

City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission

Tuesday, March 19, 2019

1. CALL TO ORDER/ROLL CALL

Chair Macpherson called the meeting to order at 6:30 p.m.

Commissioners Present: Bolles, Chair Macpherson, Finch, Reece, Brabec

Commissioners Absent: Salita, Caron

Also Present: City Planner Becker

2. AGENDA APPROVAL

Chair Macpherson asked to add signage for 219 Water Street to the agenda as item 5 (h). Finch moved, Brabec seconded, to approve the agenda as amended. Motion carried 5/0.

3. APPROVAL OF MINUTES

a) February 25, 2019

Commissioner Finch moved, Commissioner Bolles seconded, to approve the minutes for the February 25, 2019 meeting as amended. Motion carried 5/0.

4. DISCUSSION ITEMS

a) 284 Water Street Site Alteration Permit – Red Bench Bakery (HPC No. 19-5)

Becker presented the report. Andrew Mooney, Red Bench Bakery, clarified that the lettering on the wall sign would be sand-blasted to provide a dimensional appearance. Chair Macpherson questioned if the building should have a comprehensive sign plan provided it was a multi-tenant building. Finch believed that since the other business had an approved sign, that the Commission should allow the applicant to move forward without it provided one is provided in the near future.

Brabec felt that the sign should be the lettering only with no solid background. Mooney was amenable to that. Motion by Finch to approve the rear door sign and hanging blade sign. Approval of the wall sign shall be subject to conditions of approval as outlined in the staff report as well as review and approval by a subcommittee made up of Reece, Brabec and Finch. If the subcommittee does not feel that the revised signage meets the Design Manual and ordinances, the sign will be sent back to a future meeting for review. Additionally, the building owner shall submit a comprehensive sign plan for the building within 90 days. Motion seconded by Brabec. Motion carried 5/0.

b) 300 Water Street Site Alteration Permit (HPC No. 19-6)

Becker presented the report. Macpherson stated that the ordinance does not allow the Heritage Preservation Commission to grant a variance from their ordinance, which

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requires that a redevelopment plan be approved prior to approving a demolition permit. He did not recommend that the City grant a variance from this requirement.

Kirk Litynski, applicant, asked why there are other vacant properties within the City in the Historic Downtown Area. The Commission explained that vacant properties such as 10 Water Street and 287 Water Street were the impetus for the ordinance requirement that a redevelopment plan be approved prior to approval for demolition. Litynski assured that the property would not remain as a vacant lot.

Bolles suggested that the applicant clean up the windows and remove the signage and paint the building a uniform color and leave the building as is until a redevelopment plan can be submitted. Finch stated that the historicity of the building would be lost if the building was gone, and so any opportunity for redevelopment around the existing building would be gone. He also pointed out that 287 Water Street has been vacant for a long period of time, even though approvals have been given, and so granting the Site Alteration Permit would put the City in a similar position.

Litynski clarified that it was proposed to the City to redevelop another one of their properties, and because there was a variance request regarding outdoor decks, it was denied. Because of this, there has been frustration.

Commissioner Finch moved to deny the requested Site Alteration Permit based on the findings outlined in the staff report, amended by moving finding #4 up to #1, seconded by Reece. Bolles moved to amend the motion by adding the requirement that all signage be removed as is required by ordinance and that the siding be painted. No second, motion failed. Original motion carried 5/0. Bolles motioned that a letter be written to the owner to enforce the sign ordinance and that the siding be painted. No second, motion failed.

Chair Macpherson asked that item 5 (d) be moved up, as Commissioner Reece needed to leave. Motion by Finch, seconded by Reece, to re-elect the current Chair, Vice Chair and Secretary. Motion carried 5/0.

c) 218 Water Street Site Alteration Permit – Lakes Running Company (HPC No. 19-7)

Becker presented the report. Finch asked for clarification on the material. Brabec motioned to approve the Site Alteration Permit, seconded by Finch. Motion carried 5/0.

d) The Commission discussed goals for 2019.

The Commission went in to executive session at 8:03 p.m. and went out of 8:07 p.m.

Finch explained the status of the Single-Family Scale Standards Task Force. Further discussion on goals for 2019.

e) 264 Water Street Letter

The Commission reviewed a draft letter to be sent to the owner of 264 Water Street. Motion by Finch, seconded by Brabec to approve of staff sending the presented letter to the owner of 264 Water Street. Motion carried 5/0.

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f) Sign Review Policy

A slight amendment was made. Motion by Finch, seconded by Brabec to adopt the Sign Review Policy as amended. Motion carried 5/0.

g) Commons Review Policy

Motion by Finch, seconded by Brabec, to continue the Commons Review Policy until a future meeting. Motion carried 5/0.

The Commission discussed the Enforcement Issues Report and the Minnesota Historical & Cultural Grant.

5. ADJOURNMENT

Motion by Finch, seconded by Bolles to adjourn at 9:46 p.m. Motion carried 5/0.

Respectfully submitted,

Emily Becker
City Planner