

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Planning Commission

Monday, June 24, 2019

1. CALL TO ORDER

Chair Wallace called the meeting to order at 7:01 p.m.

2. ROLL CALL

Commissioners Present: Chair Wallace, Barnes, Craig, DiLorenzo, Emfield, Harrison, Holste

Commissioners Absent: None

Also Present: City Planner Becker

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of April 22, 2019

Motion by Craig, seconded by Holste, to approve the Planning Commission meeting minutes of April 22, 2019. Motion carried 7/0.

b) Planning Commission Work Session of June 10, 2019

Motion by DiLorenzo, seconded by Emfield, to approve the Planning Commission work session minutes of June 10, 2019. Motion carried 7/0.

4. PUBLIC HEARINGS

***a) Single Family Standards Task Force Recommendations***

Step downs were discussed. Craig feels that the photo example should be modified, as the home is very large and doesn't feel as though the stepdown makes a difference in this case and doesn't reflect in an . DiLorenzo was concerned that stepdowns would limit architectural options. Staunton suggested that maybe an increased side yard setback could be an option instead of requiring a stepdown.

Bruce Noll, 242 First Street, spoke regarding stepdowns. He iterated that stepdowns were suggested by the Single-Family Standards Task Force in order to regulate mass and scale.

The Planning Commission was polled regarding stepdowns. Many were in favor but did not like the specificity of requiring a specific quantity for a stepdown. Commissioner Harrison would like to look into other cities and discuss this later.

Front and side wall planes were discussed. Wallace felt that the length of walls without architectural interest should not exceed 32 feet instead of 30 feet, and the offset should be two feet deep and eight feet wide. They also felt that rear walls

should be included in the requirement for an offset and architectural interest. option to add at least two architectural or utilitarian interest such as awnings, canopies, projecting bay or box windows, stoops, porches, balconies, pilasters or second story roof overhang every 32 feet should be removed.

Regulating mass and scale was discussed. The Commission generally felt that allowing a new build on a vacant lot and improvements or additions to existing structures that result in the demolition or removal of less than 50% of the exterior walls of a structure should be allowed the current building coverages, and a tear down and rebuild that results in the removal of more than 50% of the exterior walls should only be allowed 80% of the current building coverage regulations. The Commission wanted to ensure that the exterior walls would remain exterior walls.

Maximum projections in to required yards were discussed. The Commission felt that decks should be allowed to project ten feet into the rear yard setback and that the minimum setback from the side yard property lines should be nine and five feet. The Commission felt that a definition of patio should be added and that their required setback be three feet. They also felt that driveways should be added to the table, keeping the required setback of three feet.

***b) Variance Amendments***

Becker presented the staff report. DiLorenzo moved, Craig seconded, to recommend approval of an ordinance amending the zoning code by adding provisions for variance amendments. Motion carried 7/0.

***c) Shoreland Grading***

Becker presented the staff report. DiLorenzo moved, Emfield seconded, to recommend approval of an ordinance amending the zoning code as it pertains to grading in the shoreland district. Motion carried 7/0.

***d) Administrative Lot Combinations***

Becker presented the staff report. DiLorenzo moved, Harrison seconded, to recommend approval of an amendment to the subdivision ordinance as it pertains to administrative approval of lot combinations within the R-1 or R-2 zoning district. Motion carried 7/0.

5. ADJOURNMENT

DiLorenzo moved, Harrison seconded, to adjourn at 10:27 pm. Motion carried 7/0.

Respectfully submitted,

Emily Becker  
City Planner