

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Planning Commission

Monday, May 11, 2015

1. CALL TO ORDER

Acting-Chair Duyvejonck called the meeting to order at 7:02 p.m.

2. ROLL CALL

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

Commissioners Absent: Chair Craig

Also Present: City Planner Smith, City Attorney Staunton

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of April 13, 2015

With one change, Commissioner Honzl moved, Commissioner Busch seconded, to approve the Planning Commission Minutes of April 13, 2015. Motion carried 6/0.

4. PUBLIC HEARINGS

a) Amend Planned Unit Development for Kowalski's at 440 Water Street (PC No. 15-05)

City Planner Smith introduced the item. Mike Oase, Kowalski's, addressed the Planning Commission. Mr. Oase explained the situation and said Kowalski's has corrected the error. Duyvejonck opened the public hearing. No one spoke. Public hearing was closed. Duyvejonck read a note from Chair Craig that the City needs to be careful about setting precedent allowing larger brick on the rear sides of buildings. Smith stated that Kowalski's has not asked for any other changes to the building since the last PUD amendment approval. Staunton stated that this is a legislative decision and the commission and council has more flexible discretion. Mr. Oase explained that Kowalski's left the color of the EIFS the same. DiLorenzo stated that the brick is still high quality and does not have an issue of where it is located. Busch and Wilson concurred. Duyvejonck stated that allowing a different material in the rear is not a precedent that the City wants to start permitting.

Wallace asked about the painted CMU. Smith stated that was approved as part of the original PUD approval.

Commissioner Honzl moved, Commissioner Busch seconded, to approve recommend the Council approve a Planned Unit Development Amendment and Design Standards to allow the use of utility brick on the alley side and loading dock of the 440 Water Street building. Motion carried 6/0.

b) Combining Two Single Family Lots (PC No. 15-04)

Smith introduced the item. The Comprehensive Plan has a policy to "discourage combinations of parcels which reduce the number of single family units in the community." Wallace asked the reason behind the desire to keep the number of single-family lots. Smith stated that single-family lots comprise only 55% of the housing stock. A reduction in single-family homes may mean a price increase for the rest of the single-family homes, pricing entry-level families out of the community. Staunton stated that the single-family homes give Excelsior much of its character. Duyvejonck open the public hearing. No one spoke. Public hearing was closed.

Commissioner Wallace moved, Commissioner DiLorenzo seconded, to recommend the City Council approve the change in the Subdivision Code adding that the consolidation of two single family lots as a possible criteria for denial of a subdivision request. Motion carried 6/0.

5. UNFINISHED BUSINESS

a) None

6. NEW BUSINESS

a) Revising Downtown Historic District Boundaries (HPC No. 15-02)  
Smith introduced the item. Duyvejonck opened the public hearing. Kelsey Page, representing Burdick Cleaners, addressed the Planning Commission. Mr. Page does not believe that the building located at 426 Lake Street meets the criteria to be included in the Excelsior Downtown Historic District. His client, Mr. Burdick, does not agree that with being included in the Downtown Historic District. Duyvejonck closed the public hearing. DiLorenzo asked the owner why they do not want to be included in the historic district. Mr. Page said that despite not meeting the criteria, being included puts limitation on changes to the building. Owners want the freedom to do what they like with the building. Busch stated that the City may want to protect other architecture styles than those at the turn of the century. Staunton stated that the Planning Commission's role is not to determine if each property meets the historic preservation criteria, but if the proposed historic district boundaries are inconsistent with the Comprehensive Plan in any way. Wallace believed that the motion goes against the Heritage Preservation Commission's recommendation. Duyvejonck recommended that the HPC have representatives at the Council meeting, and if the HPC members cannot make the Council meeting, the issue should be continued to a later date.

Commissioner DiLorenzo moved, Commissioner Busch seconded, that the proposed Excelsior Downtown Historic District, with or without 426 Lake Street, complies with the Comprehensive Plan. Motion carried 5/1.

7. COMMUNICATIONS and REPORTS

- a) Historic Ordinance Steering Committee – Smith explained that the Steering Committee has been discussing having alterations to buildings within the historic district to be reviewed by the HPC, and only if an application included a land use requires would the project go to the Planning Commission and City Council. This would be a significant change for the community, but the two different design standards are confusing for developers and building owners.
- b) Next Planning Commission Meeting – Monday, June 8, 2015
- c) Next City Council Meeting – May 18, 2015

8. MISCELLANEOUS

a) Staunton and Smith informed the Commission of recent City Council actions. Staunton updated the Planning Commission on Council actions – a possible distillery ordinance, allowing food trucks on private property, continuation of the 420 eatery liquor license deadline, City Hall plans to be reviewed at the May 28<sup>th</sup> Open House, DECA students using the Commons' concession building. Council also waived the first reading of parking counts being taken in June, July and August on Tuesday, Thursdays and Fridays. Council waived the first reading for the parking of recreational vehicles limiting the number to two for lots over 8500 square feet and one for lots equal or less than 8500 square feet. Commissioner DiLorenzo asked about the hotel. Staunton stated that we are still trying to resolve the financial issues, specifically the post construction value of the hotel. The next deadline extension is June 1st.

9. ADJOURNMENT

Commissioner DiLorenzo moved, Commissioner Wilson seconded, to adjourn the meeting at 9:00 p.m. Motion carried 6/0.

Respectfully submitted,

Patrick Smith  
City Planner