

**ELYSIAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 6, 2018**

The Elysian City Planning and Zoning Commission met in regular session Tuesday, March 6, 2018 at City Hall at 6:00 pm.

Present were: Vice Chairperson Rick Galewski; Commissioners Gary Buchschacher, Dan Engebretson, Clint Stoen; Zoning Administrator Lorri Kopischke. Absent: Chairperson Shawn Anderson.

On motion by Stoen, seconded by Engebretson, all voting in favor, to close the Regular Meeting and go to Public Hearing at 6:00 pm.

The purpose of the Public Hearing is to consider the request of Charles and Leah Budde, the property owners of a property located at 115 Willow Point Drive, Elysian, Le Sueur County, Minnesota, for a variance request to construct a shed and porch addition that will increase the impervious surface on the lot from 8,814 square feet to 9,330 square feet resulting in an increase in lot coverage from 34.2% to 36.2%.

This property includes a parcel next to the lake and a parcel on the other side of the road (Willow Point Drive). This is one lot (one parcel). The total lot area is 25,806 square feet. The total existing impervious surface is 8,814 square feet resulting in a lot coverage of 34.2%.

The proposed shed and porch addition is 816 square feet. However, a portion of the addition will be located where there currently is concrete. This will result in 300 square feet of concrete being removed so the net increase of the lot coverage is 516 square feet or 2.0%, resulting in a total lot coverage of 9,330 square feet.

The Buddes are moving to the home full-time and would like more storage area. A basement is not possible on either the house or the shed. An addition of another floor on either building would be a violation of the zoning ordinance. The shed would be re-shingled and re-sided with some added enhancements to improve the aesthetics. The water runs away from the road in this area and this addition would not affect the drainage toward the lake.

There was no public comment.

Written comment:

Leo Brown, 117 Willow Point Drive, Elysian, MN 56028:

“Elysian City Zoning Board & Lori

Received the letter and explanation of the permit request. Plus, Chuck stopped by and visited with me about his request. It’s my belief that the addition will be very useful to them and help them enjoy their property even more. And maybe more importantly to every else, that it adds value to the area without negatively impacting anyone. And so I fully support it.

Although I will make one suggestion: I’d suggest that they extend it across the entire back of the existing garage/storage unit. I realize that means that this would then increase slightly the amount of ground covered. However, I believe it will be easier and more effective to landscape the surface/rain water runoff from the hillside behind. Plus eliminate a “dead spot corner” that many collect more debris or snow each the winds blow.

I don't claim to be a building expert and regardless Budde's should do whatever they feel is best for them to use and enjoy the additional space. Either way, as I said above, I have no objections and fully support Budde's proposed variance."

No further written comments were received.

On motion by Stoen, seconded by Engebretson, all voting in favor, to close the Public Hearing and open the Regular Meeting at 6:16 pm.

On motion by Engebretson, seconded by Buchschacher, all voting in favor, to recommend City Council approval of a variance of an increase from 34.2% lot coverage to 36.2% lot coverage to the property at 115 Willow Point Drive PID# R16.415.0130, to allow Charles and Leah Budde to construct an 816 square foot shed / porch addition as presented, based on the following findings of fact:

1. Reasonableness: This is a minimal request for an increase in lot coverage (2%). The current run-off flows to the back of the property and not to the lake and this additional lot coverage will not change that or increase the drainage toward the lake.
2. Uniqueness: Due to the nature of this property there is not an opportunity to have a basement. Therefore, additional storage space needs to be above ground. Adding another level to the shed is not an option as that would be a zoning ordinance height violation.
3. Essential character: This will not change the character of the neighborhood and will enhance the neighborhood as it is an improvement to the shed.

This recommendation will be considered by the Elysian City Council at their March 12, 2018 meeting.

On motion by Engebretson, seconded by Stoen, all voting in favor, to approve the agenda as presented.

On motion by Stoen, seconded by Buchschacher, all voting in favor, to approve the minutes of the February 6, 2018 Regular Meeting as presented.

The Commissioners discussed the updated DNR Shoreland model ordinance and there was consensus to allow one more month to study the draft. It will be discussed at the April 3, 2018 meeting.

Kopischke provided an update on the Highway 60 2020 Project and the clean-up of the 301 Sixth Street NW property.

On motion by Stoen, seconded by Buchschacher, all voting in favor, meeting adjourned at 6:50 pm.

Attest:

Rick Galewski, Vice Chairperson

Lorri Kopischke, Zoning Administrator