

**CITY OF ELYSIAN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 4, 2026**

The Elysian Planning and Zoning Commission met in regular session on Tuesday, August 4, 2026 at City Hall at 6:30 pm.

Present were Vice Chairperson Dan Engebretson; Commissioners Kim Denn, Patrick Ely, David Schlueter; Zoning Administrator Lorri Kopischke. Absent: Chairperson Paul Hunter.

On motion by Ely, seconded by Schlueter, all voting in favor, to approve the agenda of the August 4, 2026 meeting as presented.

On motion by Denn, seconded by Ely, all voting in favor, to approve the minutes of the June 9, 2026 Regular Meeting as presented.

On motion by Ely, seconded by Schlueter, all voting in favor, to close the Regular Meeting and open the Public Hearing at 6:33 pm.

The purpose of the public hearing is to consider a request from Tim and Laurie Lloyd, for the property located at 3 Roots Beach Lane, PID# 16.455.0160, for a variance for impervious lot coverage to exceed 25% to build an accessory building on their lot in the R-1 Shoreland District.

The lot area is approximately 23,312 square feet. The proposed accessory building is 30 by 45 feet or 1,350 square feet.

The impervious lot coverage on the property is as follows:

House:	2,550 square feet
Driveway:	2,877 square feet
Patio:	340 square feet
Sidewalk:	135 square feet
New Garage:	<u>1,350</u> square feet

7,252 sf (the two small sheds on the property will be removed)

Construction of the proposed accessory building and removal of the two small sheds on the property will result in a lot coverage of 31%. The proposed accessory building will be located on the lot to meet the required setbacks and would meet the zoning standards as regulated by the zoning/building permit process.

The variance request was forwarded to the DNR for comment. The DNR has commented on the variance request as follows:

"Good Morning Lorri,

Thanks for passing this along. I have the following comments to add;

- 1. If the impervious surface exceeds 25% secondary actions to store/retain that water should be looked at. Since the proposal for impervious is set at 31% I would recommend that onsite water storage be looked into further to retain the additional water above the 25%.*
- 2. If onsite storage is not feasible, a native riparian buffer could be added as a condition along the length of the property (minus a small access for a dock/recreation). This buffer should include native plants, preferable deep rooted native grasses and forbs, to allow*

for water infiltration into the soil profile before surface water reaches the lake. If the buffer option is chosen by the board I would recommend that it be placed in perpetuity and occasional compliance checks be made to verify that the buffer is still in place and functioning.

If you have any specific questions or would like to chat please feel free to give me a call. Have a good week.

Todd Piepho

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

As this is a variance request, the Planning and Zoning Commission will need to address the Practical Difficulties requirements of: Reasonableness, Uniqueness, and Essential Character.

The applicant has addressed the Practical Difficulties Requirements as follows:

1. Reasonableness: The requested variance is reasonable because the proposed boat shed results in only a minor increase in the amount of green space utilized while allowing for a functional and appropriate boat storage structure on the property. The boat shed has been located to minimize its impact on the surrounding area and does not interfere with neighboring properties, drainage, visibility, or public safety.
2. Uniqueness: Although the boat shed exceeds the allowable green space coverage, the increase is minimal and does not alter the residential character of the property or the neighborhood. Granting the variance would allow us reasonable use of the property while preserving the intent of the zoning ordinance. The request is not expected to create adverse impacts on adjacent properties or set an unreasonable precedent and allow us to store boat on property vs. offsite storage expense.
3. Granting the requested variance will not alter the essential character of the neighborhood. The proposed boat shed is a typical residential accessory structure that is consistent with the appearance and use of surrounding properties. Although the boat shed results in a minor increase in the allowable green space coverage, it remains appropriately sized and located to minimize its visual impact. The boat shed does not interfere with neighboring properties, obstruct views or traffic sight lines, create drainage concerns, or adversely affect public health, safety or welfare. The property will continue to be used as a single-family residence, and the variance will not change the residential character of the neighborhood or the intent of the zoning ordinance.

