

**CITY OF ELYSIAN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 3, 2026**

The Elysian Planning and Zoning Commission met in regular session on Tuesday, March 3, 2026 at City Hall at 6:00 pm.

Present were Chairperson Paul Hunter; Commissioners Kim Denn, Patrick Ely, Dan Engebretson, David Schlueter; Zoning Administrator Lorri Kopischke. Absent: None.

On motion by Engebretson, seconded by Ely, all voting in favor, to approve the agenda of the March 3, 2026 meeting as presented.

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

The Planning and Zoning Commission held a public hearing on February 10, 2026 to consider the request of Matt Kretlow, 128 Willow Point Drive, for a variance to demolish their existing cabin and build a new residential structure on their lakeside property. The property is zoned R-1 Shoreland Residential.

The variance request considered on February 10, 2026 included construction on a non-conforming lot of 9,712 square feet; a setback from the OHWL of 22.8 feet which is an improvement from 14.3 feet; and an impervious lot coverage of 36.8% when maximum impervious lot coverage of 25% is allowed.

Todd Piepho, Area Hydrologist, MN DNR 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.”

City Attorney Jason Moran was consulted, and he concurred with the interpretation of the MnDNR re: MN Statute 462, specifically 462.357, Subd1e. (f) and (g).

§ Subd. 1e. Nonconformities.

(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.

Based on the MN DNR and City Attorney comments, the Kretlows have submitted a revised site plan which would include a lot combination of PID# 16.415.0300 and PID# 16.411.0950.

The lot combination results in a lot area of 24,264 square feet; a proposed impervious lot coverage of 3,842 square feet (15.8%), and a setback from the OHWL of 22.8 feet.

The revised site plan does include a patio on the lakeside of the house which will be pervious. The driveway and the walkway on the revised plan are now impervious. The plan will retain the rain garden and landscaping plan as originally submitted.

The MN DNR has provided comment on the revised site plan and variance request as follows:

“Morning Lorri,

Thanks for sending. As far as comments for the new proposal, as always if setbacks from the OHWL cannot be met a screening condition could be added to the permit. This can vary per site from native grasses/flowers planted along the shoreline to native shrubs/trees planted along the shoreline. Basically, anything to aid in screening the structure from the lake. Homeowners have several options when it comes to native-most local nurseries offer native landscape plants or local SWCD’s offer native shrubs/trees in the spring through their programs. If this condition is placed by the council, I have added some native planting information for the applicant to review if needed.

Todd Piepho

Area Hydrologist | Ecological and Water Resources
Minnesota Department of Natural Resources”

The City Attorney has indicated that he is in favor of the revised site plan and variance request.

Based on the revised site plan, and pending approval of the proposed lot combination, the Planning and Zoning Commission is being asked to recommend approval of a variance request to allow the Kretlows to build the residential structure on the lot with a 22.8 foot setback from the OHWL when a 75 foot setback is required. All other shoreland and setback requirements are met.

Commissioners asked the Kretlows if they have a timeline for the completion of the lot combination and if they are comfortable with the approval being contingent on the approval of the lot combination.

The Kretlows indicated that their attorney is currently working on the lot combination. They stated that they are comfortable with the variance being contingent on the completion of the lot combination.

The Commissioners commended the Kretlows for their comprehensive rain garden and landscaping plan and thanked them for their efforts to work with the Board.

On motion by Hunter, seconded by Engebretson, all voting in favor, to recommend that the City Council approve the variance request from Matt Kretlow, 128 Willow Point Drive, to demolish the current cabin on the property and to construct a new residential structure which will be located 22.8 from the OHWL as described in the attached site plan and based on the following conditions:

1. That the submitted rain garden and landscaping plan be implemented.
2. Contingent on the completion of the lot combination of PID# 16.415.0300 and PID# 16.411.0950 and recording thereof to result in a lot area of 24,264 square feet.

This recommendation is made based on the following findings of fact:

1. Reasonableness: This request is reasonable as it improves the setback from the OHWL from the existing 14.3 feet to 22.8 feet. The resulting location of the home will line up with the other homes and will not impede sight lines.
2. Uniqueness: This is an older neighborhood, and the cabins have traditionally been built close to the lake. The depth of the lakeside area of the lot does not allow for the home to be built further back from the OHWL.
3. Essential Character: The proposed rain garden and landscape plan are key to maintaining the essential character of the locality and preserving the look of the lakeshore and neighborhood. The surrounding homes on the lakeshore are located within the 75 foot OHWL setback so this structure will fit in with the others.

This recommendation will be considered by the City Council at their March 9, 2026 meeting.

There was no further business to come before the Commission.

On motion by Engebretson, seconded by Schlueter, all voting in favor, the meeting adjourned at 6:20 pm.

Attest:

Paul Hunter, Chairperson

Lorri Kopischke, Zoning Administrator

