

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Tuesday, September 3, 2014

1. CALL TO ORDER

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

2. ROLL CALL

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

Commissioners Absent: Chair Craig and Wallace

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

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of August 5, 2014

Busch suggested we added language to the boat/RV parking discussion that parking boats and RV's in the front yard would still need to meet side yard setback requirements.

Commissioner Busch moved, Commissioner Honzl seconded, to approve the Planning Commission Minutes of August 5, 2014. Motion carried 5/0.

4. PENDING ISSUES/PROJECTS

a) Appoint Liaison to City Council meeting September 15, 2014 - Honzl volunteered, DiLorenzo volunteered to be back up.

5. PUBLIC HEARINGS

(a) Variance, Design Standards and Site Plan Review and Lot Split for 478 Second Street – Todd Jones

City Planner Smith reviewed the project. City Engineer Dawley summarized the engineering comments. One change to the Engineering Memo is deleting the requirement that a pipe is tied into the storm sewer across the School Street roadway. Dawley is comfortable with this deletion as long as the development agreement states that the developer is responsible for restoring any erosion problems that may occur in the right-of-way. Duyvejonck asked if the City has ever approved a variance for not accommodating all required parking on the site of the principle use. City Planning Consultant Richards noted that the City Ordinance did allow off-site parking agreements in the past, so variances were not needed. Smith clarified that this is a common parking lot and which will have cross-access and maintenance agreements, which defines when this type of variance would be appropriate.

Todd Jones, the developer, summarized the project. Having shared parking keeps the amount of hard cover down. He's proposing a wrap-around porch, a 11-parking stall parking lot, and removing the additions to the rear. Preserving

the key elements of the original structure and enhancing the original building with the wrap around porch. Jones realizes that the property is a gateway to the city. He's proposing to preserve the hip dormer, eyebrow, and soffits. Is approaching the project with an eye towards historic preservation.

Mr. Jones plans to start exterior improvements this fall and into winter, including the porch addition. The addition would be removed in fall and early winter. Site and parking lot improvements would begin in early spring. Landscaping would be completed in summer, 2015. Mr. Jones indicated he doesn't have any tenants at this time, so will focus on the original structure now, and seek approval for the future building when he leases the spaces in the existing building. Interior improvements will be completed when tenants are leased. He is hoping to use some of the space for his office. All parking is provided for onsite based on office use. Future building most likely will be office on the first floor and residential unit on the second floor.

DiLorenzo asked about future tenants and character of the second building. Jones typical tenants would be professional offices and indicated that the architecture of the future building most likely would be wood instead of brick, gable roof instead of a flat roof.

Duyvejonck opened the public hearing. No one spoke. Public hearing was closed. Duyvejonck was concerned that the parking lot variance could set a precedent, but is comfortable after staff's comments that the parking lot is a common lot shared by two buildings. Commission supported the variance and lot split requests.

DiLorenzo motioned approve of lot split and variance with changing the #1 condition for the Lot Split to read, "the applicant shall dedicate permanent drainage and utility easements over storm water facilities for City Engineer review and approval" and adding, "Developer pay all required park dedication fees if needed." Wilson seconded. Motion carried 5/0.

Wilson motioned approval of the Design Standards Review deleted condition #7 and clarifying condition #8 pertains to the building on Parcel B. DiLorenzo seconded. Motion carried 5/0.

(b) Construction Management Ordinance

Smith introduced the proposed new ordinance language. Richards mentioned that the height of houses was lowered in the past. Honzl and Busch were concerned with the construction hours being late. Busch had concerns about allowing building activity on holidays. DiLorenzo understands both sides – makes projects longer but also residents should be able to enjoy quiet nights after work. Duyvejonck opened the public hearing. No one spoke. Public hearing was closed. Honzl recommended approval of the proposed Construction Management Ordinance. Busch seconded. Motion carried 5/0. Wilson motioned to recommend that the City Council consider tighter construction hours, M-F 7am – 7pm, Sat 8am – 6 pm and prohibiting construction on Federal holidays. Honzl second. Motion carried 5/0.

6. PUBLIC HEARINGS – (Continued)

- (a) None

7. UNFINISHED BUSINESS

- (a) Design Standards and Site Plan Review for Second Floor Addition to 212 Water Street (Martin’s Women Apparel Building) – Larry Martin

Richards discussed the timeframe and suggests that the Planning Commission discuss and make a recommendation at tonight’s meeting. Richards summarized the staff report. The applicant and architect were not present. Wilson believed it would be a waste of time to review the project until the City Council gave their final review. Duyvejonck stated that without the applicant and architect available, it would be difficult to discuss the Design Standards at this time.

Wilson moved, DiLorenzo seconded to continue this item to a tentative date and time of September 22 at 6pm.

- (b) Parking Update – Implementation
- i. Parking Counts
 - ii. Parking Map
 - iii. Parking Management
- (c) Parking Options for Water Street/Design Standards for 50 foot Setback Requirement on Water Street
- (d) Planned Unit Development Process/Design Standards Updates – HPC needs to review the PUD ordinance.

8. NEW BUSINESS

- (a) Food Trucks

Richards introduced the item. This is an item that was directed from the City Council. First thing to consider for the Commission is if the city should allow them at all. If so, the Commission should give staff some initial feedback based on the information provided in the packet. Duyvejonck asked if the Trolley would be considered a food truck. Wilson indicated that the Trolley doesn’t have wheels. DiLorenzo wondered if they are even economically feasible. Busch stated that she has seen a decline in food trucks at the farmers market. Honzl commented that the restaurants in Excelsior wouldn’t be too excited with food trucks on Water Street. Duyvejonck and Honzl would like to see them allowed in the City. Wilson stated that the City should establish some regulations in case they come to Excelsior, similar to not having regulations for rooftop additions. Staunton stated that the permit cost can’t be used to make money, but only defray the cost for enforcement. Wilson stated his concern for the high demand of parking spaces in residential neighborhoods. Wilson suggested asking the police and fire departments on

their views of food trucks. DiLorenzo suggested locating a space where they would be permitted rather than spaces to prohibit them, so they could cluster together. Busch wondered if the parking lots would be the best location. Honzl commented that parking in the parking lot isn't very visible. Busch recommended one spot by the beach and one spot by the tennis courts. Possible spot may be near the concession stand at the Commons.

9. COMMUNICATIONS and REPORT

- (a) Next Planning Commission Meeting – Tuesday October 7, 2014

10. MISCELLANEOUS

- (a) Recent City Council Actions

Staunton updated the Commission on recent City Council Actions. Council approved the 243 Third Street variance for a porch. Council gave the developer of the hotel 90 days to complete the final plan application. Developer came across some financial issues and wanted to resolve those before going forward with the final plan. Southshore center discussions continue. Council approved their participation in the fire department budget. Council approved an off-sale liquor license at 287 Water Street. Council approved the Kowalski's development. Council revisited the hours of operation for the Brewery and added another 40 seats, mirror the hours of state statute except for the outdoor patio, which would need to close at 11pm. Going back to the Kowalski's/Oppidan development, the Council permitted the monument sign as a gateway sign at the corner, and the two 400 Water Street tenants could be on the parapet sign. Allowed umbrellas on the patio. Allowed LED lights if they could produce the warm yellowish glow of high-pressured sodium lights.

11. ADJOURNMENT

Commissioner Wilson moved, Commissioner Busch seconded, to adjourn the meeting at 9:38 p.m. Motion carried 5/0.

Respectfully submitted,

Patrick Smith
City Planner