

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Monday, August 22, 2016

1. CALL TO ORDER

Chair Duyvejonck called the meeting to order at 7:00 p.m.

2. ROLL CALL

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

Commissioners Absent: None

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

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of July 25, 2016

Commissioner Busch moved, Commissioner Craig seconded, to approve the Planning Commission Minutes of July 25, 2016 with one change to 5(b). Motion carried 5/0.

4. Public Comment

Busch motioned, DiLorenzo seconded, to add to the agenda the presentation by Tom Wolfe on the master planning for The Commons. Motion carried 5/0.

Tom Wolfe, Chair of the Park & Recreation Commission, 122 Second Street, gave an update on the master planning for The Commons. The Council gave the Work Group the task of creating a master plan for The Commons. Parenteau Graves is the consulting firm helping the work group with the community engagement portion of the planning process. Community for The Commons main goal is fund raising, which is a separate entity from this work group.

5. PUBLIC HEARINGS

a) Conditional Use Permit – 242 First Street (PC No. 16-11)

City Planner Smith presented the staff report.

DiLorenzo noted that the plan looks good. Jodi Noll, 242 First Street, addressed the Planning Commission. Duyvejonck opened the public hearing.

No one spoke. Duyvejonck closed the public hearing. DiLorenzo motioned, Craig seconded to recommend the City Council approve the Conditional Use Permit with the conditions listed in the staff report. Motion carried 5/0.

b) Variance – 925 Excelsior Boulevard (PC No. 16-10)

Smith presented the staff report. Wallace asked about expansion of a non-conforming use. Smith clarified that the height measured of the neighboring

structures is to the ridge, not the middle of the gable. Mr. Stoddard addressed the Planning Commission. The infloor heat needs large floor joists. Stoddard stated that the new HVAC code came out that requires insulation around duct work leading to larger joists. Craig asked if the two-foot roof is required for a roof-top deck. Stoddard stated that a snow load is greater than any human use. Craig asked about the floor heights. Duyvejonck asked if mechanical equipment would be located on the roof. Stoddard stated that mechanical equipment would be located in an area that would not cause noise for neighbors.

Duyvejonck has concerns about adding apparatus on the roof in the future. Duyvejonck opened the public hearing. No one spoke.

The Commissioned believed the setback request was reasonable. DiLorenzo asked if the boat house is part of this property. Stoddard stated that the boat house is owned by the DNR. DiLorenzo complemented the plan but had concerns with additional items being placed on the roof.

Stoddard stated that any mechanical equipment would not been seen except from the middle of St. Alban's Bay. Duyvejonck closed the public hearing.

Busch motioned, DiLorenzo seconded, to recommend that the City Council approve the height variance and setback variance with the conditions listed in the staff report and the stair house or elevator shaft not be allowed. Motion carried 5/0.

- c) Preliminary PUD – 289 Water St (PC No. 16-09) – continue to the September 26, 2016, Planning Commission meeting

Duyvejonck opened the public hearing. Craig motioned to continue the public hearing to the September 26th meeting, Busch seconded. Motion carried 5/0.

6. UNFINISHED BUSINESS

- a) Noise Ordinance – Outdoor Speakers
Planning Consultant Richards presented the staff report.
Richards will make some changes and publish a public hearing for the September 26th meeting.

b) Blend Award

Smith presented the staff report. Craig asked about charging a fee. Wallace favored not having a fee because some years the City may not make an award. DiLorenzo wants to congratulate the exceptional, and that the City values those efforts. Smith will bring back guidelines specific to Excelsior and report back on response from Minneapolis.

c) Design Standards Review – Language of Design

Smith presented the staff report. The Commission favored making the opening statement general and eliminating the numbers. Smith will make the changes on the Design Standards Review application.

7. NEW BUSINESS

- a) Construction Management, Old House Renovation, variances for preserving homes, front and rear setbacks, tree preservation/landscaping requirements
Smith presented the staff report. Staff will work on the landscaping ordinance, front and rear yard setback, and construction management. Policies for variances would be discussed in Group 3 at a later date. Building permit fee reductions does not really provide an enough of an incentive to preserve a house rather than razing it.

8. COMMUNICATIONS & REPORTS

- a) Next City Council meeting – Monday, September 6, 2016
b) Next Planning Commission meeting – Monday, September 26, 2016

9. MISCELLANEOUS

- a) Staunton and Smith informed the Commission of recent City Council actions. Council change the ordinance on parking meters. Dock extensions. Approved designed plans 511 Second Street. Opted out of the temporary health care units.

10. ADJOURNMENT

Commissioner DiLorenzo moved, Commissioner Craig seconded, to adjourn the meeting at 10:45 p.m. Motion carried 5/0.

Respectfully submitted,

Patrick Smith

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City Planner