

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 4, 2020**

The Elysian City Planning and Zoning Commission met in regular session Tuesday, February 4, 2020 at City Hall at 6:00 pm.

Present were: Chairperson Rick Galewski; Commissioners Kristina Droog, Dan Engebretson, and Jeremy Henninger; Zoning Administrator Lorri Kopischke. Absent: Tom McBroom.

On motion by Engebretson, seconded by Droog, all voting in favor, to approve the agenda with the following addition:

1. Farmers Market.

On motion by Engebretson, seconded by Henninger, all voting in favor, to approve the minutes of the January 21, 2020 Regular Meeting as presented.

The City Council has tasked the Planning and Zoning Commission with looking into a method to accommodate larger accessory buildings on larger lots. Several examples from nearby cities were provided.

The current Zoning Ordinance states:

Chapter 156: Zoning: Performance Standards

§ 156.121 Accessory Structure Standards

- (A) *Attached structures.* An attached structure shall be considered an integral part of the principal building and shall comply with all requirements applying to the principal building.
- (B) *Permitted locations.* Detached accessory structures are permitted in side yards and rear yards; provided that, the structures shall not be located closer than six feet to the principal structure.
- (C) *Prohibited Locations:* No accessory structure shall be located in any of the following:
 - (1) Front yard;
 - (2) Within a drainage or utility easement;
 - (3) Below the ordinary high water mark of a public water or wetland;
 - (4) Within the setback requirements from the ordinary high water mark of any public water body.
- (D) *Dimensional Limits:* Attached and detached accessory structures are subject to the dimensional limits established below:
 - (1) Maximum height: 17 feet and a maximum side wall height of a detached structure shall not exceed ten feet;
 - (2) Total number of detached accessory buildings per lot: two; and
 - (3) Accessory structure(s) total building area allowed per lot: 1,800 square feet.

- (E) *Permit requirements*: A building permit must be secured from the Zoning Administrator prior to constructing or locating an accessory structure anywhere on the lot. Any accessory structure less than 120 square feet does not require a building permit.
- (F) *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.
- (G) *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.

AND:

Chapter 156: Zoning: Zoning Districts

§ 156.065 R-1, General Residential Zone

(E) *R-1 Standards*

- (3) Side Yard, accessory building: minimum of three feet;
- (5) Rear Yard, accessory building: minimum of three feet.

Following discussion, the Commissioners recommended the following:

Chapter 156: Zoning: Performance Standards

§ 156.121 Accessory Structure Standards

A, B, and C would remain the same.

Item D. *Dimensional Limits*: Detached accessory structures are subject to the dimensional limits established below:

- (1) Maximum height: Maximum height of accessory structure cannot exceed 21 feet. The building height is measured halfway up the pitch of the roof (gable).
- (2) Total number of detached accessory buildings per lot: two; and
- (3) Accessory structure(s) total building area allowed per lot: Not to exceed 30% of lot coverage if lot is less than 43,560 square feet (1 acre) and not to exceed 25% of lot coverage if lot is more than 43,560 square feet (1 acre).

Item (E). *Permit Requirements*: A building permit must be secured from the Zoning Administrator prior to constructing or locating an accessory structure anywhere on the lot. Any accessory structure less than 200 square feet does not require a building permit.

Items (F) and (G) would remain the same.

AND:

Chapter 156: Zoning: Zoning Districts

§ 156.065 R-1, General Residential Zone

(F) R-1 Standards

(3) Side Yard, accessory building: If accessory building is 1,200 square feet or less the required side yard setback is a minimum of three feet. If accessory building is larger than 1,200 square feet, the required side yard setback is a minimum of fifteen feet.

(5) Rear Yard, accessory building: If accessory building is 1,200 square feet or less the required rear yard setback is a minimum of three feet. If accessory building is larger than 1,200 square feet, the required rear yard setback is a minimum of fifteen feet.

The proposed amendment will be reviewed by the City Attorney and reviewed again by the Planning and Zoning Committee at their next meeting. It will then be presented to City Council for consideration.

Kopischke reported the following was discussed at the February 4, 2020 Farmers Market Meeting:

- Discussion on changing the name. Possibly “Elysian Farmers and Craft Market” or “Elysian Farmers / Craft / Flea”. Something to let people know that there is more for sale at the market than just vegetables.
- Get a flyer out now that says: “Wow!! Almost time for the Market and Looking for more Vendors.” Colorful.
- This summer put a sign up down by the City shop and bank that the Market is open. Remind and attract people who are visiting that end of town down to the Market.
- Ask Fire Department / Chamber if interested in doing a pop machine outside the Tourism Center. Include healthy drinks – water, juice.
- Ask EDA if they would donate a park bench for people to sit and enjoy what they buy.
- Ask to be included on the 4th of July flyer.
- Dates for 2020: June 4th to October 29th.
- Include an invitation to join the Market to those who participate at the July 4th Flea Market.
- Set Customer Appreciation Day for August 20, 2020. Advertise in advance.
- Contact Madison Lake to see if any of their vendors from prior Farmers Market would want to come over to Elysian.
- Try to find a volunteer to sell Chamber t-shirts at the Market.

Planning and Zoning Commissioners agreed with the direction of the Farmers Market Committee and hoped that the Committee would consider opening the guidelines to include vendors from a further distance to participate.

There was no other business to come before the Commission.

On motion by Engebretson, seconded by Henninger, all voting in favor, meeting adjourned at 7:00 pm.

Attest:

Rick Galewski, Chairperson

Lorri Kopischke, Zoning Administrator