

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Monday, August 10, 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, Duyvejonck, Wallace, and Wilson

Commissioners Absent: Honzl

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

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of July 13, 2015

Commissioner DiLorenzo moved, Commissioner Wilson seconded, to approve the Planning Commission Minutes of July 13, 2015. Motion carried 6/0.

4. PUBLIC HEARINGS

a) PUD Amendment – Oppidan at 400 Water Street (PC No. 15-09)
City Planner Smith introduced the item. Jay Moore, Oppidan, addressed the Planning Commission. Moore prefers not having the Oppidan sign above the awnings on the parking lot elevation because the Oppidan offices are located on the second level not the first level. Moore showed other second story signs in Excelsior. Chair Craig used the Jake O'Connor's building as an example with offices on the second floor having wall signs above the first floor awnings, not above the second floor windows. Chair Craig stated that the Commission recommended denial with the previous PUD amendment because there is no Oppidan entrance on the parking lot side of the building, the proposed second story sign disrupts the symmetry of the building, and the Oppidan sign facing Water Street is highly visible. Commissioner Wilson stated that the second story Oppidan sign does not help the visitors' wayfinding.

The Commission is conscious of the comments the city has received about the amount of signage for Kowalski's and Oppidan. The Commission did grant signage above what the zoning ordinance allows during the PUD process, when both sites were considered as one.

Chair Craig stated that the City wants to be as careful as possible to accommodate the number- up to 7 potential businesses- while controlling the cluttered look of the Oppidan building. All on one level helps leave a clean visual space and minimizes the cluttered appearance.

Planning Commission recommended the lower profile for the monument sign.
Planning Commission agreed to limit Miyabi to one blade sign.

Commissioner DiLorenzo moved, Commissioner Busch seconded, to approve the PUD amendment as recommended by staff. Motion carried 6/0. With a condition that the lighting above the second story windows be removed if the City Council denies the request.

4. UNFINISHED BUSINESS

- a) Parking for 289 Water Street (PC No. 15-10)
Planning Consultant Richards introduced the item. Commissioner asked about the outdoor patio. Brian Burdick, Burdick Properties, addressed the Planning Commission. Building is essentially the same as the proposed building in 2012. The rooftop patio is in response to snow loads. Wallace noted that the applicant is inquiring about reducing the required parking, not Design Standards Review at this time. Olives Fresh pays for six parking impact fees. Lot never had a building on it. Gas station and gas pumps were located where the building at 287 Water Street is located.

Wallace was comfortable with grandfathering in 10 but not 20 spaces. Wallace motioned, Wilson seconded, that assuming the 10 parking spaces are not required for 287 Water Street, the Planning Commission is comfortable with grandfathering in 10 parking spaces for a two story building at 289 Water Street. Planning Commission recognized that rezoning the property to a PUD is a possible option. Motion carried 6/0.

- b) Planned Unit Development Review (PC No. 14-18)
Smith introduced the item. Staunton stated that having multiple stages may violated the 60/120-day land use review rule. Wallace likes keeping the Sketch Plan as an option.

Commissioner DiLorenzo moved, Commissioner Duyvejonck seconded, to recommend approval of the amended PUD ordinance with the two-step process. Motion carried 6/0.

- c) Parking Implementation
Richards introduced the item. Planning Commission reviewed this item at their July meeting specifically for standing room for bars. Staff is asking the Planning Commission their thoughts on increasing the parking requirement for restaurants from 1/4 seats to 1/3 seats. If Planning Commission agreed with the change, a public hearing would be held at the September Planning Commission. The Commission directed staff to publish a public hearing for the

September 14, 2015 Planning Commission meeting, and to also look at changing the parameters from number of seats to square footage, as restaurants frequently change seating arrangements.

5. NEW BUSINESS

- a) Parking for July 4th
Smith introduced the item. Planning Commission did not reach a recommendation on public street parking. Wallace suggested closing off the Commons like the car show to generate money to off-set the negative impacts of visitors coming to Excelsior to see the fireworks.

6. COMMUNICATIONS & REPORTS

- a) Historic Ordinance Steering Committee – staff submitted a CLG grant to complete the residential section of the Historic Preservation Design Manual.
- b) Next City Council Meeting – August 17, 2015
- c) Next Planning Commission Meeting – Monday, September 14, 2015

7. MISCELLANEOUS

- a) Staunton and Smith informed the Commission of recent City Council actions. At the July 20th meeting the City Council approved the first reading of prohibiting rooftop additions. Council also discussed filling the Council seat. Council denied the crossfit request for a boot camp type event. The hotel developer is looking for additional equity partners to help with the financing of the hotel. Council is clear that they support the hotel project but only if it financially succeeds. Council also discussed a possible Waters Development at the old hilltop restaurant site. Busch asked about the status of the single-family scale standards.

8. ADJOURNMENT

Commissioner Duyvejonck moved, Commissioner Wallace seconded, to adjourn the meeting at 9:16 p.m. Motion carried 6/0.

Respectfully submitted,

Patrick Smith
City Planner