

**CITY OF ELYSIAN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
FEBRUARY 10, 2026**

The Elysian Planning and Zoning Commission met in regular session on Tuesday, February 10, 2026 at City Hall at 6:00 pm.

Kopischke administered the Oath of Office with Paul Hunter and David Schlueter answering.

Present were Commissioners Kim Denn, Patrick Ely, Dan Engebretson (via Google Meet), Paul Hunter, David Schlueter; Zoning Administrator Lorri Kopischke. Absent: None.

Kopischke then asked for nominations from the floor for the office of Chairperson. On motion by Ely, seconded by Denn, to nominate Paul Hunter for Chairperson. All voting in favor. Motion declared carried.

Hunter then took his place as Chairperson and asked for nominations from the floor for the office of Vice Chairperson. On motion by Ely, seconded by Denn, to nominate Dan Engebretson for Vice Chairperson. All voting in favor. Motion declared carried.

On motion by Ely, seconded by Schlueter, all voting in favor, to approve the agenda of the February 10, 2026 meeting as presented.

On motion by Denn, seconded by Ely, all voting in favor, to approve the minutes of the December 2, 2025 Regular Meeting as presented.

On motion by Ely, seconded by Denn, all voting in favor, to close the Regular Meeting and open the Public Hearing at 6:07 pm.

Matt Kretlow, 128 Willow Point Drive, is requesting a variance to demolish their existing cabin and build a new cabin on their lakeside property. The property is zoned R-1 Shoreland Residential. The lot area is 5,787 square feet. The Shoreland Ordinance requires 20,000 square feet. Therefore, this is a non-conforming lot.

The Shoreland Ordinance allows 25% lot coverage. The current lot coverage is 2,958 square feet or 51.1%.

The required OHW setback is 75 feet. The existing cabin and lakeside deck are located within the 75 OHW setback.

The Kretlows would like to demolish the existing cabin and remove all the current structures on the lakeside of the lot. There is a garage that was built on the portion of the lot that is located on the east side of the road. The Kretlows applied for and were granted a variance in 2017 to construct a 36 by 36 foot two-story garage. The variance allowed the Kretlows to build this garage and increase the lot coverage from 32% to 50%, to exceed the maximum allowed height by 9 feet and to exceed the total building area allowed by 792 square feet.

If the Kretlows were to build the proposed home with the property the way it is, the resulting lot coverage would be approximately 48.7%.

The Kretlows are proposing several things to increase the size of the lot and thereby reduce the lot coverage. In 2025, they petitioned the Elysian City Council to vacate a portion of an easement running through their property that was not being used and the Council did grant that vacation. That vacation increased the lot by 1,993 square feet. Also, the adjacent property to the

east is owned by the Kretlows. The proposal includes splitting off a piece of that lot and combining that with the current lot to increase the lot area by 1,931 square feet. The lot that is being reduced will remain compliant with lot size requirements.

With these changes, the lot area has increased from 5,787 square feet to 9,712 square feet. The proposed lot coverage upon completion of construction is reduced to 36.8%.

The Kretlows have included a pervious driveway and pervious walkway in their plan and are also proposing a rain garden and native plantings along the lakeshore and the west side of the property.

The setback from the OHWL will be increased from 14.3 feet to 22.8 feet. Much of the home will still be located in the required 75 OHWL setback. The home will meet all other setback requirements and the maximum height allowed in the shoreland district.

The proposed structure to include home, garage, deck, and entrance is 2,296 square feet. A certificate of survey with the current and proposed impervious surface calculations along with a rendering of the proposed structure is provided.

Once all the above information was received, the variance request was forwarded to the DNR for comment. The DNR has commented on the variance request as follows:

*"Hi Lorri,*

*After review of this proposal, it appears what the applicant is proposing is not allowed per MN Statute 462, specifically 462.357, Subd1e, (f) and (g). I would recommend that the city have your attorney verify that my review is correct.*

*It appears to approve this request, the applicant will need to combine parcel 16.415.0300 with one of the adjacent parcels (16.411.0950/16.411.0960) that are under the same ownership, to make a single conforming lot of record.*

*Please reach out should you have further questions.*

*Todd Piepho, Area Hydrologist  
Ecological and Water Resources | Minnesota Department of Natural Resources*

The City Attorney has been consulted, and he does concur with the objection raised by the MN Department of Resources. His recommendation is that the P&Z require that PID# 16.415.0300 be combined with either PID# 16.411.0950 or PID# 16.411.0960 to create a conforming lot.

The section of the MN State Statute 462.357, Subd1e. (f) and (g) that the DNR is referring to is as follows:

(e) A nonconforming single lot of record located within a shoreland area may be allowed as a building site without variances from lot size requirements, provided that:

- (1) all structure and septic system setback distance requirements can be met;
- (2) a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, can be installed or the lot is connected to a public sewer; and
- (3) the impervious surface coverage does not exceed 25 percent of the lot.

(f) In a group of two or more contiguous lots of record under a common ownership, an individual lot must be considered as a separate parcel of land for the purpose of sale or development, if it meets the following requirements:

- (1) the lot must be at least 66 percent of the dimensional standard for lot width and lot size for the shoreland classification consistent with Minnesota Rules, chapter 6120;

(2) the lot must be connected to a public sewer, if available, or must be suitable for the installation of a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, and local government controls;

(3) impervious surface coverage must not exceed 25 percent of each lot; and

(4) development of the lot must be consistent with an adopted comprehensive plan.

