

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Monday, January 11, 2016

1. CALL TO ORDER

Acting Chair Duyvejonck called the meeting to order at 7:04 p.m.

2. ROLL CALL

Commissioners Present: Busch, Duyvejonck, Wallace, and Wilson

Commissioners Absent: Chair Craig, DiLorenzo and Honzl

Also Present: City Planner Smith, City Attorney Staunton

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of December 16, 2015

Commissioner Wallace moved, Commissioner Busch seconded, to approve the Planning Commission Minutes of December 16, 2015. Motion carried 4/0.

4. PUBLIC HEARINGS

a) Historic Preservation Design Manual (PC No. 14-17/HPC No. 14-09)

City Planner Smith introduced the item. Duyvejonck made a suggestion on the review process table. Duyvejonck opened the public hearing. No one spoke. Duyvejonck closed the public hearing. Wallace moved, Wilson seconded with the caveat that the document is 95% completed, to recommend that the City Council approve the Historic Preservation Design Manual. Motion carried 4/0.

b) Revising the Design Standards (PC No. 15-15)

Smith introduced the item. Staff is recommending removing sections of the Design Standards that pertain to all commercial properties. Duyvejonck opened public hearing. No one spoke. Duyvejonck closed the public hearing. The Commission recommended that the language regarding CMUs remain as written, but that parapets on new buildings should be designed to screen roof top mechanical equipment rather than relying on fences. Wallace moved, Busch seconded, to recommend that the City Council approved the revisions of the Design Standards. Motion carried 4/0

c) Ordinance Amendment – Non-Conforming Lots of Record (PC No. 15-16)

Smith introduced the item. Currently the minimum lot size in the R1 and R1 zoning districts is 6,000 square feet. Forty two lots are under 6,000 square feet. If a homeowner of a lot under 6,000 square feet wanted to make any improvements, including adding a shed, they would need a variance from the

minimum lot size standard. Duyvejonck stated that if the improvements meet all standards, homeowners should not be penalized for making improvements if the lot does not meet minimum lot size. Busch moved, Wilson seconded to recommend that the City Council adopt the proposed ordinance on non-conforming lots. Motion carried 4/0.

5. UNFINISHED BUSINESS

- a) None

6. NEW BUSINESS

- a) Changes to the Zoning Code – signs, trash enclosures, etc (from the Design Standards)

Smith presented the staff report. Staff is recommending changing the sign, landscaping and landscaping ordinance to incorporate those elements being removed from the Design Standards. A public hearing was not published for tonight's meeting so a vote is not needed. Staff will publish a public hearing notice for the February Planning Commission meeting. The Commission was comfortable with the recommended changes. Smith stated that the Planning Commission should look at that allowable sign area sometime in the future as the amount of signage that the code allows greatly exceeds the amount of signage being requested.

Commissioner Busch asked about requiring curbs throughout the City. Busch suggested that the Planning Commission review alternatives to curbs that are more sustainable instead of directing all rainwater to storm sewers.

7. COMMUNICATIONS & REPORTS

- a) Next City Council meeting January 19, 2016
- b) Next Planning Commission meeting February 8, 2016

8. MISCELLANEOUS

- a) Staunton and Smith informed the Commission of recent City Council actions. The City Council wants to move forward with renovating city hall; however, they are interested in selling 810 Excelsior Boulevard as a way of funding the improvements to city hall. Council was not comfortable going forward with contracts for the City Hall until the City sells 810 Excelsior. SLMPD has been gathering information on the place of last drink. Council asked staff to put together a policy to address the place of last drink. Annual discussion of dock rates. City Council also discussed the Southshore Center agreement.

At the January 4, 2016 City Council meeting, the Council approved an outdoor

music request for Maynards as part of the pond hockey tournament. Council passed the first reading of revising the historic district boundaries. Council approved the PUD amendment for the Oppidan. Council did not approve the Concept PUD for 289 Water Street. Council approved the 723 Water Street.

9. ADJOURNMENT

Commissioner Wallace moved, Commissioner Busch seconded, to adjourn the meeting at 8:15 p.m. Motion carried 4/0.

Respectfully submitted,

Patrick Smith
City Planner