

**CITY OF ELYSIAN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
AUGUST 1, 2023**

The Elysian Planning and Zoning Commission met in regular session Tuesday, August 1, 2023 at City Hall at 6:00 pm.

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

On motion by Henninger, seconded by Ims, all voting in favor, to approve the agenda of the August 1, 2023 meeting as presented.

On motion by McBroom, seconded by Henninger, all voting in favor, to approve the minutes of the May 2, 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 6:06 pm.

Jacob and Leslie Lee, the owners of the property located at 508 State Highway 60 West, PID# 16.410.0992, are requesting to convert two existing 40 x 60 foot Morton sheds into two short term rental units. The property is located in the C-2 Highway Commercial District and this use would be allowed under section (D) Conditional Uses (2) Hotels and motels.

There are three buildings located on this property. Previously all three were used for storage. The most southernly building has been renovated to be used with the Ahavah Cottage as an indoor ceremony space. This proposal will renovate the two northernly buildings to be used as "Ahavah Cottage Suites". Each building will contain six suites with a private bath. There will be a shared living area in the middle of each building. The current buildings will not be enlarged. They will be remodeled, and the use will change. The buildings do not currently have water or sewer connections. The Lees are working with the City Council to establish services.

The property abuts City owned Sunset Park on the north and east side, the MN DNR Sakatah Trail on the south side and the Ahavah Cottage on the west side. There is existing access off State Highway 60 W. The Lees have provided their parking plan which will provide six parking spots per building that are 10 feet wide and 20 feet deep.

The C-2 Commercial Highway District includes General Conditions that relate to height, setbacks, identification, and roofing. Additional general regulations are set forth in performance standards (§§ 156.105 through 156.124) of the same chapter.

Approval of a conditional use permit shall include site specific conditions. Types of conditions include:

1. Ingress and egress to the property;
2. Off-street parking and loading area requirements;
3. Refuse and service areas;
4. Utilities;
5. Screening and buffering;
6. Signs;
7. Required yards and open spaces;
8. General compatibility with adjacent properties;

9. Increased setbacks from ordinary high water level;
10. Limitations on natural vegetation to be removed or the requirement for additional vegetation;
11. Special provisions for sewage treatment systems, etc., and;
12. Protection of steep slopes.

The Commissioners were provided with copies of all conditions/regulations.

The Lees provided a proposed floor plan of the Ahavah Cottage Suites and the parking plan of six parking spots per building.

Commissioners asked if the parking lot would be paved. Lee stated it would be paved. Lee noted the suites would be available for rent to the public when not being used by wedding guests.

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 6:17 pm and reopen the regular meeting.

Linse stated he supported this request. There is a need for this in the community.

Henninger stated this would be a gateway to the community for those entering from the west. He commented on the improvements the Lees have made to the Ahavah Cottage. They will certainly continue with screening and blacktop to this site.

On motion by Henninger, seconded by Ims, all voting in favor, to approve the request of Jacob and Leslie Lee for a conditional use permit for the property located at 508 State Highway 60 W (PID# 16.410.0992) to convert (2) two existing 40 by 60 foot Morton sheds into (2) two (6) six bedroom (6) bath short term rental units.

The request will be considered by the City Council at their August 14, 2023 Regular meeting.

Minnesota Valley Council of Governments has received 114 responses to the City of Elysian Comprehensive Plan Survey. The results will be reviewed at the September Planning and Zoning 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 6:26 pm.

Attest:

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Tom McBroom, Sr., Chairperson

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Lorri Kopischke, Zoning Administrator