

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Monday, March 14, 2016

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, Honzl, and Wallace

Commissioners Absent: Wilson

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

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of February 8, 2016

Commissioner Wallace moved, Commissioner Duyvejonck seconded, to approve the Planning Commission Minutes of February 8, 2016. Motion carried 6/0.

4. NEW BUSINESS

a) Design Standards Review – 141 Minnetonka Boulevard (PC No. 15-12)

City Planner Smith introduced the item. Wallace asked about the overhead door for the garbage area. Neil Weber addressed the Planning Commission. Weber discussed why a window facing Hidden Lane is not included. Weber also mentioned why the applicant would rather not provide additional landscaping. Weber asked about the Commission's preference for brick, more man-made or smooth.

Duyvejonck asked about storing boats over the winter. Weber stated that if they stored boats inside over the winter, they would not have the wrap on them. Duyvejonck asked about a boat club. Weber is not aware of any boat club. Staff will look at the variance request for the six spaces. Parking for the docks is across Minnetonka Boulevard. Wallace stated it would feel less of a back of the building with a window. Weber mentioned that lights in the building would spill out. Planning Commission is supported of landscaping beds but not the window on the rear of the building. Commission deterred the decision of the brick to the architect.

DiLorenzo complimented the project. Chair Craig asked about the storing of boats. Duyvejonck moved, Commissioner DiLorenzo seconded, to continue the item to the April 25th meeting. Motion carried 6/0.

5. PUBLIC HEARINGS

- a) Comprehensive Plan Amendment, Design Standards, Preliminary Plat, General Plan – 723 Water Street (PC No. 15-14)

Honzl recused herself as a relative works for Waters Development. Smith presented the staff report. Chair Craig asked for more context photographs. Chair Craig discussed the PUD requirements, reduced green space, height and setbacks.

Jay Jensen, Waters Senior Living, addressed the Planning Commission. Waters pushed the building toward TH 7. Jensen stated that senior housing requires at least 100 units to make the developments financially viable. Jensen stated that the amount of green space is increasing over the existing conditions. Jensen stated that the building height is 55 feet from highest ground elevation to the ridge. Jensen stated that Waters will put up another balloon that indicates the ridgeline height of the building. Jensen stated that they will install the acorn lights along Water Street.

Chair Craig is suggesting a context photograph from across College Lake with the apartment building height outlined on the photograph.

Chair Craig opened the public hearing.

Chris Vinciguerra 5940 Galpin Lake Road addressed the Planning Commission. Mr. Vinciguerra stated that the building is too large.

Jon Monson, 202 Water St., addressed the Planning Commission. Mr. Monson stated he does not believe the height of the building was significantly reduced. Mr. Monson does not believe a four story building is required for the industry.

Christine Nicki 5940 Galpin Lake Road addressed the Planning Commission. She chose to buy in this area for the small lake town feel.

Chair Craig referenced the Comprehensive Plan policies of encouraging redevelopment with a small town character.

Jensen addressed the Planning Commission again. Jensen would like to get under construction later this summer. The number of units increased to offset the cost of lowering the site.

Dr. Allen Langstaff, 719 Pleasant Street, addressed the Planning Commission. He hopes the Council finds some affordable senior housing in the community.

Busch stated that the senior living is a needed use, but questions the size of the proposed building. Craig questioned if the building height was significantly reduced since the Concept PUD approval. DiLorenzo feels like there's been an effort to close the

gap to the ideal. DiLorenzo wonders if redevelopment outweighs the impacts. Wallace stated that the use is not always a given and struggles with supporting the project based a specific use. Wallace believes it is too massive for the site. Duyvejonck does not believe it significantly reduces the height to meet the Concept PUD approval requirements.

Wallace moved, Duyvejonck seconded, to recommend that the City Council deny the General PUD, Design Standards review and Preliminary Plat of the Waters Development. Motion passed 4/0. Public hearing was closed.

6. UNFINISHED BUSINESS

a) Annual Meeting

- Elect Chair and Vice-Chair – Commission did not think term limits were needed as the Chair and Vice-Chair are appointed annually. Commission felt they could self regulate it. Wallace nominated Duyvejonck for Chair, Honzl seconded. Motion passed 6/0. Wallace nominated Craig for Vice-Chair, Honzl seconded. Motion passed 6/0.
- Review By-Laws – Duyvejonck motioned, Busch seconded, to adopt the revised By-Laws. Motion passed 6/0.
- Goals and Objectives for 2016 – Honzl and Busch would still like to pursue regulating Formula Businesses. Staunton suggested that there is a staff cost or consulting cost to pursue regulating Formula Businesses. Should discuss Formula business with the Council.
- Code of Conduct and Decorum for Appointed Officials

b) Joint Meeting to Discuss 2016 Goals – Commission suggested May 2nd for the Joint City Council meeting. Staff will also bring the non-conforming issue to the Planning Commission to their April meeting.

c) Parking Management – Planning Consultant Richards presented the staff report. Parking has stayed consistent from 2015 to 2016. Richards will contact Maynards and Bayside the Excelsior Boulevard is planned to be metered. Commission directed staff to publish a public hearing to amend the parking regulations at their April 25th meeting. Duyvejonck suggested staff include floor plans in next month's meeting.

7. COMMUNICATIONS & REPORTS

- a) Next City Council meeting March 21, 2016
- b) Next Planning Commission meeting April 25, 2016

8. MISCELLANEOUS

a) Staunton and Smith informed the Commission of recent City Council actions. February 16th meeting included dock extensions for residential docks. Council discussed a scoreboard for the baseball field at The Commons. At the March 7th

meeting, the Council made annual appointments. Staff will inform the Commission when the Waters project goes to the City Council.

9. ADJOURNMENT

Commissioner DiLorenzo moved, Commissioner Busch seconded, to adjourn the meeting at 9:59 p.m. Motion carried 6/0.

Respectfully submitted,

Patrick Smith
City Planner