

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Planning Commission

Tuesday, February 25, 2019

1. CALL TO ORDER

Chair Wallace called the meeting to order at 7:00 p.m.

2. ROLL CALL

Commissioners Present: Craig, Harrison, Holste and Chair Wallace

Commissioners Absent: Busche, DiLorenzo

Also Present: City Planner Becker and City Attorney Staunton

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of December 20, 2018

Commissioner Harrison moved, Commissioner Craig seconded, to approve the Planning Commission Minutes of December 20, 2018. Motion carried 4/0.

4. ELECTION OF VICE CHAIR

This was moved to next month's meeting

5. PUBLIC HEARINGS

***A) Planned Unit Development (PUD) Ordinance (PC No. 18-06)***

Planner Becker presented the report. Craig asked if the language had been removed using "shall" or "may" over which the Council had expressed concern. Wallace asked that the definition language for attached and detached garages be clarified. Wallace asked that the word "harmonious" be kept instead of "traditional" in regards to design requirements as PUD criteria. There was also question of how many criteria need to be met, and it was discussed that the proposed language meant that each criterion should be looked at and applied if applicable. There was discussion if a number of definitions should be included, and it was concluded that not everything needed to be defined, as the meanings could change with each development. Harrison raised concern that "view corridors" were included, as the concern previously raised over view corridors was because this is not a requirement but rather criteria provided in exchange for flexibility.

Commissioner Harrison moved, Commissioner Holste seconded, to recommend approval of the proposed PUD Ordinance as amended. The Commission voted 4/0 to recommend approval with recommended findings and conditions with Craig and Wallace as the dissenting votes. Craig clarified that she could not support the variance from the side yard setbacks, as they could be increased in order to

accommodate the proposed height, and Wallace clarified that the purpose of the ordinance was that houses that wanted to go taller needed to go smaller thereby increasing side yard setbacks.

***B) Amendment of Design Standards (PC No. 18-13)***

Becker explained that the Design Manual needed to be updated in order to reflect changes that have been made to ordinances designating the Heritage Preservation Commission as the reviewing authority for the Downtown District. Wallace pointed out that the building height definition within the Design Manual needs to be updated in order to reflect what is in the current ordinance.

Commissioner Holste moved, Commissioner Craig seconded, to recommend approval of the Design Standards amendment as amended.

DiLorenzo would like to know if this has negatively affected Home Tour Events in other cities and any other differences the ordinance has made. Kurschner would be interested in exploring not limiting the event to Thursdays through Sundays, as these days already seem to be the busiest days in the City.

The Planning Commission recommended approval of the Home Tour Events ordinance 4/0.

***C) Single Family Scale Standards (PC No. 18-04)***

6. DISCUSSION ITEMS

***A) For Lease Signs***

***B) Construction Management Ordinance***

7. COMMUNICATIONS & REPORTS

- a) Next City Council meeting – March 4, 2019
- b) Next Planning Commission meeting – March 25, 2019 at 7 p.m.
- c) Single Family Scale Standards Task Force – March 5, 2019

8. MISCELLANEOUS

- a) Planner Becker informed the Commission of recent City Council actions.
- B) Chair Wallace thanked Cynthia Busche for her service as Planning Commission member.

9. ADJOURNMENT

Commissioner Dilorenzo moved, Commissioner Craig seconded, to adjourn the meeting at 8:15 p.m. Motion carried 4/0.

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Respectfully submitted,

Emily Becker  
City Planner