

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Wednesday, December 16, 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, and Honzl

Commissioners Absent: Wallace and Wilson

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

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of November 9, 2015

With one change from "the" to "they" Commissioner Busch moved, Commissioner Honzl seconded, to approve the Planning Commission Minutes of November 9, 2015. Motion carried 4/0.

4. PUBLIC HEARINGS

a) Conditional Use Permit for 441 Oak Street (PC No. 15-13)
City Planner Smith introduced the item. Paul Bourgeois, Minnetonka ISD #276, addressed the Planning Commission.

Chair Craig opened the public hearing. Mary Anderson, 456 Sixth Street, addressed the Planning Commission. Mr. Bourgeois replied that there would be no pipes going into the nearby pond. The underground drainage cell will capture all the water that the existing drainage swale captures. Chair Craig closed the public hearing.

DiLorenzo motioned, Busch seconded, to recommend that the City Council approve the Conditional Use Permit. Motion carried 4/0.

b) Concept Plan for 289 Water Street (PC No. 15-10/HPC No. 15-15)
Planning Consultant Richards introduced the item. Chair Craig asked if the PUD process is the right process for this development. Richards mentioned that this proposal is similar to the hotel request. Richards stated that if the applicant divided the property from 287 Water Street, the project could proceed without a PUD. Richards is recommending a PUD as a way to of reducing the likelihood of setting a precedent for reducing parking for future projects.

Craig suggested if there's a reduction of 10 parking spaces and the PUD covers both properties, it seems unfair for Olive's Fresh to have to pay for 6 parking spaces.

Brian Burdick, the property owner, addressed the Planning Commission. Mr. Burdick stated that conversations with the HPC is probably going to change the building a bit. Mr. Burdick does not have any preference moving forward as a PUD or a different process. Mr. Burdick agrees with paying the additional four parking impact fees. DiLorenzo is excited about the development. The request is to allow the elimination of the existing 10 parking spaces and grandfathering in additional 10 parking spaces as that would have been the amount a single-story building would have been grandfathered in when the parking supply study was established in 2003. Honzl and Busch expressed that the second 10 parking spaces seems generous. Richards stated that grandfathering the second 10 parking spaces may be the only way to allow development to occur as this is a small site. Busch asked the size of the open roof area. A fourth of the roof area would be used for a patio. Richards stated that the ordinance limits the amount of patio to 200 square feet.

Chair Craig opened the public hearing. Craig has concerns using the PUD process. Honzl questioned about grandfathering the second 10 parking spaces away. Mr. Burdick addressed the Planning Commission. Mr. Burdick said that paying four parking impact spaces makes the development economically feasible. Mr. Burdick is not interested in bringing in a restaurant. Honzl suggested grandfathering in seven spaces as a compromise. DiLorenzo thought that grandfathering seven parking spaces was also reasonable.

Craig stated the Commission is in agreement for not penalizing the developer for eliminating the existing 10 spaces. Chair Craig closed the public hearing.

DiLorenzo motioned, Honzl seconded, to recommend the City Council approve the PUD Concept Plan with grandfathering seven parking spaces. Chair Craig stated her hesitation as being fair with other requests for parking reduction in the past and future. Motion carried 3/1. Craig opposed.

- c) Concept Plan for 723 Water Street (PC No. 15-14)
Smith introduced the item. Honzl recused herself as a family member is part of the development team. Duyvejonck joined the Commission. Jay Jenson, Waters Development, addressed the Planning Commission. Mr. Jenson first looked at the former police station at 810 Excelsior Blvd. Most future residents will come from 2.5 miles from the site. Waters Development is the developer and operator of the development. Average age of residents is always increasing. The average age of their new building at 50th & Chown is 90 years of age. Waters is developing a concept to bring in younger residents.

Mr. Jenson mentioned that the site is challenging because it's between two cities. The site is small at 1.85 acres. The shape of the site is also challenging. Waters also has pending competition with a senior housing project in Shorewood. Minimum size to make a project work is about 90 units because of staffing. The site and staffing require the building to be four stories. Having 80 underground parking spaces helps offset the lack of green space. Another

benefit is that the seniors in Excelsior will have a place to move and stay in Excelsior. Traffic impact is minimal. The tallest part of the retaining wall is eight feet. Mr. Jenson is comfortable with staff's recommendations.

Craig asked how many units were on the fourth floor. Mr. Jenson mentioned that nine foot ceilings are preferred. The development in Eden Prairie has eight foot ceilings and that was a complaint from residents. Nursing staff is opposed to knee walls, which result from using dormers. Mr. Jenson looking at lowering the pitch of the roof. They could save 18 inches from lowering the existing pitch from 6/12 to 5/12. Mr. Jenson stated that there's probably 18-20 units on the fourth floor. 50th & Chowen has 90 units. Highland Park has 86 units but is on less of an acre. Other projects are more than the 104 units being proposed in Excelsior.

