

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Monday, March 9, 2015

1. CALL TO ORDER

Chair Craig called the meeting to order at 7:02 p.m.

2. ROLL CALL

Commissioners Present: Chair Craig, DiLorenzo, Duyvejonck, and Wallace

Commissioners Absent: Wilson, Honzl and Busch

Also Present: City Planning Consultant Richards, City Planner Smith, City Engineer Morgan Dawley, Meghan Litsey (WSB)

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of February 9, 2015

Commissioner Duyvejonck moved, Commissioner DiLorenzo seconded, to approve the Planning Commission Minutes of February 9, 2015. Motion carried 4/0.

4. PUBLIC HEARINGS

(a) Amend Conditional Use Permit for Signage at 675 Water Street (PC No. 14-20)
Smith introduced the item. Chair Craig opened public hearing. No one spoke.
Hearing was closed.

Commissioner Duyvejonck moved, Commissioner DiLorenzo seconded, to recommend approval of amending Conditional Use Permit for Signage at 675 Water Street so signs are reviewed and administered under the B-2 requirements for signs. Motion carried 4/0.

(b) Amend Article 36 of the Zoning Ordinance Regarding Stormwater Management and Section 30 of the City Code Regarding Subdivisions (PC No. 15-02)
City Engineer Morgan Dawley introduced the item. The recommended changes are required by MN PCA. Ms. Litsey addressed the Planning Commission. Changes are not to the requirements for stormwater management but more of administrative changes. Impervious surface requirements are recommended to be deleted because they are required in other parts of the zoning ordinance – individual zoning district requirements.

DiLorenzo asked if we had more stringent standards because of our location. Ms. Litsey replied no. What is being proposed is what is required by MN PCA. The City, though, has approved more stringent standards for commercial

developments than other communities. Dawley stated that the proposed changes are more administrative – penalties, public education, etc.

Chair Craig opened the public hearing. No one spoke. Chair closed public hearing.

Based on recommendation by staff, Commissioner Duyvejonck moved, Commissioner DiLorenzo seconded, to recommend approval of amending Article 36 of the Zoning Ordinance Regarding Stormwater Management and Section 30 of the City Code Regarding Subdivisions. Motion carried 4/0.

(c) Amend PUD for 400 Water Street, Oppidan (PC No. 15-03)

Smith presented the item. Craig stated that tenants can come and go and there's no need for an Oppidan sign on the second floor. Second floor signage is not typical in Excelsior.

Chair Craig opened the public hearing. Duyvejonck asked about the location of the proposed signage. Thomas Ryan addressed the Planning Commission. Sign would be same location as sign facing Water Street. Sign would be attached with goose neck lighting. Ryan stated that Kowalski's and the restaurant would both have three signs on three different elevations. DiLorenzo stated that for retail, signs are important, not as important for offices. Craig stated that the signage is not needed for visibility. Wallace asked about giving up the Water Street signage. Ryan stated that the George Street is important because it is over their main entrance. Craig stated that the proposed sign disrupts the balance of the building and proposed signage. Wallace stated signs in one band is preferred. Smith stated that the applicant could move sign to first floor and not have to amend PUD plans. Duyvejonck is disinclined to add signage. Public hearing closed. Duyvejonck stated that having two lines of signage will increase clutter.

Commissioner Duyvejonck moved, Commissioner DiLorenzo seconded, to recommend denial of amending the PUD to allow signage on the second floor facing the parking lot at 400 Water Street. Motion carried 4/0.

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

Smith presented the item. Duyvejonck asked about usage of Beeman Place. DiLorenzo asked about access to the single family lot along George St. Bill Stoddard addressed the Planning Commission. Beeman Place road needs to be a secondary access for fire. Garage is placed at rear of property on lot facing George St, access would be off George Street. For the other lot on George Street, garage would also be in the rear but access off the main entrance to the development.

Stoddard is looking at leasing spaces from HCAAR for three parking spaces, acknowledges that if lease expires, would need a CUP for parking impact fee. Stoddard would propose providing 36 parking spaces rather than the 39 required by zoning ordinance. Stoddard would propose limiting the outdoor seating of 318 café to 12 seats.

Craig strongly opposed limiting seating on the Mill to meet the parking requirement. Wallace asked about tenants using garbage. Tenants would use the existing 6 yard dumpsters. Dawley asked about the sidewalk around the private road. Stoddard stated that the final plans would be determined between the developer's engineer and city's engineer. The exposed lap siding would be different between the buildings.

Duyvejonck asked about need for railings for the roof top decks. Stoddard mentioned that the rooftop decks would be setback 10 from the front and rear elevations and four feet from the side. A 42-inch railing would surround the deck. The access door would be seven feet in height. There would be no elevator equipment needed on the roof. Craig would not be in favor of the rooftop patios.

Chair Craig opened the public hearing.

Karen Zeitz, 311 George Street, likes the development. Would like to be included in final design of grading. Could see the rooftop patios. Concerned about height of buildings with the four foot retaining wall.

Aaron Thompson, 386 Water St., excited about the project. Rooftop patios would be a good feature and meets the demographic of people moving to Excelsior.

Brian Duggan, 361 George St, excited about the project. Asked about how Beeman Place would be improved. Likes the rooftop deck feature. Deliveries and customers use Beeman Place.

Lynn Walker, 351 George St., would like to limit Beeman Place to emergency vehicles and permission only.

