

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Monday, October 14, 2019

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present: DiLorenzo, Wallace, Harrison, Holste

Commissioners Absent: Emfield, Craig

Also Present: City Planner Becker and City Attorney Staunton

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of August 26, 2019

Motion by DiLorenzo, seconded by Harrison, to approve the Planning Commission meeting minutes of August 26, 2019. Motion carried 4/0.

4. PUBLIC HEARINGS

a) *Variance and Conditional Use Permit for Parking Impact Fee and Two Principal Structures on a Base Lot for 289 Water Street (PC No. 19-9)*

Becker presented the report. Brett Loftesness, applicant, explained that changes to the design of the building have been made and will be reviewed by the Heritage Preservation Commission the following week, and because the plans have not been finalized, they wanted to request a variance to have some flexibility. He explained that the reduced setback allows for an interior trash room.

Susan Brokoff, 603 Lake Street, wanted to know if there would be outdoor seating. Wallace said that there appears to be outdoor seating and that there is a six-foot clearance for outdoor seating when only five is required.

Motion by Harrison, seconded by DiLorenzo to recommend approval of the requests for a 6-foot variance from the required rear yard setback and Conditional Use Permits for a Parking Impact Fee and two principal structures on a base lot with the recommended findings and conditions of approval as set forth in the staff report. Motion carried 4/0.

b) *Variance Requests for 925 Excelsior Boulevard (PC No. 19-11)*

Becker presented the report. Bill Stoddard, 440 Third Street, reiterated that the application was very similar to the one that was previously approved and that the proposed impervious surface is less than what was previously there. He also noted

that the building coverage is less than the maximum allowed. He clarified that the driveway was wide in order to allow a third car park on the driveway, as there is no parking in the street. There was by the Planning Commission concern regarding the driveway width, but it was determined that it due to the lack of parking Excelsior Boulevard that the width was required in order to allow a third car to park in the driveway. The Planning Commission wanted to add a condition of approval that the parking pad be constructed with pervious pavers.

No one from the public spoke during the public hearing, but written comment was received by the neighbor to the west of the property.

Motion by DiLorenzo, seconded by to Holste to approve variance requests and conditions of approval as amended by the Planning Commission. Motion carried 4/0.

5. DISCUSSION ITEMS

a) *PUD Concept Plan for 690 Excelsior Boulevard (PC No. 19-10)*

Becker presented the report. Bob Sarna, Chief Operating Officer, 500NNL, LLC addressed the Planning Commission. David Stahl, Cunningham Group, iterated that the goal is for the building to enhance the community. He explained that due to its location, there are no structures whose views would be hindered by the height, and that retail was not proposed, as there was fear that it would be empty retail. DiLorenzo asked if the applicant considered a public benefit. The applicant has indicated that a garden was considered. Harrison asked the applicant what he thought the public benefit would be. The applicant said that he would take the advice of the Commission to his colleagues and make considerations. Harrison advised the applicant to look at the East Side Subarea Plan to get a better understanding of the desired uses

Susan Brokoff, 603 Lake Street, was concerned about the number of parking spaces that are being lost.

The Commission went through the staff-recommended recommendations. DiLorenzo wanted to clarify that there are other public benefits that may be considered by the City and that the applicant confer with the participants of the East Side Area Plan study in order to better understand what should be provided as part of the Preliminary Plan application.

b) *Landmark Designation for 200 Lake Street (HPC No. 19-27)*

Jon Breyer, attorney for Carrie and Greg Larson, has indicated that this process has been frustrating to the property owner.

Anne Mark, 236 Lake Street, said she believes that Peter Gideon lived in the home and that she felt that that was historically significant.

The Planning Commission felt that designating a building as historic does not have to do with the Comprehensive Plan, that the process of not having a homeowner in support of this designation was troublesome, and that they did not feel that there was sufficient or reliable information provided nor were the providers of the information in attendance at the meeting.

6. ADJOURNMENT

Motion by Harrison, seconded by DiLorenzo, to adjourn at 9:00 pm. Motion carried 4/0.

Respectfully submitted,

Emily Becker
City Planner

DRAFT