

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Wednesday, June 15, 2016

1. CALL TO ORDER

Chair Duyvejonck called the meeting to order at 7:03 p.m.

2. ROLL CALL

Commissioners Present: Craig, DiLorenzo, Chair Duyvejonck, and Wallace

Commissioners Absent: Wilson and Busch

Also Present: City Planner Smith and City Attorney Staunton

3. PUBLIC HEARINGS

- a) Conditional Use Permit, Variance, PUD Amendment – 301 Oak Street and 400 Water Street (PC No. 16-04)

City Planner Smith presented the staff report.

The house on George and William Street is owned by Mount Calvary.

Trina Volbrecht, 301 Oak Street, representing Mt. Calvary, addressed the Commission. Church has been using the Oppidan parking lot for the past 15 years, under the previous ownership.

DiLorenzo asked if a pedestrian path was considered instead of an automobile connection. Ms. Volbrecht stated that a pedestrian path is included. Volbrecht stated that the house is in poor shape and in the middle of the two parking lots.

DiLorenzo asked about the parking needs on a day to day basis. Funerals are increasing and demand for Sunday services is also increasing. Wednesday nights the parking lot gets congested with the handicap parking. The parking lot expansion allows automobiles to maneuver around the handicap parking, improving internal traffic flow.

Duyvejonck asked about traffic on Oak Street. DiLorenzo asked about if the congregation is growing. Ms. Volbrecht stated that Mt. Calvary is not trying to grow. The church building is big enough for their uses, but the parking lot is not.

Wallace suggested some type of pedestrian path to the Oppidan site. Volbrecht stated that between 9 am and 4 pm during the week, the parking lot would be about half full. Duyvejonck asked if Kowalski's employees use the Mount Calvary parking lot. Volbrecht stated yes.

Duyvejonck opened the public hearing.

Kay Johnson, 331 George Street, addressed the Commission. Asked about arborvitae being planted closer to the entrance.

Ann Fenger, 361 George Street, addressed the Commission.

Steve Finch, 462 William Street, addressed the Commission.

Trina Volbrecht, addressed the Commission. Volbrecht stated that the extra parking spaces are needed because they are afraid of losing families because the parking lot is full. The proposed sign is located to meet setback requirements. Project should last about 30 days. Foundation of the single-family residence is failing. Mt. Calvary inherited the house.

Duyvejonck asked if County approval is required for changing the access off CR 19. Volbrecht stated that she has talked to the County and they are not concerned with changing the access to CR 19. Volbrecht stated that changing access to CR 19 will reduce traffic on George Street. Wallace asked about having parking instead along CR 19.

DiLorenzo asked about parking along Oak Street. Ms. Volbrecht stated that that scenario would actually reduce the amount of green space even more.

Craig is concerned about building a larger parking lot and eliminating a single-family residence.

Duyvejonck asked about the house on George and William Street. Ms. Volbrecht stated that a preschool teacher lives at that house and has no plans of tearing down that house.

Wallace does not believe the City should approve the internal connection.

Steve Finch addressed the Commission.

Duyvejonck closed the public hearing.

Wallace motioned to deny of the PUD amendment. DiLorenzo seconded. Motion carried 4/0.

Wallace motioned to deny the variance and CUP. Craig seconded. Motion carried 4/0.

Craig stated that the Commission recommended denial of the PUD because of the loss of five parking spaces on Oppidan lot and more traffic from Oppidan would use the Mount Calvary lot than Mount Calvary users parking on Oppidan lot. Wallace stated the internal connection benefits customers more than employees.

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4. ADJOURNMENT

Commissioner Craig moved, Commissioner Wallace seconded, to adjourn the meeting at 9:15 p.m. Motion carried 4/0.

Respectfully submitted,

Patrick Smith
City Planner