Bob Bolles, 229 George St, in favor of the project. Because of the shortage of parking, would like the Planning Commission to require the 39 parking space as recommended by staff.

Larry Reiger, Coldwell Banker, listing and selling agent for the project. Has received positive feedback from area residents.

Duyvejonck asked about Beeman Place. Concerned about Beeman becoming a shortcut. Dawley mentioned that Beeman Place is a platted public right-of-way. Duggan would prefer it remain a public street. Duyvejonck would like to limit use of Beeman Place. DiLorenzo suggested looking at signage and/or speed bumps. Brian Duggan mentioned that buildings on Water Street also use Beeman Place for access. Lynn Walker expressed concerns about Beeman Place.

Because of the 20-foot width of Beeman Place, fire department would require Beeman Place to be posted for no parking. Stoddard would add parking space off Beeman Place.

Dawley stated that the proposed grading plan removes drainage leaving the site. Proposed plans would have some drainage benefit, would not alleviate all problems. Stoddard stated that grading on neighboring property would reduce height of retaining wall. Roofs would pitch to the front toward the downspouts to the driveways.

Planning Commission recommends the maximum height of 35 feet, not allowing a staircase to exceed the 35 feet height limit. Craig would recommend no rooftop patios. Stoddard stated that the decks could be four season porches. Wallace didn't mind the four season porches as proposed as long as there wasn't filled in at the first level.

Aaron Thompson, thought the rooftop deck is a good design for the project.

Stoddard stated that brick veneer would be used if needed for structural purposes. Public hearing was closed.

Commissioner Wallace moved, Commissioner DiLorenzo seconded, to recommend approval of the Comprehensive Plan amendment from Commercial to Residential. Motion carried 4/0.

Commissioner Wallace moved, Commissioner DiLorenzo seconded, to recommend approval of the General Plan of Development for the PUD rezoning subject to the conditions listed in the staff report. Motion carried 4/0.

Commissioner Wallace moved, Commissioner DiLorenzo seconded, to recommend approval of the Preliminary Plat of Excelsior Village subject to the conditions listed in the staff report. Motion carried 4/0.

Commissioner Wallace moved, Commissioner DiLorenzo seconded, to recommend approval of the Design Standards Review subject to the conditions listed in the staff report with the following additions:

- Maximum height of villas to be 35 feet including any stairwells.
- Sunrooms don't have a room below or above.
- Staff looks at traffic calming on Beeman Place.
- Applicant work with Lynn Walker to provide off-street parking.
- Parking should be maximized without removing a unit. Minimum of 36 parking spaces. Most likely removing one space between 23-31, removing 39 and 22 based on concerns listed in staff report.
- Install two historic street lights that meet City Standards along George Street subject to review and approval of the Public Works Superintendent.
- Stripe Mill parking spaces directly in front of the building entrances for no parking.

Motion carried 4/0.

- (d) Amend Articles 41 and 42 of the Zoning Code – Development Standards for Single Family Residences (PC No. 14-14)

Chair Craig opened the public hearing. Commissioner DiLorenzo moved, Commissioner Duyvejonck seconded, to continue the public hearing to the April 13th Planning Commission meeting. Motion carried 4/0.

5. UNFINISHED BUSINESS

- (a) Conditional Use Permit for Victor's on Water, 205 Water Street – Parking Impact Fee for Lower Level (PC No. 14-16)

Planning Consultant Richards introduced the item. Applicant is requesting reducing parking requirements for the basement also asking reduced parking for the valet service. Staff does not recommend reducing parking requirements for the valet. Purpose of the impact fee is to raise funding for providing parking and it is difficult to enforce.

Duyvejonck asked about how the City deals with Jake's lower level. Richards stated that Jake's leased parking from Bob Bolles but that lease expired. Wallace suggested that parking spaces be based on square footage not number of seats provided.

Janel Olsen stated they are leasing about 40 spaces for valet service.

Chair Craig opened the public hearing. Janel Olsen addressed the Planning Commission. Log is low because of the winter months. If they have to pay full parking impact fee, they probably won't finish the basement. Duyvejonck and

DiLorenzo would encourage city to give credit for valet service. Wallace believes the difference is that valet is being charged.

Wallace recommends that valet be free and available whenever they're open in order to get a 75% credit of the parking spaces that they have leased.

Commissioner Wallace moved, Commissioner Duyvejonck seconded, to recommend approval of the Conditional Use Permit for parking impact fee with the condition that the City continue looking at giving a credit for valet service. Motion carried 3/0. DiLorenzo abstained.

6. NEW BUSINESS

- (a) Amend the Design Standards Review for 421 Third Street, Excelsior Brewery (PC No. 15-01)

Smith introduced the item. Commissioner Wallace moved, Commissioner Duyvejonck seconded, to recommend approval of amending the Design Standards Review for 421 Third Street. Motion carried 4/0.

- (b) Joint Work Session with City Council. Planning Commission stated that April 20th would work for a Joint Work Session with the City Council.

7. COMMUNICATIONS and REPORTS

- (a) Historic Ordinance Steering Committee
(b) Next Planning Commission Meeting – Monday, April 13, 2015
(c) Next City Council Meeting – March 16, 2015

8. MISCELLANEOUS

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

9. ADJOURNMENT

Commissioner Wallace moved, Commissioner DiLorenzo seconded, to adjourn the meeting at 11:30 p.m. Motion carried 4/0.

Respectfully submitted,

Patrick Smith
City Planner