(g) A lot subject to paragraph (f) not meeting the requirements of paragraph (f) must be combined with the one or more contiguous lots so they equal one or more conforming lots as much as possible.

Planning and Zoning Commissioners explained that this request is not caused by a hardship due to there being adjacent lands available to combine with this lot to bring it into compliance. Therefore, this request would not meet the practical difficulties requirement to grant a variance. There is a reasonable means to bring this lot into compliance with the Shoreland Standards. The City must abide by the rules as set forth in State Law.

The Planning and Zoning Commissioners acknowledged that there are other properties that have been granted higher lot coverage in the past. It is part of the City's strategic land use plan and the goal of this Planning and Zoning Commission is to continue to drive toward a maximum impervious coverage of 25%.

The Planning and Zoning Commission thanked the Kretlows for including the detailed plans of the rain gardens, landscaping plans, and the pervious driveway and walkway in their application. With their permission, this will be used as an example and guide to future applicants.

There were no Public Comments.

Written Comments: Two letters of support have been received. One from the property owner at 127 Willow Point Drive and one from the property owner at 130 Willow Point Drive.

*"Hi Lorri,*

*Please find our letter of support below regarding the variance request for 128 Willowpoint Drive. Elysian City Council Members,*

*We are writing to express our full support for the variance request submitted by Matt and Arla Kretlow for their property on Lake Francis.*

*As neighbors who have lived alongside three generations of the Kretlow family, we have reviewed their proposed building plans. We believe the design is conservative and maintains an appropriate amount of green space. Furthermore, the placement of the new home will not obstruct our views and will be a complementary addition to the neighborhood.*

*We highly value our relationship with the Kretlow family and fully endorse their project.*

*Sincerely,*

*Ann and Tim Buskirk"*

*"Hi Lorri,*

*My family owns the property and home at 130 Willow Point Drive in Elysian, which is immediately next door to the North of the Kretlow property at 128 Willow Point Drive. I am writing to you on behalf of myself and my family to wholeheartedly support the Kretlow's request seeking variances, including for setback from the lake and lot coverage, to allow the Kretlows to demolish their existing cabin and build their proposed new home.*

*The Kretlows have shared their plans with us, and we believe their new home will be a great additionj to Willow Point Drive. We have no concerns about their variance request and fully support the request for approval of the variance for minimum lot size requirement, OHWL setback, and impervious lot coverage.*

*Thank you for conveying our support for this variance request to the Elysian Planning and Zoning Commission at the public hearing for consideration of this request scheduled for Tuesday, February 3, 2026, and at any subsequent hearing on this matter. Please let me know if there is anything else you need from me to further support this request.*

*Thank you!*

*Karen Henderson”*

There were no further Written Comments.

On motion by Denn, seconded by Schlueter, all voting in favor, to close the Public Hearing and open the Regular Meeting at 6:43 pm.

On motion by Schlueter, seconded by Ely, all voting in favor, to table the variance request from Matt Kretlow, 128 Willow Point Drive, to the March 3, 2026 Planning and Zoning Commission meeting.

The Commissioners again thanked the Kretlows for the completeness of the application and for being proactive with the rain garden and landscaping plan. The Commission appreciates the thought and effort put into the request.

Tina King, President of the Lake Francis Association, presented a power point entitled, “Lake Francis Drainage Discussion.” The agenda focused on Lake Francis and the Lake Francis Association; Understanding Drainage into - and out of - Lake Francis, and What can be done to mitigate rising water and create a more resilient community?

There was discussion about the rising lake levels and the concern for keeping the existing culvert open so that water can flow through it. There was also discussion about increasing the size of the existing culvert or adding another culvert on Lake Francis.

A preliminary study was conducted by the MN Department of Natural Resources (DNR) in 2020-2021. The findings of that study were inconclusive and did not result in a specific recommendation. The DNR has suggested that a more thorough study needs to be completed by a Professional Engineer.

City Staff has been in contact with Dave Tiegs, Le Sueur County Engineer and Holly Bushman, Le Sueur County Resources Manager, to inquire about the availability of grants for this type of study.

The City will be proactive this summer in monitoring the culvert, documenting the amount of debris, and contacting the County to request they keep the culvert clear.

The Commissioners recapped and shared the items discussed with the representative of Safe Wakes for Minnesota Lakes and shared possible next steps with the Lake Francis Association members who were present. Planning and Zoning will keep the Lake Francis Association in the loop so that the two organizations will be sharing the same message. Hunter shared contact information for Capt Adam Block, DNR Boating Law Administration.

Staff provided an update on the Conditional Use Permit (CUP) granted to the Stoufers, 103 First Street South, to store golf carts and have display sales in the parking area of the commercial property. The State of MN is requiring that the Stoufers, as a condition of their license, have actual “sales hours” at this location. The Elysian City Attorney was contacted and has confirmed that the CUP as granted will allow for this activity. No updates are needed to the CUP.

The Planning and Zoning Commissioners welcomed David Schlueter and thanked him for his interest in serving on the Board.

There was no further business to come before the Commission.

On motion by Ely, seconded by Denn, all voting in favor, the meeting adjourned at 7:36 pm.

Attest:

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Paul Hunter, Chairperson

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Lorri Kopischke, Zoning Administrator