

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Planning Commission

Monday, October 26, 2020

1. CALL TO ORDER

Chair Wallace called the meeting to order at 6:00 p.m.

2. ROLL CALL

Commissioners Present: Wallace, Holste, Harrison, DiLorenzo, Craig, Noll

Commissioners Absent: None

Also Present: City Planner Becker and City Attorney Staunton

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of September 28, 2020

Motion by Holste, seconded by Harrison to approve the September 28, 2020 Planning Commission meeting as amended. Motion carried 6-0.

4. PUBLIC HEARINGS

***a) 494 Water Street Planned Unit Development (PUD) Amendment (PC No. 20-14)***

Craig asked if the ATM was accessible as a drive-through even with the bollards. DiLorenzo commented that even though there are bollards, people are still using it as a drive-through facility, as they park in the area in front of the ATM and access the ATM without getting out of their car. Tracy Diehl, applicant, spoke regarding the application. Harrison asked if it was considered that the ATM be pushed back, and Diehl said that that had not been proposed. Noll asked if the vestibule of the bank was accessible 24/7 and was not sure of the need for a second walk-up ATM that was located so close to the ATM located inside the building. DiLorenzo wanted to confirm the reason for the additional ATM, and Diehl said that the walk-up ATM was needed for convenience in order to accommodate those who didn't want to enter an actual building due to concerns about COVID-19

and helping reduce time outside walking from a car to the bank building. Diehl also stated that US Bank was willing to remove the signage from the ATM and not request that it be illuminated and only have a small amount of signage that indicates that it is a US Bank ATM per federal guidelines. Harrison feels that the ATM will continue to be a drive-through ATM. Harrison asked if the ATM could be located in a different location on the property. Craig asked if the back of the ATM could be used as a gateway sign. Diehl asked if it were a possibility to dress up the ATM to make it look like a monument sign and table the item to a future meeting. DiLorenzo would have less of an issue with an ATM being located there if the street facing side looked more like a monument sign. Motion by DiLorenzo, seconded by Noll, to table the item to a future meeting and keep the public hearing open, allowing the applicant to provide a design that provides more of a gateway monument sign into the City. Motion carried 6-0.

5. DISCUSSION ITEMS

**a) *Commercial Districts Ordinance Discussion***

There weren't any major concerns with the proposed allowed uses within the Commercial Districts. They wanted the ordinance to perhaps consider regulations for short term rentals to ensure that they have similar regulations to hotels. Harrison asked about regulating antennas and asked if we have the authority to regulated location of antennas. Staunton said that we do have some regulation and could outline within the Zoning Code where the appropriate places are. Harrison would like it removed from Downtown Commercial and Cottage Commercial. Formula businesses were discussed, and Harrison listed a number of cities that regulate formula businesses and made some suggestions.

**b) *Residential Review Ordinance Amendments – lighting, TVs, noise, building heights***

DiLorenzo felt that no changes were needed to existing ordinances as they have been vetted thoroughly. Wallace felt that there should be some clarification on from where the height of the building is and felt that the height be measured from the front of the building as is defined by the Zoning Code. Wallace also felt that the grade should be measured from the lower grade if the grade was lowered.

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*c) Planning Commission Qualifications*

Wallace asked if it was required that the Planning Commission have seven members. Staunton felt that it would be okay to keep the position vacant until a well-fitting candidate was found. Noll felt that prescribing required qualities would not work because of the small pool of candidates available, and there are subjective qualities that one can possess that would translate nicely to the Planning Commission.

6. ADJOURNMENT

Motion by DiLorenzo, seconded by Holste, to adjourn at 8:00 pm. Motion carried 6-0.

Respectfully submitted,

Emily Becker  
Planning Director

DRAFT