Chair Craig opened the public hearing. Tyler Stevens, Beehive Homes, 6330 Hazeltine Boulevard, addressed the Planning Commission.

John Prodzinski, Ridgeview Medical Center, addressed the Planning Commission. One of Ridgeview's concerns is the amount of visitor parking. Also concerned about proposed setback of the building to the common property line.

Mark Meldahl, 701 and 801 Pleasant Street, addressed the Planning Commission.

Chair Craig closed the public hearing. Craig has concerns about the scale of the building. Southshore Apartments has 64 units and is three stories. Mr. Jenson addressed the Planning Commission. He stated that they financially cannot eliminate any units to reduce the height of the building. DiLorenzo is excited about the development but is intimidated by the scale. DiLorenzo would like the developer to look at reducing the massing further. Duyvejonck agreed.

Mr. Stevens addressed the Planning Commission again. He is concerned about oversaturation of senior housing units.

DiLorenzo stated that this site is appropriate for a larger building, but not sure if a building of this size is the correct one. Busch asked about garden apartments. Mr. Jenson stated it's difficult with underground parking. DiLorenzo thought the middle and south end would be the areas he would prefer to be lowered. Chair Craig agreed with the middle. Chair Craig stated that height is a significant issue for Excelsior. Busch stated that this site is different being on the outskirts of town. Mr. Jenson asked about lowering the foundation of the garage three feet, so the driveways would slope down. Mr. Jenson stated that the two different uses need to be integrated within one building. Chair Craig stated that it is a shame that recent developments have not catered to young families, and that the City should have that discussion sometime in the future.

Busch motioned, Duyvejonck seconded, to recommend the City Council approve the Concept Plan with the conditions listed in the staff report plus Commission strongly supports the proposed use for this site, there is significant reduction in mass and scale, and annexation be resolved prior to approval of Final Plan. Motion carried 3/1. Craig opposed based on size and scale.

- d) PUD Amendment for 400 Water Street – Oppidan (PC No. 15-11)
Richards introduced the item.
Chair Craig opened the public hearing. Peter Coyle, Larkin Hoffman, representing Oppidan, addressed the Planning Commission. Busch and Honzl believe the tradeoff of the signs is fair and good for the City. Chair Craig prefers keeping with no second story sign facing the parking lot. DiLorenzo believes it is a significant trade. Mr. Coyle stated that Oppidan would be looking to replace the gooseneck lighting above the second story sign.

Honzl motioned, Busch seconded, to recommend the City Council approve the second story sign with the trade of eliminating the two signs above the Yoga Fit sign. Motion passed 3/1. Chair Craig opposed.

DiLorenzo motioned, Honzl seconded, to recommend the City Council require the installation of the two trees along Water Street unless they are impossible to plant in that location. Motion passed 4/0.

Honzl, Busch seconded, to recommend the City Council require the parking lights be consistent with original approval. Motion passed 4/0.

- e) Historic Preservation Design Manual (PC No. 14-17/HPC No. 14-09)
Honzl motioned to continue the public hearing to January 11, 2016 Planning Commission meeting. Busch seconded. Motion passed 4/0.
- f) Revising the Design Standards (PC No. 15-15)
Honzl motioned to continue the public hearing to January 11, 2016 Planning Commission meeting. Busch seconded. Motion passed 4/0.
- g) Ordinance Amendment – Non-Conforming Lots of Record (PC No. 15-04)
Honzl motioned to continue the public hearing to January 11, 2016 Planning Commission meeting. Busch seconded. Motion passed 4/0.

5. UNFINISHED BUSINESS

- a) None

6. NEW BUSINESS

- a) None

7. COMMUNICATIONS & REPORTS

- a) Next City Council meeting December 21, 2015
- b) Next Planning Commission meeting January 11, 2016

8. MISCELLANEOUS

a) Staunton and Smith informed the Commission of recent City Council actions. The Council discussed the historic district boundaries. Gave staff direction to draft findings to include 426 Lake Street in the district, and most likely will review the item at their January 4th meeting. Council discussed the Place of Last Drink data. Hotel developer withdrew his application. Council is working on the PUD ordinance. Council also discussed the City Hall project, and will hold a public hearing on the matter at their December 21st meeting.

9. ADJOURNMENT

Commissioner DiLorenzo moved, Commissioner Honzl seconded, to adjourn the meeting at 11:25 p.m. Motion carried 4/0.

Respectfully submitted,

Patrick Smith
City Planner