

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Monday, July 13, 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 Wilson

Commissioners Absent: Busch, Honzl and Wallace

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

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of June 8, 2015

Commissioner DiLorenzo moved, Commissioner Wilson seconded, to approve the Planning Commission Minutes of June 8, 2015. Motion carried 4/0.

4. PUBLIC HEARINGS

a) Conditional Use Permit – KinderReader at 810 Excelsior Boulevard (PC No. 15-08)

City Planner Smith introduced the item.

Mick Joneja, 1782 Cynthia Drive, operates KinderReader and addressed the Planning Commission. Currently have KinderRead serves 12 kids.

Craig opened the public hearing. Rhonda Brooks, 859 Excelsior Boulevard, addressed the Planning Commission. Ms. Brooks was concerned about the amount of traffic on Excelsior Boulevard. Public hearing was closed.

Commissioner Wilson moved, Commissioner DiLorenzo seconded, to approve recommend City Council approve the Conditional Use Permit for KinderRead subject to the conditions listed in the staff report and adding the following two conditions: parking supply continues to meet parking regulations as the business grows, and the City explore signage options along Excelsior Boulevard. Motion carried 4/0.

b) Rooftop Additions and Patios in the Excelsior Downtown Historic District (PC No. 14-17/HPC No. 14-09)

Smith introduced the item.

DiLorenzo stated that with the response from the Open House being split, he believes it makes sense to be conservative in the historic district. The Commission agreed that rooftop additions should be prohibited in the Downtown Historic District, and that rooftop patios for existing buildings and

new construction should be prohibited in the historic district unless a second story screens the patio from Water Street.

Craig opened the public hearing. No one spoke. Public hearing was closed.

Commissioner Duyvejonck moved, Commissioner DiLorenzo seconded, to recommend City Council prohibit rooftop additions in the downtown historic district and limit rooftop patios to two story buildings only if the second story screens the rooftop patio on the first story from Water Street. Motion carried 4/0.

- c) Outdoor Cafes (PC No. 15-07)
Smith introduced the item.

Chair Craig opened the public hearing. No one spoke. Public hearing was closed. Commission liked the proposed changes.

Commissioner DiLorenzo moved, Commissioner Wilson seconded, to recommend City Council adopt the revised outdoor café ordinance. Motion carried 4/0.

5. NEW BUSINESS

- a) Parking for 287/289 Water Street
Planning Consultant Richards introduced the item. Brian Burdick first presented plans to develop the area adjacent to 287 Water Street. In 2012, City Council and Planning Commission reviewed a number of options regarding parking requirements. The Commission is comfortable with option #2, waiving the deficit. Staff is suggesting that this lot is very unique - located between Second and Third Street where all the buildings are adjacent to each other, without providing any surface parking, with very narrow lots.

Brian Burdick, 600 Market Street, Chanhassen, addressed the Planning Commission. Mr. Burdick would prefer a two-story building, office on second floor, retail on first floor, not a restaurant. Mr. Burdick stated that underground parking does not work economically. Planning Commission would like any development review to be property specific. Staff will work with the developer and bring back a concept plan.

6. UNFINISHED BUSINESS

- a) Parking Implementation
Richards introduced the item. Duyvejonck questioned about how to implement standing room only parking requirements. Di favored keeping the ordinance as is because Excelsior's development pattern is so unique to use any other city as an example. Richards to look at occupancy load of the Brewery. Duyvejonck moved, DiLorenzo second to forward the report to the City Council with a

recommendation that the ordinance not be changed at this time for standing room only or for restaurants.

7. COMMUNICATIONS and REPORTS

- a) Historic Ordinance Steering Committee – The City Council agreed to allow the HPC more time in reviewing the Historic Preservation Ordinance revisions and Preservation Design Manual, but wanted the HPC to resolve the rooftop patio and additions before the moratorium expires in September.
- b) Next City Council meeting July 20, 2015
- c) Next Planning Commission meeting August 10, 2015

8. MISCELLANEOUS

a) Staunton and Smith informed the Commission of recent City Council actions. June 15th City Council meeting discussed the results of the Open House. Council approved the KinderCare lease. Council wanted the Planning Commission and HPC to review a proposed two-step process for PUD review. On July 6th there was discussion on Tommy Trolley's lease. Council also discussed the concept of allowing a cocktail license. Council also delayed the appointment of an HPC commissioner.

9. ADJOURNMENT

Commissioner DiLorenzo moved, Commissioner Duyvejonck seconded, to adjourn the meeting at 8:58 p.m. Motion carried 4/0.

Respectfully submitted,

Patrick Smith
City Planner