

City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission

Tuesday, October 21, 2014

1. CALL TO ORDER

Chair Schmidt called the meeting to order at 7:04 p.m.

2. ROLL CALL

Commissioners Present: Brabec, Nelson, Macpherson, and Chair Schmidt

Commissioners Absent: Bolles, Finch

Also Present: City Planning Consultant Richards and City Planner Smith

3. APPROVAL OF MINUTES

a) Heritage Preservation Commission Meeting of September 16, 2014

Commissioner Macpherson moved, Commissioner Brabec seconded, to approve the Heritage Preservation Commission Minutes of September 18, 2014 with the addition that "Commissioner Nelson asked Tim Brandow if he intends to put a rooftop patio on top of the 420 Second Street building. Mr. Brandow replied that is a possibility." Motion carried 4/0.

b) Heritage Preservation Commission Meeting of October 2, 2014

Commissioner Macpherson moved, Commissioner Brabec seconded, to approve the Heritage Preservation Commission Minutes of October 2, 2014. Motion carried 4/0.

4. CITIZEN REPORTS or COMMENTS

a) None

5. NEW BUSINESS

a) Planned Unit Development Amendment, Site Alteration Permit – 400 Water Street

City Planning Consultant Richards presented the staff report. Oppidan is requesting to make the second story larger. The setback originally was 30 feet, now it is proposed to be 16.9 feet. Schmidt doesn't see any issues with the amended PUD. Richards stated that the Council decided to allow patio furniture on top of the rooftop patio as long as objects are not visible from the street except for seasonal umbrellas. Commissioner Brabec moved, Nelson seconded, to approve the Site Alteration Permit and recommend approval of the PUD amendment for 400 Water Street subject to the conditions listed in

the staff report. Motion carried 4/0.

Chair Schmidt asked about the historic district boundaries. Richards stated that two of the properties, at 368 and 374 George Street, are contributing structures and at one time were within the Downtown Historic District. The Hess, Roise and Company study in 2000 recommended deleting these properties from the Excelsior Downtown Historic District. In 2002, the HPC recommended and the City Council agreed to remove these two properties from the District. While the properties have been eliminated from the District, they are still designated as contributing structures.

At their meeting on March 27, 2012, the HPC granted a Site Alteration Permit for demolition of the structures at 368 and 374 George Street and for the related new construction at 400 Water Street. The development now has a slightly larger footprint than what was approved, and added a second story to a portion of the building. The conditions of approval for the project in 2012 included a condition that read as follows, "*Permission to demolish the structures is limited to the current proposed development; any alternative development of the property would require a separate Site Alteration Permit.*" It has been determined that the addition of the second story constitutes an alternative development of the property thus requiring a separate Site Alteration Permit.

6. UNFINISHED BUSINESS

- a) Heritage Preservation Commission Review of Planned Unit Development Applications – Macpherson moved, Nelson seconded, to continue this item to the November HPC meeting. Motion carried 4/0.

7. COMMUNICATIONS and REPORTS

- a) Scenic Byway
- b) Site Alteration Permits Approved Administratively
- c) Next Planning Commission Meeting – November 5, 2014
- d) Next City Council Meeting – November 3, 2014
- e) Next HPC Meeting – Tuesday, November 18, 2014

8. MISCELLANEOUS / COMMISSIONER'S COMMENTS

- a) Recent City Council Actions - Smith informed the Commission of recent City Council actions.

9. ADJOURNMENT

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Commissioner Macpherson moved, Commissioner Brabec seconded, to adjourn the meeting at 7:55 p.m. Motion carried 4/0.

Respectfully submitted,

Pat Smith
City Planner