

Planning and Zoning Commission
Agenda Additions for Wednesday, April 15th, 2026
5:30pm

1. **Planning and Zoning Call to Order**
2. Roll call: Hernesmaa, Councilor Roose, Heil, Palcher, Anderson, Decker, Seliga. *Staff Kochendorfer.*
3. **Approval of Minutes from March 18th, 2026.** (1-2)
4. **Additions or Deletions from Agenda**

1600 E Sheridan St DEED
5. **Requests to Appear**
 1. Ely Investors – Thomas Burandt (3-9)
6. **Reports**
 - a. Planning and Zoning Administrator
 - b. Projects Committee
 - c. Council
 - d. Comp Plan Steering Committee (10-13)
7. **New Business**
 1. 1239 E Washington St Lot Line Adjustment (14-25)
 2. 400 S 3rd Ave W Subdivision (27-29)
 3. Letter of information (30)
 4. Shoreland Excavation Permit (31-42)
 5. 1600 E Sheridan St DEED
8. **Old Business:**
 - a. Permissible Uses List (43-51)
 - b. Outdoor Wood Boilers Ordinance
9. **Adjournment**

§ 11.41

		MINIMUM REQUIREMENTS									
DISTRICTS	EXAMPLES OF BASIC PROVISIONS (See Classification List)	FOOTPRINT (SQ. FT.)	SIDE WALL DIMEN SION	LOT WIDTH	LOT AREA (SQ. FT.)	FRONT SETBACK	SIDE * YARD SETBACK	CORNER SIDE YARD	REAR * YARD SETBACK	TOTAL BUILDING COVERAGE	HEIGHT **
RESIDENTIAL R-1	Single and Two-family dwellings, churches, schools, accessory use or structure, home occupation	768 for 1 st unit 750 for 2 nd unit	22'	50'	6000 (1 st unit)	20'	10'	20'	20'	35%	2 stories or 35'
R-2	R-1 uses plus multiple-family dwellings, rest homes	768 for 1 st unit 200 for ea. additional unit	22'	50'	6000 (1 st unit) 2000 (ea. add'l unit)	20'	8'	15'	20'	50%	2 stories or 35'
COMMERCIAL C-1	Central Business District Shops, General Commercial Uses, Services, On-Site Signs (not to exceed 3 units or 25 sq. ft. for ea. 25 ft. of frontage.	N/A	N/A	N/A	N/A	N/A	N/A	N/A ***	N/A	90%	3 stories or 45'
C-2	Tourist Services, Roadside uses for Travelers Convenience, Grocery Store, Limited Shopping Facilities, On-Site Signs, Drive-ins.	N/A	N/A	N/A	N/A	25'	8'	15'	15'	50%	2 stories or 35'
INDUSTRIAL & RELATED M	Limited Industry, Warehouses, Small Repair Shops, General Manufacturing, On-Site Signs	N/A	N/A	75'	10,000	35'	N/A	15'	15'	50%	2 stories or 35'
ADULT BUSINESS AB	See Classification List	N/A	N/A	N/A	45,000	N/A	N/A	N/A	N/A	50%	1 story, not to exceed 25'

*** There will be a fifteen foot (15') vision triangle created on corners to allow for corner visibility, where no ground structure will be allowed. This triangle will be formed by measuring back from the intersection of the corner, fifteen feet (15') along the property lines that create the corner of the property. This equates to an approximately twenty-one foot (21') hypotenuse. The entire structure, including any overhanging features of the structure, will be contained within the property lines, and any drainage from the property will be taken care of on the property.

LEGAL DESCRIPTION for the City of Ely
(Chamber of Commerce)

March 26, 2026

That part of the Northeast Quarter of the Northeast Quarter of Section 34, Township 63 North, Range 12 West of the Fourth Principal Meridian, St. Louis County, Minnesota described as follows.

