

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Wednesday, November 5, 2014

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present: Busch, Chair Craig, DiLorenzo, Duyvejonck, Honzl, and Wilson

Commissioners Absent: Wallace

Also Present: City Planning Consultant Richards, City Planner Smith, City Attorney Staunton

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of February 5, 2014

Commissioner Wilson moved, Commissioner Honzl seconded, to approve the Planning Commission Minutes of February 5, 2014. Motion carried 6/0.

b) Planning Commission Meeting of August 20, 2014

Commissioner Duyvejonck moved, Commissioner Busch seconded, to approve the Planning Commission Minutes of August 20, 2014. Motion carried 6/0.

4. PUBLIC HEARINGS

a) None

5. UNFINISHED BUSINESS

a) Parking Update – Implementation

i. Parking Counts – Will provide a summary at the December Planning Commission meeting.

ii. Parking Management – Planning Consultant Richards introduced the item. Staff has completed an analysis of three different parking meter companies. Staff has added in the citation revenue. Existing meters need to be replaced. Owner of the Sentry System wants to participate only if Water Street is included. Sentry needs a meter for each diagonal parking space. Sentry keeps 50% of the revenue for as long as the meters are used. Duyvejonck states that the Sentry System is not the best deal. Richards stated that the useful life of any of these meters is 10 – 15 years. Luke II and Strada only use one box for every several parking spaces. Businesses have resisted installing parking meters along Water St. Busch asked if the Planning Commission should make a recommendation to the City Council. Craig asked if it makes sense to have the parking lots have parking meters but the spots on Water Street be free. Craig asked if it makes

sense to analyze having the parking lots a pay as you go option. Busch stated that the Water Street spots are the premium spaces and should have more turnover. DiLorenzo stated that if the goal is to raise revenue, it makes sense to meter the parking lots. The City has an agreement that the property owners allowing public parking as long as the City maintains the parking lot. Staunton stated that there might be an issue if we charge a parking impact fee for businesses that cannot provide enough parking and then charge their customers for parking in the lots or on the street. Richards is planning to send the Planning Commission the staff report before sending to the City Council. Duyvejonck stated that the contractual restraints of the Sentry System makes it difficult to compare the revenues of systems. Staunton will include any legal issues in the staff report to the City Council.

- b) Parking Options for Water Street/Design Standards for 50 foot Setback Requirement on Water Street – Richards introduced the item. The Design Standards and the Zoning Ordinance for the B2 are conflicting regarding the parking setback from Water Street. Duyvejonck stated that the Commission was concerned about requiring a 50-foot setback in the Cottage Commercial Zoning District because the lots are narrow and long and do not have alley access. Richards is recommending that the Commission hold a public hearing on the 50-foot setback at the December Planning Commission meeting. DiLorenzo is suggesting revisiting the B2 and B4 districts to ensure the correct uses are allowed.
- c) Food Trucks – Richards introduced the item. Smaller cities don't regulate food trucks. Staff is using the Minneapolis example as it has the most experience with food trucks. Busch asked if the Commission eliminated the beach and tennis courts as an option. Craig suggested that the Park Board be briefed on the areas being proposed to allow food trucks. Commission is comfortable allowing them on Lake Street as long as they are also paying the parking meters, however, they wouldn't want to eliminate the diagonal parking closest to the beach. Richards stated that the City could do an annual license, not requiring them for a specific event, or a limited license for one to two days. The five hour restriction is only for residential areas. For commercially-zoned areas the proposed restriction is from 8am-10pm. Wilson asked if the City had a Transient ordinance. Craig asked why limit the food trucks in residential areas from Thursday to Sundays. Commission was comfortable with allowing food trucks all week in the residential areas. Commission will schedule a public hearing on the item in December.
- d) Development Standards for Single Family Residences – Smith introduced the item. Staff will look at the overall height and the BMP. The side yard setback is not the issue. Staff will discuss possible new regulations with local architects/developers and bring back new mass and scale regulations to the Planning Commission at their January meeting.

6. NEW BUSINESS

- a) None

7. COMMUNICATIONS and REPORTS

- a) Planned Unit Development Process/Design Standards Updates
- b) Special Moratorium Commission
- c) Next Planning Commission Meeting – Tuesday, December 2, 2014
- d) Next City Council Meeting - November 20, 2014

8. MISCELLANEOUS

a) Recent City Council Actions - Staunton informed the Commission of recent City Council actions. Former Mayor Ruehl proposed a plan to clean out Mitten Pond. Construction Management ordinance was adopted. Approved the CUP for parking impact fee for 420 Eatery and Victors. Approved the Design Standards for the 436 Second Street and 420 Second Street. Council wanted to keep the bell outside the old library space until the Council decides what will be done with City Hall/Library. Special Moratorium Commission was discussed, kept the number of Steering Committee members to five, with the Committee to decide if they want to add more members. Council discussed limiting the number of liquor licenses. Request for a stop sign at Lafayette Ave and George St. Approved the amended PUD for Oppidan and Kowalski's. Long discussion on the St. Alban's Bay bridge. Council wants to make it more of a priority.

9. ADJOURNMENT

Commissioner DiLorenzo moved, Commissioner Wilson seconded, to adjourn the meeting at 9:15 p.m. Motion carried 6/0.

Respectfully submitted,

Patrick Smith
City Planner