

City of Excelsior
Hennepin County, Minnesota

MINUTES
EXCELSIOR WORK SESSION MINUTES

May 2, 2016

1. CALL TO ORDER/ROLL CALL

Mayor Gaylord called the meeting to order at 6:05 p.m.

Present: Councilmembers Caron, Beattie, Miller (arrived at 6:11 p.m.)
and Mayor Gaylord

Absent: Councilmember Carlson

Also Present: Planning Commissioners: Busch, DiLorenzo, Duyvejonck, Honzl,
Wallace and Wilson

City Manager Luger, City Attorney Staunton, Consulting Planner
Richards, Planner Smith, and City Clerk Orlofsky

2. AGENDA APPROVAL

Caron moved, Beattie seconded, to approve the agenda. Motion carried 3/0.

3. JOINT WORK SESSION WITH THE PLANNING COMMISSION

Mayor Gaylord explained that the City Council agreed how beneficial it was to have a joint Work Session with each of the Commissions to discuss goals for the upcoming year and any other items that should be addressed.

a) Review of 2016 Goals

Planner Richards reviewed the Commissions work with the Parking Meters over the last year. The Commission assessed the Parking Management Options. They looked at whether parking meters should be installed in new areas, and engaged the business community in the discussions.

They also reviewed the configuration of the east parking lot to determine whether modifications should be made to the layout to address safety concerns. They agreed changes should be made and Council gave direction to make those changes and that they engage the business community and that they take a good look at posting the parking meters in these lots.

The Commission will wait until September/October to engage the community on whether they should consider adding more meters.

b) Limiting Outdoor Noise

Planner Smith explained that the current ordinance does not say very much.

Caron mentioned that the environment that you want to create as a business owner/store owner should make you want to keep that environment inside your business.

Commissioner Busch explained that they ran into trouble with how to police the sound and they find the enforcement process very difficult.

Commissioner Duyvejonck also wondered how far do they go with this research. Should there be speakers that project out into the sidewalk/streets. Should they be reviewing the Special Event Policy for sound regulation.

Caron felt they should focus on regular business hours versus special events.

Luger explained that the liquor license highlights the outdoor music regulations and that is why it is a part of our special event permit.

Commissioner Duyvejonck asked to see all these resources so they can use it as a guide as they work forward with this ordinance.

Planner Smith explained that the Commission is working on the Single Family Homes and preserving "Cottage Commercial" Properties. They are researching how they can help these homeowners without harming those properties.

The Planning Commission is also looking at implementing Design Awards for the neighboring community and offering awards on design.

Caron mentioned this was a great idea. She wondered if there were financial incentives for this award. The Commission explained they have not gone into the details of this program yet.

(c) Formula Business Ordinance

Commissioner Busch and Honzl discussed the idea of the Formula Business Ordinance. An ordinance that would prevent certain formula businesses from operating.

Staunton, explained that the Commission had a discussion about the what an ordinance like this might entail. The Planning Commission wanted to go further with the ordinance. Staunton advised them that there are some constitutional issues that the City would have

(c) Formula Business Ordinance – Conitnued

to be very careful about, as the City cannot discriminate from businesses. Staunton added that Excelsior would be the first City in Minnesota to adopt the Formula Business Ordinance. Others have explored it but have not adopted it yet.

Staunton advised the Council that if they would like to proceed that they should start from the beginning and enlist some expert consultants who specialize in Formula Business Ordiance.

The Council thought it would be nice to do this in conjunction with the Comprehensive Plan.

Beattie asked if this would create issues as the City already has some Formula Businesses that exist in the area. Staunton explained that it would certainly create some lines while trying to define a district.

The Commission said they would gather some information on consultants that would be experienced with the Formula Business Ordinance, and then bring it back for the Council to decide if they wanted to move forward with it.

d) Redevelopment of the Excelsior Boulevard and Minnetonka Boulevard Area

Luger explained that there are four parcels that will more than likely be redeveloping soon: The BayView Event Center, BayView Event Center Parking Lot (west of trail), BayView Event Center Parking Lot (east of the trail) and the 810 Excelsior Boulevard with potentially Adele's Frozen Custard.

Staff is already receiving inquiries from developers regarding the 810 Excelsior Boulevard property and there will likely be more inquires with the Bayview properties now being available. Staff would like to hear the types of development that would be of interest to the City Council and the Planning Commission.

The Commission explained that it is very difficult for a young family to afford a house in Excelsior. They would like to see more affordable options for young single family residences.

The Commission also expressed that they would not like to see the restaurant go, they believe that BayView has one of the best views of Lake Minnetonka.

The Commission asked the City Council if they would ever make a play for the parking lot and if so, would they allow a parking ramp on that site.

*d) Redevelopment of the Excelsior Boulevard and Minnetonka
Boulevard Area - Continued*

Gaylord would like to see the redevelopment be walkable, and, he like the idea of connecting the development to the trolley. Gaylord also would like to see the access to Lake Minnetonka remain.

Gaylord feels as though the City should discourage more affordable housing. He explained that 48% of Excelsior's housing stock is affordable housing and he feels the City currently has a healthy balance.

Caron explained that she would like to see more housing at the median level. And, she asked the Commission to research how the City could gear our housing market towards that.

Luger added that the 810 Excelsior Boulevard property has a lot of lease proposals for this property. Does the Council want to see this lease proposal or do they want to pursue the Request For Proposal process.

Luger mentioned that even if the city continues to move forward with the Request For Proposal, the city will not have anything developed in the next year.

Gaylord asked to add Gabriel Jabore's property on to this list, the property owner might be open to redevelopment as well.

Gaylord also mentioned that perhaps the City should consider the Bayview site as a Muesum or a house for the Minnehaha Steamboat.

5. ADJOURNMENT

Beattie moved, Caron seconded, to adjourn at 7:03 p.m. Motion carried 4/0.

Respectfully submitted,

Ann Orlofsky
City Clerk