

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 6, 2022**

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

Present were: Chairperson Tom McBroom, Sr.; Commissioners Dan Engebretson, Jeremy Henninger, and Al Linse; Zoning Administrator Lorri Kopischke. Absent: Commissioner Kristina Droog.

Also Present: Elysian Economic Development Authority President Mack Evans.

On motion by Engebretson, seconded by Linse, all voting in favor, to approve the agenda of the December 6, 2022 meeting as presented.

On motion by Henninger, seconded by Engebretson, all voting in favor, to approve the minutes of the November 1, 2022 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 6:01 pm.

Bryan Suemnick is requesting a lot split and a partial rezoning of the property 105 First Street South (PID# 16.035.7000). The zoning designation of the lot is C-2 Highway Commercial. The request is that a 170.9 x 128.1 foot (21,892 square foot) portion of the parcel be split and rezoned from C-2 Highway Commercial to R-1 Single Family Residential.

The current parcel is 61,590 square feet. The State Highway 60 frontage is approximately 248 feet, and the First Street South frontage is 238.5 feet. There is a residential house on the southeast corner of the lot. A conditional use permit is in place for a Commercial Tree Service that is operating on the lot with the main building for that business located on the southwest corner of the lot.

The City zoning designation for the entire south State Highway 60 corridor from First Street South to the western City limits is C-2 Highway Commercial. The City's Comprehensive Plan would intend to retain this area for commercial use. This rezone request would not affect that corridor. The request is for a portion of the lot that surrounds the house and is adjacent to First Street South beginning 67.6 feet south of the highway. The remainder of the lot would retain the C-2 Highway Commercial designation.

The property directly to the east of the proposed rezoning is zoned R-1 Residential and this rezone would be compatible with that existing zoning.

Bryan Suemnick, owner of the property located at 105 First Street South stated that he would like to separate the residence and the business. At some point down the road, he may want to sell the house and keep his business in this location. This lot split/rezone would allow him to do that.

Public Comments: None.

Written comments:

Clayton Roemhildt, 200 Jason Drive, has no objection to Suemnick's request for lot split/rezone. He cannot be at the meeting but wanted to share this.

There were no further written comments.

On motion by McBroom, seconded by Henninger, all voting in favor, to close the Public Hearing at 6:08 pm and reopen the regular meeting.

The Commissioners discussed the request and stated it made complete sense to separate the two different uses into their appropriate zoning designation. There was no opposition to the request.

On motion by McBroom, seconded by Henninger, all voting in favor, to approve a lot split to separate a 170.9 x 128.1 portion of the southeast lot adjacent to First Street South on which a residential home is located and rezone this 21,892 square foot parcel from C-2 Highway Commercial to R-1 Single Family Residential based on the following findings of fact:

1. Zoning this parcel R-1 Residential would be consistent with the current use of the property – residential housing.
2. This portion of the lot is 67.6 feet south of State Highway 60 and would not adversely affect the intent of the Elysian Comprehensive Plan to retain that corridor as C-2 Highway Commercial for commercial uses.
3. Zoning the parcel R-1 Residential would be a consistent designation as the property directly to the east is zoned R-1 Residential.
4. In addition, rezoning this portion to R-1 Single Family Residential will certainly enhance the City's tax base, keep the neighborhood in harmony with the land use comprehensive plan and will be in the overall best interest and general welfare of the City of Elysian.

This lot split, Ordinance Amendment, and Change to the Zoning Map to reflect the amendment will be considered by the Elysian City Council at their meeting on December 12, 2022.

Commissioner Henninger excused himself from the table for reopening of consideration of the Planned Unit Development request of Henninger Properties that was tabled at the November 1, 2022 meeting.

On motion by McBroom, seconded by Linse, all voting in favor, to reopen the discussion of the Henninger Properties request for a Planning Unit Development (PUD) to allow an additional 4-plex on the property located at 220 Maple Avenue SW.

A public hearing was held on the request at the November 1, 2022 Planning and Zoning Meeting. Comments were received from the Minnesota Department of Natural Resources, SEH Engineer, SEH Planner, and numerous neighboring property owners. As a result of the comments received and discussion held, the following motion was passed:

To table the request of Henninger Properties for approval of a Planned Unit Development (PUD) to allow an additional 4-plex on the property located at 220 Maple Avenue SW to the December 6, 2022 Planning and Zoning Meeting. Henninger is asked to address the following items:

1. Require applicant to have the wetland delineated and provide a site plan and the exact impervious surface coverage. Also, provide a plan to provide mitigation to make up for the additional water above the allowed. This would need to be approved by a licensed engineer.
2. Require applicant to submit a formal site plan showing setbacks and open space calculations. Require applicant to provide floor area ratio provisions per Shoreland Ordinance.

3. Provide design techniques/enhancements to “make the site better” visually, in regard to storm water, etc. Examples could include vegetative screening, additional landscaping throughout the site, lighting.
4. Address lighting, dog waste, screening, and landscaping issues discussed during public hearing.

Since that meeting, Henninger has discussed the results of the meeting and is requesting the following:

Henninger will be able to address the items requested by the Planning and Zoning Commission, but his engineer will not be able to provide the information in time for the December 6, 2022 meeting. He is requesting the Planning and Zoning Commission approve a 60-day extension to allow his engineer time to provide the requested information for consideration in January.

Staff recommends the Planning and Zoning Commission approve a 60-day extension with notice sent to the applicant. This would extend the deadline on the request to February 14, 2023. A special meeting would be set for January 17, 2023 to further consider the request. If needed, further consideration could be given to the request at the February 7, 2023 Planning and Zoning meeting with a recommendation to the City Council to be considered at their February 13, 2023. This would be within the allowed 60-day extension period.

On motion by Engebretson, seconded by Linse, to grant a 60-day extension for the consideration of the request by Henninger Properties for a Planning Unit Development (PUD) to allow an additional 4-plex on the property located at 220 Maple Avenue SW. This extension is being granted to allow the applicant additional time to provide the information requested by the Planning and Zoning Commission. Voting on the motion: Aye – Engebretson, Linse McBroom. Nay – None. Abstain – Henninger. Motion Passed.

On motion by Linse, seconded by Engebretson, to schedule a special meeting for Tuesday, January 17, 2023 at 6:00 pm to further consider the request by Henninger Properties for a Planning Unit Development (PUD) to allow an additional 4-plex on the property located at 220 Maple Avenue SW. Voting on the motion: Aye – Engebretson, Linse McBroom. Nay – None. Abstain – Henninger. Motion Passed.

Commissioner Henninger returned to the table.

The Commissioners discussed section “Economic Development” of the Elysian Comprehensive Land Use Plan. Economic Development Authority (EDA) President Evans participated in the discussion providing a history of efforts made in past years and current status of the EDA. There is still a need in the community for a motel/hotel, Dollar Store, Subway, additional gas station that also sells grocery items. There is not much commercial property left in City limits. There was discussion of options such as the property for sale on the west end of the city, better use of the Century 21 lot, the lots on the southwest corner of Main and Third Street NE, and the DNR shed property on State Highway 60. Jessica Stienke, Minnesota Valley Council of Governments will be contacted on next steps.

There was no further business to come before the Commission.

On motion by McBroom, seconded by Linse, all voting in favor, meeting adjourned at 6:48 pm.

Attest:

Tom McBroom, Sr., Chairperson

Lorri Kopischke, Zoning Administrator