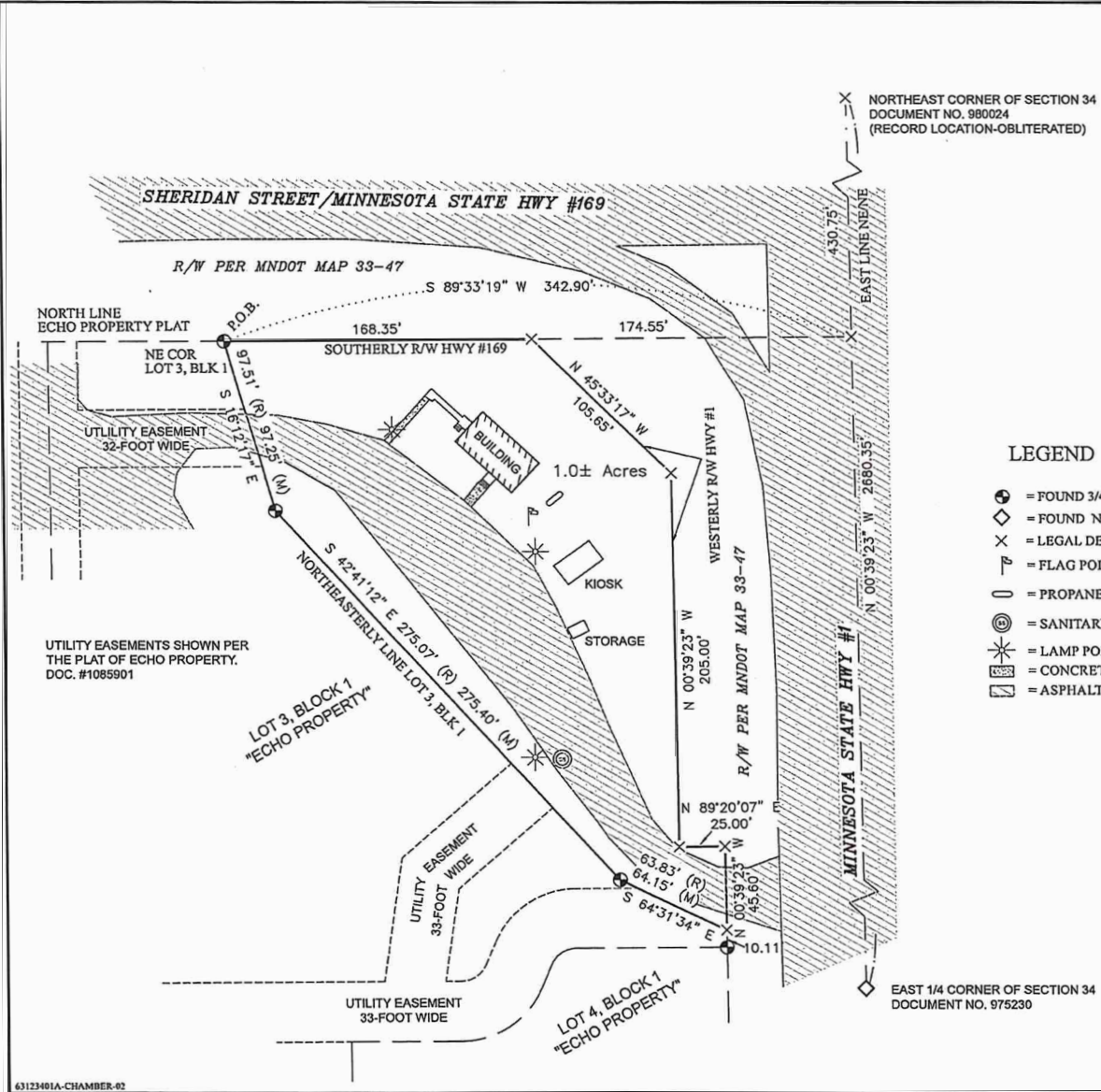
Assuming the East line of said Northeast Quarter of the Northeast Quarter to bear North $00^{\circ} 39' 23''$ West and from the Northeast corner of said Northeast Quarter of the Northeast Quarter, being also the Northeast Corner of said Section 34, run South $00^{\circ} 39' 23''$ East along said East line, a distance of 430.75 feet to the easterly extension of the southerly right-of-way of State Highway Number 169; thence South $89^{\circ} 33' 19''$ West along said right-of-way and its easterly extension, a distance of 342.90 feet to the northeast corner of Lot 3, Block 1, ECHO PROPERTY, and the POINT OF BEGINNING.

