

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 4, 2022**

The Elysian City Planning and Zoning Commission met in regular session Tuesday, October 4, 2022 at City Hall at 6:00 pm.

Present were: Chairperson Tom McBroom, Sr.; Commissioners Kristina Droog (arrived at 6:05 pm), Dan Engebretson, and Al Linse; Zoning Administrator Lorri Kopischke. Absent: Commissioner Jeremy Henninger.

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

On motion by Engebretson, seconded by Linse, all voting in favor, to approve the minutes of the June 7, 2022 Regular Meeting as presented.

Jessica Steinke, Program Administrator, Minnesota Valley Council of Governments, was present to introduce herself and offer her assistance with facilitation of an update to the Comprehensive Plan. The first step would be to go through the plan and determine 1. Where the City is now., 2. Where you want to be., and 3. How do you get there.

Commissioner Droog arrived at 6:05 pm.

Steinke stated she would assist with a community survey. She provided the survey used in the City of Cleveland and stated she would assist with developing a survey and compiling the results. She suggested an online version such as survey monkey and a hard copy that could be included in the utility bill mailing. She would also assist with gathering demographic data from the 2020 census.

Commissioners will request support from the City Council at their October meeting and will proceed to work on the next section "Housing" for discussion at the next meeting. Steinke will gather additional examples of community surveys from cities in the area.

On motion by Engebretson, seconded by Droog, all voting in favor, to close the Regular Meeting and open the Public Hearing at 6:30 pm.

Charles Varacka and Deborah Schleh, owners of the property at 108 Shoreview Drive (PID# 16.411.0040) are requesting to build a 32 x 24 foot detached garage and a 12 x 18 foot patio. The proposal will require a variance to allow a lot coverage of 35.3%.

This is a residential lot located in the R-1 Residential Shoreland Overlay Zone. The current lot coverage which includes house, garage, and driveway is 4,837 square feet or 29.3%. The proposed garage and patio would add 984 square feet for a total impervious area of 5,821 square feet or 35.3%. Applicant states the garage is needed to store boat, snowmobiles, and other items. The patio is needed as it is a sunken design, and the patio would provide an accessible access to the rear of the home.

The proposed patio and garage would meet the side and rear yard setback requirements.

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

1. Reasonableness: Patio is needed as it's a sunken patio designed with the basement. Garage is needed to store boat, snowmobiles, and other stuff (boat too long for attached garage).
2. Uniqueness: N/A
3. Essential Character: Other properties have detached garages and appear to be above 25%, so I think it will fit in with other properties.

Droog asked if a paved driveway would be installed. Varacka stated there would not be a paved driveway as it would increase the impervious surface even further.

There was no public comment.

Written comments:

“Todd Piepho, Area Hydrologist, Minnesota Department of Natural Resources:

This one is a bit different than the other impervious surface variance requests since it is a non-riparian lot and has a road between the lot and lake (however still within the shoreland). In this case it looks like the water from the lot will likely run to the road, then I assume into a stormwater intake and go to the stormwater pond located to the southwest? If that is the case then I don't have much for comment, other than to maybe add a condition that limits future development of impervious surface on this specific lot. Is the stormwater pond a city owned pond? If so, maybe the City could impose some sort of fee for folks above 25% impervious for maintenance of the pond? Just an idea, it will eventually fill with sediment and need to be cleaned out.

If that is not the case- no stormwater intakes on this road, I would recommend the additional water above the 25% be stored onsite via a rain garden or similar method, sized accordingly by a professional engineer as with other impervious surface variance requests we have commented on.”

There were no further written comments.

On motion by Engebretson, seconded by Linse, all voting in favor, to close the Public Hearing at 6:42 pm and reopen the regular meeting.

The Commissioners noted that the requested patio would be a very small increase to the impervious surface – from 4,837 to 5,053 square feet or 29.3% to 30.6%. The patio is needed structurally and also for safety purposes for their handicapped son to access the backyard.

On motion by Engebretson, seconded by Linse, to recommend City Council deny the request of Charles Varacka, 108 Shoreview Drive (PID # 16.411.0040) for a variance to build a 32 x 24 foot (768 square feet) detached garage based on the following findings of fact:

1. The variance is not in harmony with the purposes and intent of the ordinance.
2. The variance is not consistent with the comprehensive plan.

Practical Difficulties:

1. Reasonableness: While the garage is desirable to the property owner it is beyond the scope of the ordinance. There is an attached garage on the house for storage.
2. Uniqueness: There is nothing unique about the property that would require a detached garage. The request is based on the owner's desire to have additional storage.

3. Essential Character: Granting a variance to build the garage would detract and not be consistent with the surrounding area.

Voting on the motion: Aye: Droog, Engebretson, Linse. Nay: None. Abstain: McBroom.

The City Council will consider the recommendation at their meeting on October 10, 2022 at 6:00 pm.

On motion by Droog, seconded by McBroom, all voting in favor, to recommend City Council approval of the request of Charles Varacka, 108 Shoreview Drive (PID # 16.411.0040) for a variance to build a 12 x 18 foot (216 square feet) patio based on the following findings of fact:

3. The variance is in harmony with the purposes and intent of the ordinance.
4. The variance is consistent with the comprehensive plan.

Practical Difficulties:

4. Reasonableness: Patio is needed as it is sunken and designed with the basement. The ramp is necessary for special needs son in motorized wheelchair. It is a safety issue for son to be able to get out of the house on the backside.
5. Uniqueness: The patio provides access to the house for special needs son and allows him access to the backyard.
6. Essential Character: The patio would blend in with surrounding area and structure.

The City Council will consider the recommendation at their meeting on October 10, 2022 at 6:00 pm.

There was no further business to come before the Commission.

On motion by McBroom, seconded by Engebretson, all voting in favor, meeting adjourned at 6:55 pm.

Attest:

Tom McBroom, Sr., Chairperson

Lorri Kopischke, Zoning Administrator