Tim Lloyd added that they have recently installed large rip rap to improve the shoreline and are good stewards of the lake. When asked, he responded that they have no intention of using this building for living space. It will be used for storage. They had originally proposed a larger structure with living quarters but revised the request to adhere to the zoning restrictions.

Public Comments:

Leo Brown, 117 Willow Point Drive, stated that he is in favor of improving a property if the neighbors approved. When he had applied to build additional storage across the road, the request was refused because the City was adhering to closer to the 25% and he has made it without it. He asked how the decision was made to approve or deny and how consistent the decisions have been. He personally does not feel that the 25% or the 30% is legitimate.

There were no further public comments.

No written comments were received.

On motion by Ely, seconded by Denn, all voting in favor, to close the Public Hearing and open the Regular Meeting at 6:42 pm.

Lloyd confirmed that the second story will be used for storage, the half bath will be located under the stairway, and the driveway will be pervious.

Engebretson expressed concern with the size of the shed. The Planning and Zoning Commission is trying to keep the lot coverage closer to the 25% allowable. This request may not be that much over the 25% allowable but the cumulative effect of the small overages becomes significant.

Lloyd noted that they had torn down two existing sheds and that they only have a two-car garage.

Engebretson asked which way the double door would face and what surface is proposed for around the shed. Lloyd stated that the double access door would be towards the road to provide access for the boat and the other door is for easy access with tubes and toys. The surface around the shed will be pervious.

Ely noted that the existing driveway is huge. He asked Lloyd if they would be willing to cut out a portion of the existing driveway and install a buffer as suggested by the DNR. Lloyd stated that he really did not want to install a buffer by the lake. Engebretson suggested that the buffer could be installed behind the shed, between the shed and the lake to prevent the runoff from going to the lake.

The Commissioners suggested the following modifications to the request:

1. Remove a small portion of the existing driveway (A strip 2 panels wide on the west side of the driveway). This area could still be used for parking but must have a pervious surface.
2. Reduce the size of the accessory building to 26 by 40 feet or 1,040 square feet.
3. Plant a buffer strip of native plants directly south of the shed 6 feet wide for two-thirds the length of the building,

The resulting impervious lot coverage is as follows:

House:	2,550 sf
Driveway:	2,504 sf
Patio:	340 sf
Sidewalk:	135 sf
New Building:	<u>1,040</u> sf

6,569 sf or 28.1% sf impervious lot coverage.

On motion by Ely, seconded by Schlueter, all voting in favor, to recommend that the City Council approve the variance request from Tim and Laurie Lloyd, for the property located at 3 Roots Beach Lane, PID# 16.455.0160, to allow for impervious lot coverage of 28.1% to allow them to build an accessory building on their lot in the R-1 Shoreland District with the following conditions:

1. Remove a small portion of the existing driveway (2 panels wide on the west side of the driveway). This area could still be used for parking but must have a pervious surface.
2. Reduce the size of the accessory building to 26 by 40 feet or 1,040 square feet.
3. Plant a buffer strip of native plants directly south of the shed 6 feet wide for two-thirds the length of the building,

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

1. Reasonableness: This request is reasonable in that the proposed structure will not increase the impervious lot coverage on the property due to the removal of the two existing sheds and a portion of the concrete driveway. The buffer on the south side of the proposed structure will screen the runoff before it reaches the lake.
2. Uniqueness: The property contains a naturally low area that presents unique drainage challenges not commonly found on surrounding lots. Grading associated with the proposed structure will improve the drainage of the property as well as the required native buffer seeding. The applicants have also removed two smaller sheds from their property in preparation for this build and reduced the size of the driveway, minimizing the overall impact of the proposed project.
3. Essential Character: The proposed accessory structure will be complimentary to the existing house. It will maintain the essential character of the area as many of the lakeside homes in this area have a larger sized boat shed for storage on the lot.

This recommendation will be considered by the City Council at their August 10, 2026 meeting.

