

**CITY OF ELYSIAN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 7, 2023**

The Elysian Planning and Zoning Commission met in regular session Tuesday, March 7, 2023 at City Hall at 6:00 pm.

Present were: Commissioners Dan Engebretson (via Google Meet), Jeremy Henninger, Shelly Ims, Al Linse, and Tom McBroom Sr.; Utility Billing Clerk Nicole Lamont. Absent: Zoning Administrator Lorri Kopschke.

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

Lamont then asked for nominations from the floor for Vice Chairperson. On motion by Linse, seconded by Engebretson, 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 Linse, all voting in favor, to approve the agenda of the March 7, 2023 meeting as presented.

On motion by McBroom, seconded by Linse, all voting in favor, to approve the minutes of the February 7, 2023 Regular Meeting as presented.

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

Eric and Angie Casteel, owners of the property located at 1 Roots Beach Lane (PID# 16.455.0180), are requesting a variance for a garage / home expansion that will result in an increased lot coverage from 37.9% to 40.1% in the R-1 Shoreland Zone.

This is a residential lot in the R-1 Shoreland District. The lot area is 12,235 square feet and is located on Lake Francis. The lot abuts a gravel private drive and there are no homes on the other side of the drive. The lot is 111.50 feet wide on the roadside and approximately 150 feet wide on the lake side. The lot is approximately 82 feet deep on the east and 101 feet deep on the west side.

The current impervious surface coverage of the house / garage is 2,782 square feet. The current impervious surface of drive and walkways is 1,855 square feet. This results in a lot coverage of 4,637 square feet or 37.9%.

The addition onto the garage would be built out onto the area of the existing driveway. Therefore, that part of the addition would not increase the impervious surface. In fact, the area of impervious surface of the drive and walkways would be reduced from 1,855 square feet to 1,632 square feet.

The addition also includes a small addition to the house which will increase the impervious surface of the home from 2,782 square feet to 3,278 square feet.

Current Impervious Surface:

Existing House: 2,782 square feet
Existing drive/walks: 1,855 square feet
Total: 4,637 square feet or 37.9%

Proposed Impervious Surface:

House with additions: 3,278 square feet
Proposed drive/walks: 1,632 square feet
Total: 4,910 square feet or 40.1%

The current structure is non-conforming in required setback from OHW – required 75 feet, existing porch (26 feet). This non-conformance will not be increased with this addition.

The current lot area is also non-conforming with 12,235 total square feet – required 20,000 total square feet.

The side yard setback requirements of eight feet are met.

Written Comments:

A response to the Casteel submittal was received from Todd Piepho, Area Hydrologist, Minnesota Department of Natural Resources on February 21, 2023 as follows:

"As with all of these impervious surface variances that exceed 25% I would recommend that some sort of water retention be required to capture the volume leaving the site above the allowed 25%. This site in particular looks to be tough as it is already well over the 25% maximum currently and wanted to increase more. Along with this, the lot is small and doesn't appear to have enough area to construct a water retention are large enough to complete this task, however it could be looked at by an engineer or water use consultant and they may be able to find something that could achieve this goal.

It is hard for the Department to recommend approval unless this item can be met. Issuing variances for an already non-conforming lot to increase water concerns is not something the Department can support."

The Casteels have submitted the following statement:

"The reason we are seeking a variance is to accommodate for the lake home being our permanent residence and our growing family. We realized that we are limited on lake storage/garage and living space. Also staying at the lake house over the winter the last 2 years we have recognized the inefficiencies of heating the oldest part of the home. We are seeking approval for an expansion of the garage to meet our family's needs, provide efficiencies, ensure a solid foundation, and consistent structure with the entire property.

1. Reasonableness – the state of the current garage and original cabin (1972) is less than. The garage has significant foundational cracks, it does not meet the needs for lake storage. We are looking to use 12 feet of the current concrete pad in front of the garage as additional garage space. This is a reasonable request to ensure a solid foundation to support a full time family living in this structure and provide an efficient insulation underneath that was not properly put in place in the 70's. Reasonable request for efficient and solid foundation with storage to support our family.
2. Uniqueness – this property has limited space east and west of the property line for garage expansion and takes up 37.9% of the total lot size. By reusing the concrete pad as garage expansion we will make minimal changes to 40.1%. The only ability is to go up and minimal feet forward to use the concrete pad in front of the existing garage.

3. Essential Character – The expansion will not only keep with the character of 1 roots beach it will also accent several other homes on the property that have similar garages maximizing the setbacks. There are also several homes that have second stories over the garages. This garage expansion will provide the consistent height with the rest of the property structure, each side will match, which will be similar to most of the properties of roots beach lane.

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

On motion by McBroom, seconded by Ims, all voting in favor, to close the Public Hearing at 6:15 pm and reopen the regular meeting.

The Commissioners asked the Casteels if they would be willing to consult with an engineer and determine if there was a way to install a water retention system on the site as recommended by the Minnesota Department of Natural Resources.

Eric Casteel, owner, 1 Roots Beach Lane, asked if an alternative solution would be to remove the cement sidewalks around the house and replace with permeable pavers. Casteel suggested the concrete walkway on the east and south side of the house be removed and replaced with permeable pavers.

On motion by McBroom, seconded by Henninger, all voting in favor, to recommend City Council approval of the request of Eric and Angie Casteel, for the property located at 1 Roots Beach Lane (PID# 16.455.0180), Elysian, Le Sueur County, Minnesota, for a variance for a garage / home expansion that will result in a lot coverage of no more than the existing lot coverage of 37.9% in the R-1 Shoreland Zone 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 original cabin was built in 1972. The garage has significant foundational cracks. The addition is being built out into the driveway and up as a second story to minimize the addition of impervious surface on the lot while providing efficient insulation and a solid foundation to support a full-time residence for the family.
 - b. Uniqueness: The lot is 12,235 square feet and was platted long before the Zoning Ordinance was adopted.
 - c. Essential Character: The addition to the garage will match the other properties on Roots Beach Lane that have a similar style with a second story above the garage. The garage expansion will provide a consistent height with the rest of the property structure.
4. And with the condition that the concrete sidewalk on the east and south side of the house be removed and replaced with permeable pavers to reduce the total imperious surface on the lot to equal or less than 37.9%.

This recommendation will be considered by the Elysian City Council at their March 13, 2023 meeting.

There was no further business to come before the Commission.

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

Attest:

Ton McBroom, Sr., Chairperson

Lorri Kopischke, Zoning Administrator