

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Planning Commission

Monday, April 13, 2015

1. CALL TO ORDER

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

2. OATH OF OFFICE

Mayor Gaylord administered the oath of office to new Commissioner Nathalie Wilson

3. ROLL CALL

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

Commissioners Absent: None

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

4. APPROVAL OF MINUTES

a) Planning Commission Meeting of March 9, 2015

Craig made a change to the March 9, 2015 Planning Commission minutes stating she strongly opposed limiting the seating of the Mill to meet the parking requirements for the Stoddard development. Commissioner Wallace moved, Commissioner DiLorenzo seconded, to approve the Planning Commission Minutes of March 9, 2015. Motion carried 7/0.

5. PUBLIC HEARINGS

(a) Amend Article 19 of the Zoning Code Pertaining to the Days of Week and Times of Day that Parking Counts will be Conducted.

Planning Consultant Richards introduced the item. Council suggested that counts be taken at noon, 4 pm and 8 pm and only on June, July and August, on Tuesdays, Thursdays and Fridays. Commission thought Fridays felt the same for parking as Saturdays. Smith questioned availability of people to perform counts at noon, 4pm and 8pm on Fridays. Commissioner Wallace volunteered a Friday. Richards stated he might be able to get high schoolers or he could count cars at no cost if he's available. Commission generally favored completing counts in May and September.

Chair Craig opened the public hearing. No one spoke. Duyvejonck motioned, Honzl seconded to recommend completing parking counts from May – September, Tuesdays and Thursdays at noon, four and six, and Fridays on noon, four, six and eight. Motion carried 7/0. Public hearing was closed.

Dan Wallace excused himself from the meeting.

6. PUBLIC HEARINGS (CONTINUED)

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

City Planner Smith introduced the item. Staunton stated that requiring fees require an annex on a negative impact; otherwise the fee is a tax. Chair opened the public hearing. No one spoke. Public hearing was closed. Duyvejonck motioned to approve staff's recommendation with the maximum height of houses in the R1 zoning district being lowered to 33 feet. DiLorenzo seconded. Motioned carried 6/0.

7. NEW BUSINESS

- (a) Combining Two Single Family Lots

Smith introduced the item. The Commission discussed the difference between prohibiting and discouraging combining of single family lots. Commission favored the recommended language as it is consistent with the Comprehensive Plan and directed staff to publish a public hearing for the next Planning Commission meeting in May.

- (b) 205 Water Street – Victor's on Water – Review Options for Reduction in Parking Impact Fee

Richards introduced the item. DiLorenzo liked the idea of forgiving the fee for using the parking spaces on Water Street. Waiving the fee for the use of parking spaces would not prevent the City from raising fees to provide additional parking, which would happen if the City gave a discount to the parking impact fee. The Commission preferred business owners to provide parking logs to demonstrate use of valet service. Commission favored waiving the fee for using the on-street parking spaces for valet service.

Jennifer Caron noted that the Brewery attracts a lot of people who stand, creating more impact on parking than restaurant seating. The possible jazz club in the basement of Victor's could create the same parking impact as Excelsior Brewery. Richards stated that changing the ordinance would not affect the Brewery unless they expanded. Honzl asked how Victor's differed from Jake's basement. Richards asked the Commission if they would like staff to look at requiring different parking requirements for standing room areas for restaurants/bars. DiLorenzo stated that restaurants and bars naturally change over time without the City knowing. The Commission recommended looking at floor area to determine parking requirement versus using the number of seats or tables.

8. COMMUNICATIONS and REPORTS

- (a) Historic Ordinance Steering Committee – Next Open House is May 28.
- (b) Next Planning Commission Meeting – Monday, May 11, 2015
- (c) Next City Council Meeting – April 20, 2015
- (d) Joint Planning Commission/City Council meeting – April 20, 2015

9. ANNUAL MEETING

- (a) Elect Chair and Vice-Chair  
Busch nominated Craig as Chair and Duyvejonck as Vice-Chair. Honzl seconded. Motion carried 6/0.
- (b) Review By-Laws – no changes were recommended. Honzl motioned to keep the By-Laws as written, Busch seconded. Motion carried 6/0.
- (c) Goals and Objectives for 2015 –  
Duyvejonck recommended #1, #7, and Parking. Jennifer Caron mentioned that the Council is looking at determining what improvements should be made at the Commons. The parks Master plan is very general and doesn't provide specific directions. Smith will organize the Planning Commission's goals for the Joint Council/Commission meeting.
- (d) Code of Ethics – no action needed

10. MISCELLANEOUS

Staunton and Jennifer Caron informed the Commission of recent City Council actions. Caron summarized that the Ryder Cup is coming to Hazeltine in 2016. Council heard from the architectural firm, BKV, on renovating City Hall. Smith will email the Commission preliminary plans for City Council. Smith and Caron briefed the Commission on the Bill Stoddard PUD proposal. Council had concerns of not providing all the parking required for the Mill.

At the April 6<sup>th</sup> Council meeting WSB presented the MS4 Permit Ordinance. The Council approved the first reading for Food Trucks allowing it on private property not public and Design Standards Reviewing keeping the stucco on Excelsior Brewery building. Council also discussed changes to the Kowalski and Oppidan buildings. The Council agreed that keeping the jumbo brick at the truck entrance will require a PUD amendment. Council did not think the Oppidan elevation needed a PUD amendment.

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11. ADJOURNMENT

Commissioner DiLorenzo moved, Commissioner Honzl seconded, to adjourn the meeting at 9:35 p.m. Motion carried 6/0.

Respectfully submitted,

Patrick Smith  
City Planner