The Commissioners considered a draft ordinance amending Elysian City Code §156.118 – Pertaining to Accessory Buildings and Dwellings Units Prohibited. There is some ambiguity in the current ordinance. This draft is meant to clarify the ordinance and help with interpretation and enforcement of the ordinance.

1. That §156.118 shall be AMENDED to read as follows:

§156.118 ACCESSORY BUILDINGS AND DWELING UNITS PROHIBITED.

~~No garage, tent, trailer, recreational vehicle, basement home or accessory building shall at any time be used as a residence for human habitation.~~

- (a) Garages or Accessory Buildings. Any garage or accessory buildings shall be subordinate to a pre-existing primary structure on a parcel of real estate. Full bathrooms are prohibited; however, one half-bathroom is allowed. A Half-Bathroom shall be defined as one toilet and one sink with a bathtub or shower being specifically prohibited. Any accessory building containing a plumbing connection for a half-bathroom shall have municipal water and sewer service separately metered from the primary building. Accessory buildings shall not contain a full kitchen or stoves for cooking. Accessory buildings shall not contain bedrooms for sleeping quarters. Accessory buildings, once placed on a parcel of real estate shall not be split from a parcel and all accessory buildings shall remain subordinate in use to the primary building.
- (b) Tents and Recreational Vehicles. Tents and recreational vehicles shall not be placed on a parcel of real estate unless the real estate has a pre-existing primary residential structure contained on it. Tents and recreational vehicles shall not be connected to or serviced by any city related utilities. Tents and recreational vehicles shall fully comply with all other provisions of the City's General Code of Ordinances and Zoning Code.

On motion by Schlueter, seconded by Ely, all voting in favor, to recommend City Council approval of an ordinance amending Elysian City Code §156.118 – Pertaining to Accessory Buildings and Dwellings Units Prohibited.

The Commissioners considered a draft ordinance amending Elysian City Code §156.121 – Pertaining to Accessory Structure Standards. The amendment clarifies the permit requirements and regulates accessory structures that consist of a semitrailer, railroad storage car, shipping container, or other such mobile storage container.

- (A) *Permit Requirement.* A building permit must be secured from the Zoning Administrator prior to constructing or locating an accessory structure anywhere on the lot. Permits may be applied for through the City Administrator on a form developed by the City Administrator. All permits shall require a site plan or sketch showing the placement of the accessory structure in dimensional relation to any other buildings on the subject parcel, boundary lines, streets, and any delineated lake or wetland areas. A survey is not required, however, the site plan shall reference any and all setbacks. A fee for the accessory structure permit shall be set by the City Council and made a part of the City's Fee Schedule as it is Amended from time to time. An accessory structure less than 200 square feet does not require a building permit.
- (B) *Construction timing.* No accessory structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
- (C) *Building material requirements.* All accessory structures shall be constructed with a design and exterior material that is generally compatible with the overall character of the principal structure. It is not required that accessory structures be of the same material or same color as the primary structure; however, the material and color of the accessory structure shall be complementary to the primary structure. Under no circumstances shall an accessory structure consist of a semitrailer, railroad storage car, shipping container, or other such mobile storage container for more than 180 days in any one year period. This prohibition shall not apply to construction storage trailers used during construction on the subject parcel provided all required permits are obtained for the project, the project remains in full compliance with the City's Code of Ordinances during construction, and the trailer is removed from the subject parcel upon completion of the project.

On motion by Denn, seconded by Schlueter, all voting in favor, to recommend City Council approval of an ordinance amending Elysian City Code §156.121 – Pertaining to Accessory Structure Standards.

Commissioners were presented with an email from Donna and Mike Brage, 403 Lake Avenue NW, outlining their plans for the landscaping required by the variance to allow the construction of an accessory building on their property.

There was no further business to come before the Commission.

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

Attest:

Dan Engebretson, Vice Chairperson

Lorri Kopischke, Zoning Administrator