

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Monday, February 9, 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, DiLorenzo, and Duyvejonck

Commissioners Absent: Honzl, Wallace, and Wilson

Also Present: City Planner Smith, City Attorney Staunton

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of January 6, 2015

Commissioner Busch moved, Commissioner Duyvejonck seconded, to approve the Planning Commission Minutes of January 6, 2015. Motion carried 4/0.

4. PUBLIC HEARINGS

(a) Amend Zoning Ordinance Establishing a Green Space Overlay District (PC No. 15-01)

Craig opened the public hearing. No one spoke. Chair Craig closed the public hearing. Commission thought it was an effective planning tool to use when increasing the amount of green space is a priority for commercially-zoned properties. DiLorenzo moved, Busch seconded, to recommend the City Council adopt an Ordinance establishing a Green Space Overlay District. Motion carried 4/0.

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

Chair Craig asked about the Comprehensive Plan amendment, and discussed the history of the Comprehensive Plan amendments in this area. Duyvejonck asked if this site was ever used for residential. Staunton mentioned that it was used for office and residential in the past. Ben Nielsen, representing Ridgeview Medical, addressed the Planning Commission. Mr. Nielsen stated that no sign plan is in the works right now. He said that the clinic has space for one tenant and maybe one more where Dr. Seifert had his clinic. Chair Craig opened the public hearing. No one spoke. Chair Craig closed the public hearing closed. Duyvejonck moved to recommend the Council amend the Comprehensive Plan for 675 Water Street from Medium Density Residential to Commercial, DiLorenzo seconded. Motion carried 4/0.

Duyvejonck motioned to recommend the Council rezone 675 Water Street from R-3 to B-2 on the condition that the rezoning includes a Green Space Overlay District, DiLorenzo seconded. Motion carried 4/0.

DiLorenzo stated that it makes sense to amend the Comprehensive Plan for MN Inboard as well. Staunton agreed. The Planning Commission recommends that the Council amends the Comprehensive Plan for the MN Inboard site.

5. UNFINISHED BUSINESS

- a) Development Standards for Single Family Residences (PC No. 14-14)

Craig had concerns about heights on sloping lots. Commission directed staff to look at different ways of measuring building heights. The Commission liked separating the building lot coverage and the impervious surface coverage. Staunton is going to research if the demolition tax/fee is legal or not. The Commission suggested holding a public hearing at their March meeting.

6. NEW BUSINESS

- a) None

7. COMMUNICATIONS and REPORTS

- a) Historic Ordinance Steering Committee. Open House Thursday, Feb 26, 5-7
b) Next City Council meeting February 17, 2015
c) Next Planning Commission meeting March 9, 2015

8. MISCELLANEOUS

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

9. ADJOURNMENT

Commissioner DiLorenzo moved, Commissioner Duyvejonck seconded, to adjourn the meeting at 9:00 p.m. Motion carried 4/0.

Respectfully submitted,

Patrick Smith
City Planner