

**CITY OF ELYSIAN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 7, 2024**

The Elysian Planning and Zoning Commission met in regular session Tuesday, May 7, 2024 at City Hall at 6:00 pm.

Present were: Chairperson Tom McBroom, Sr.; Commissioners Dan Engebretson and Paul Hunter; Zoning Administrator Lorri Kopischke. Absent: Commissioner Al Linse.

On motion by Hunter, seconded by Engebretson, all voting in favor, to approve the agenda of the May 7, 2024 meeting as presented.

On motion by Engebretson, seconded by McBroom, all voting in favor, to approve the minutes of the April 2, 2024 Regular Meeting as presented.

On motion by McBroom, seconded by Engebretson, all voting in favor, to close the Regular Meeting and open the Public Hearing at 6:01 pm.

Ron and Laura Romnes have applied for a conditional use permit for the property located at 109 Main Street East to use the building as an indoor archery range. The property is located in the C-1 Central Business Commercial District. The building is currently being used as a wholesale/warehousing type facility.

The proposed use would be allowed under §156.067 C-1, Central Business Commercial District of the City Code of Ordinance (D) Conditional Uses (6) Amusement establishments, such as video arcades, pool halls, motion picture theatres and bowling alleys. The proposed use of an indoor archery range would be compatible with the current businesses located on Main Street in the Central Business District.

The Romneses would remodel the interior of the building to include an entry, registration counter, restrooms, HVAC system, storage, office space, lounge, seating area, snacks and beverage, and a 20 yard archery range consisting of approximately 16 to 20 shooting lanes. They plan to convert the smaller garage door that faces Main Street into a public access with possible windows and a glass door.

Romnes states, "Everything needed to bring the building up to code for this type of facility will be done. Our intention is to make the building safe, aesthetically pleasing and fitting in with the other buildings in our downtown area. Archery is a sport that can be done by virtually anyone, at any age or gender because the bows tension can be set to the users' ability. We will have Genesis bows, a learning bow available for those interested. Archery also builds focus and confidence. It teaches patience and better coordination. It's good for anyone's mental health and provides a setting to build community, friendships, and entertainment. We look forward to providing our community a place to practice and experience the sport of archery.

As this is a conditional use permit request, the Planning and Zoning Commission can recommend specific conditions for approval. Due to this being an existing building and because the building covers almost the entire property, the types of conditions that can be considered are limited.

The Romneses explained that they live in Elysian and had recently built a large shed on their property with the intention of their son practicing archery there. But the shed is not large enough for him to do that there. They looked and could not find a building large enough for this. Mr. Romnes has been asking the owner of 109 Main Street East if he was willing to sell and he has now decided to sell that building.

The Romneses recently received instruction to become certified in NASP Basic Archery Instructions. They can now partner with schools and provide instruction to 4H groups, church groups, etc. There may be opportunities for scheduled tournaments. It all depends on the demand. There are not many of these types of archery facilities in the area.

Hunter asked the occupancy limits and what codes would be followed for safety. The Romneses stated that they had visited with the City Building Inspector, and he had explained what was needed in the building to meet different occupancy levels. This mostly dealt with ingress and egress. The standards for the safety on the archery use are laid out by the NASP, NAFA, MSA, and JOAD. The Romneses have not yet decided which standard they will follow but the organizations' standards are all similar. They also are required to obtain commercial insurance for the business and there will be safety standards and requirements to obtain that insurance coverage.

Engebretson asked if they expect the clientele to be mostly high school age and below or adults? Romnes stated they anticipate mostly adults unless they bring in a program or tournament.

McBroom stated he is happy and excited that the Romneses are bringing this business to the community. This is another activity to engage the children of the City.

Engebretson thanked the Romneses for investing in the community.

On motion by Engebretson, seconded by Hunter, all voting in favor, to close the Public Hearing and open the Regular Meeting at 6:28 pm.

On motion by McBroom, seconded by Hunter, all voting in favor, to recommend approval of the conditional use permit request of Laura and Ron Romnes to use the property at 109 Main Street East as an indoor archery range as the proposed use is within the spirit of the City's Zoning ordinance, it is beneficial to the City's tax base, the use makes good use of the land in issue, the proposed use does comply with the City's existing Zoning Ordinance, the proposed use has the ability to create employment opportunities for the City of Elysian, and is in the best interest and general welfare of the City of Elysian, and subject to the following conditions:

1. The building is updated to meet the requirements of the Minnesota State Building Code as determined by the City Building Inspector.
2. The standards for the archery use are followed as laid out by one of the Archery Associations, such as NASP, NAFA, MSA, or JOAD.
3. That all safety requirements for commercial insurance are followed.

This recommendation will be considered by the City Council at their meeting on May 13, 2024.

The Commissioners discussed changes to the Short Term Rental Ordinance No. 95/19 as follows:

1. Residential Zone: Occupancy to stay the same.

2. Commercial Zone: Occupancy no more than four (4) occupants. The other occupancy requirements remain the same as residential.
3. Under 2. A maximum of one (1) rental unit per conforming dwelling lot of record (add) “in a residential zone”.
4. Add: 3. Density. Only one (1) short term rental shall be allowed within 1,000 linear feet of an existing short term rental in a residential zone and no more than 5% of the City household units (as determined by the most current Census) may hold short term rental license in the City at one time.

The City Attorney has advised that the fees for violation in the current ordinance are the maximum amount allowable.

On motion by Engebretson, seconded by Hunter, all voting in favor, to recommend the above stated amendments to Ordinance No. 95/19 to the City Council for approval.

The Commissioners discussed regulation of “shouses” aka “barndominiums”. The City Attorney has been consulted and he will continue to investigate. Each request may need to be considered on its own with factors similar to a variance request such as: Will this alter the essential character of the locality: consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area.

It was noted that JT’s Hooked Up Bait and Tackle is open. And the Thirsty Beaver Bar will have their grand re-opening on May 11, 2024.

There was no further business to come before the Commission.

On motion by McBroom, seconded by Hunter, all voting in favor, meeting adjourned at 6:42 pm.

Attest:

Tom McBroom, Sr., Chairperson

Lorri Kopischke, Zoning Administrator