponsor provided by the City. The Market would be held on Saturday mornings.

There was no further business to come before the Commission.

On motion by McBroom, seconded by Henninger, all voting in favor, meeting adjourned at 6:41 pm.

Attest:

Tom McBroom, Chairperson

Lorri Kopischke, Zoning Administrator