

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Tuesday, January 6, 2015

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present: Busch, Chair Craig, Duyvejonck, Honzl, and Wallace

Commissioners Absent: DiLorenzo and Wilson

Also Present: City Planning Consultant Richards, City Planner Smith

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of December 2, 2015

With changes recommended by Chair Craig, Commissioner Busch moved, Commissioner Duyvejonck seconded, to approve the Planning Commission Minutes of December 2, 2015. Motion carried 5/0.

4. PUBLIC HEARINGS

(a) Rezoning 675 Water Street (PC No. 14-20)

City Planner Smith introduced the item. John Prondzinski, Ridgeview Medical, discussed the proposal with the Planning Commission. Chair Craig opened the public hearing. No one spoke. Craig closed the public hearing.

Commissioner Duyvejonck moved, Commissioner Honzl seconded, to continue the public hearing to the February Planning Commission meeting. Motion carried 5/0.

(b) CUP for Fence at 647 Second Ave (PC No. 14-21)

Smith introduced the item. Chair Craig opened the public hearing. Tim Gillingham, 647 Second Ave, stated he did not know about the fence permit and will be willing to pay the fence permit fee.

Commissioner Duyvejonck moved, Commissioner Honzl seconded, to recommend that the Council approve the CUP. Motion carried 5/0.

(c) PUD - Concept Plan for 340 Water Street (PC No. 14-19)

Smith introduced the item. Bill Stoddard, 456 Third St, discussed the project. Mr. Stoddard is comfortable with six of the seven conditions. He would prefer

to provide one walkway. Prefer not to eliminate any more units rather than for parking for the Mill. Soil correction is needed. Empty nesters would be typical buyers, similar to the Excelsior Promenade development along Third St. Chair Craig opened the public hearing.

Lynn Walker, 351 George St, addressed the Planning Commission. Concerned about opening Beeman Place. Doesn't see the need for a 20-foot setback from her rear property line.

Brian Zais, 311 George St, addressed the Planning Commission. Warehouses are about 30 feet high so the proposed buildings would be similar height. Concerned about parking.

Aaron Thompson, 380 Oak Street, addressed the Planning Commission. Development meets a large demand in Excelsior.

Bill Murnick, 380 Water Street, addressed the Planning Commission. Supports the development.

Lisa Kopas-Lane, 166 Maple Street, addressed the Planning Commission. Concerned with the lack of green space.

Bob Bolles, 229 George Street, addressed the Planning Commission. Supports the proposed project. Concerned about the amount of parking. Not concerned with the proposed setbacks.

Diane Bolles, 229 George Street, business at 310 Water Street, addressed the Planning Commission. Supports the project. Concerned about parking.

Chair Craig closed the public hearing.

Bill Stoddard, is planning to revise the rear elevation with patios and/or screen porches. Maybe allow patio and/or screen porches be five foot setback with the main building setback more.

Duyvejonck stated that the rear elevations are going to be more publicly viewed than the front elevation. Is concerned with the design of the rear elevations.

Stoddard is hoping to start site improvements this summer. Probably would start with four to six units at first. Ceilings would be about 8 feet for garage, 10 feet at second level and 9 feet at third level.

Jon Monson, 200 Water St, addressed the Planning Commission.

Duyvejonck would encourage incorporating more usable green space.

Commissioner Duyvejonck moved, Commissioner Honzl seconded, to recommend approval of the Concept Plan with the following conditions:

1. Recommended approval is based on the Site Plan dated December 1, 2014 and Concept Elevations dated November 26, 2014.
2. Increasing the setback to the rear property lines of the single family residences along George Street from 5 feet to 9 and 11 feet for the villas and 5 feet for decks and covered porches. Porches may not be converted to living space.
3. Providing 33 parking spaces for the Mill.
4. Providing one interior walkways to the Three Rivers trail.
5. Offsetting the front elevations two feet or adding an alcove between each unit.
6. Requiring windows in all garage doors, dividing the two-car garage doors into two single-car garage doors, and either installing an arbor over the garage doors or setting the garage doors back two feet from the building facade.
7. Increasing the boulevard width along the main entrance to at least five feet.
8. Removing the Excelsior Village entrance arbor near George Street.
9. Maximum height is 35 feet, which would include the parapet.

- (d) Amend the City Code, Chapter 10 to add Regulations for Mobile Food Vehicles (PC No. 14-15)

Planning consultant Richards introduced the item. Honzl would be comfortable with food trucks along Lake Street along the Commons to Center Street. Commission recommended taking the food trucks off Third Street. Craig favored the fee closer to Duluth.

Craig opened the public hearing.

Diane Bolles, 229 Third Street, addressed the Planning Commission. She questioned the need to allow food trucks.

Right now the City does not have any regulations on food trucks. Parking along Lake Street is restricted during public events along Lake Street. Duyvejonck recommends making a note in the ordinance that licenses are not valid on special event days. Craig closed public hearing.

Commissioner Honzl moved, Commissioner Busch seconded, to approve draft of chapter 10, the operating locations and fee schedule. Motion carried 5/0.

5. UNFINISHED BUSINESS

(a) Development Standards for Single Family Residences

Smith introduced the item. Planning Commission supported the concepts but wanted more information on impacts of height limits.

(b) Parking Update – Implementation

i. Parking Counts

ii. Parking Management

6. NEW BUSINESS

a) Planning Commission Bylaws – Moving the Meeting Date to Second Monday of the Month

Commissioner Duyvejonck moved, Commissioner Honzl seconded, to approve the Bylaws. Motion carried 5/0.

7. COMMUNICATIONS and REPORTS

a) Next City Council meeting January 20, 2015

b) Next Planning Commission meeting February 9, 2015

8. MISCELLANEOUS

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

9. ADJOURNMENT

Commissioner Busch moved, Commissioner Honzl seconded, to adjourn the meeting at 10:58 p.m. Motion carried 5/0.

Respectfully submitted,

Patrick Smith
City Planner