Thence South $16^{\circ} 12' 17''$ East along the northeasterly line of said Lot 3, a distance of 97.51 feet; thence South $42^{\circ} 41' 12''$ East along the northeasterly line of said Lot 3, a distance of 275.07 feet; thence South $64^{\circ} 31' 34''$ East along the northeasterly line of said Lot 3, a distance of 63.83 feet to the westerly right-of-way of State Highway Number 1; thence North $00^{\circ} 39' 23''$ West along said right-of-way, a distance of 45.60 feet; thence South $89^{\circ} 20' 07''$ West along said right-of-way, a distance of 25.00 feet; thence North $00^{\circ} 39' 23''$ West along said right-of-way, a distance of 205.00 feet; thence North $45^{\circ} 33' 17''$ West along said right-of-way, a distance of 105.65 feet to the southerly right-of-way of State Highway Number 169; thence South $89^{\circ} 33' 19''$ West along said right-of-way, a distance of 168.35 feet to the POINT OF BEGINNING.

Said parcel contains 1.0 acres, more or less.

CERTIFICATE OF SURVEY
BOUNDARY SURVEY IN THE NE/NE
IN SECTION 34, T63N, R12W,
4th P.M. ST. LOUIS COUNTY, MN

SCALE 1" = 60' MARCH, 2026



LEGEND

- = FOUND 3/4" REBAR CAP #23683
- = FOUND NAIL
- = LEGAL DESCRIPTION POINT
- = FLAG POLE
- = PROPANE TANK
- = SANITARY MANHOLE
- = LAMP POLE
- = CONCRETE
- = ASPHALT



BORDER LAKES SURVEYING
 ELY, MINNESOTA



BASIS OF BEARING IS
 THE PLAT OF ECHO PROPERTY
 ALL LINEAR MEASUREMENTS ARE
 U.S. SURVEY FEET

I HEREBY CERTIFY THAT THIS SURVEY, PLAN,
 OR REPORT WAS PREPARED BY ME OR UNDER
 MY DIRECT SUPERVISION AND THAT I AM A
 DULY REGISTERED LAND SURVEYOR UNDER
 THE LAWS OF THE STATE OF MINNESOTA

Chris M. Tila

CHRIS M. TILA

DATE: 3-31-26 LICENSE NO. 51766

DEED TAX DUE: \$1.65
eCRV: N/A

DATE: _____, 2026

FOR VALUABLE CONSIDERATION, **City of Ely**, a municipal corporation under the laws of **Minnesota**, (“Grantor”), hereby conveys and quitclaims to **City of Ely**, a municipal corporation under the laws of **Minnesota**, (“Grantee”), real property in **St. Louis** County, Minnesota, legally described as follows:

See attached Exhibits “A” and “B”

Subject to mineral rights, and other rights, reservations, restrictions and easements of record.

*THE TOTAL CONSIDERATION FOR THIS TRANSFER IS LESS THAN \$3,000.00.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances.

Check box if applicable:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

GRANTOR

City of Ely

By _____
Heidi Omerza, Mayor

By _____
Harold Langowski, Clerk-Treasurer

STATE OF MINNESOTA }
COUNTY OF ST. LOUIS }^{ss.}

This instrument was acknowledged before me this ____ day of _____, 2026, by **Heidi Omerza as Mayor**, and by **Harold Langowski as Clerk-Treasurer of City of Ely**, (“Grantor.”)

[SEAL]

NOTARY PUBLIC

My commission expires: _____

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD
BE SENT TO:

City of Ely
209 E. Chapman St.
Ely, MN 55731

THIS INSTRUMENT WAS DRAFTED BY:

Klun Law Firm, P.A.
1 E. Chapman St.
P.O. Box 240
Ely, MN 55731
(218)-365-3221