

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Planning Commission

Monday, September 26, 2016

1. CALL TO ORDER

Chair Duyvejonck called the meeting to order at 7:01 p.m.

2. ROLL CALL

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

Commissioners Absent: Busch

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

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of August 22, 2016

Commissioner Wallace moved, Commissioner DiLorenzo seconded, to approve the Planning Commission Minutes of August 22, 2016. Motion carried 4/0.

4. PUBLIC HEARINGS

a) Variance – 250 Third Street (PC No. 16-12)

Planning Director Smith presented the staff report.

Michael Hayes, representing the applicant, addressed the Planning Commission. Duyvejonck opened the public hearing.

Dan Johnson, 240 Third Street, addressed the Planning Commission.

Duyvejonck closed the public hearing.

Craig stated that not having a garage is part of the character of the neighborhood. DiLorenzo thought the proposal looked tight. Wallace thought a detached garage could be possible in the rear yard. Duyvejonck stated that the minimum lot size variance is not an issue but reducing the side yard is the concern. Craig recommended denial of the three variances. DiLorenzo seconded. Motion carried 4/0.

b) Floodplain Ordinance (PC No. 16-14)

Smith presented the staff report.

Wallace recommended that the City Council adopt the new floodplain ordinance, DiLorenzo seconded, with condition that staff look into the provision that Excelsior is the governing body to review variances from the location of the floodplain maps. Duyvejonck opened and closed the public hearing. No one spoke. Motion carried 4/0.

c) Noise Ordinance (PC No. 16-13)

Planning consultant Richards presented the staff report.

DiLorenzo does not have an issue with low-level music on the street. Craig agreed. Many businesses have music. Craig asked what happens if the door opens? The music would be audible beyond the property line. Craig did not think music in the downtown was ever an issue. DiLorenzo and Duyvejonck liked the idea of limiting music within 60 feet of the building. Wallace thought 10 feet was reasonable.

Duyvejonck opened the public hearing. Brian Zais, 311 George Street, addressed the Planning Commission. Suggested the allowing noise during some timeframe for Cross Fitness. Duyvejonck suggested the farther of 60 feet from the building or the property line. Commission discussed hours, suggesting to copy the construction hours. Craig questioned about separating the noise ordinance into commercial and residential since they are different in nature.

DiLorenzo motioned to continue the public hearing with staff looking at hours, 60 feet from buildings/or property line if farther and separating residential and commercial. Craig seconded. Motion carried 4/0.

d) Landscaping ordinance, setbacks, construction management (PC No. 16-15)

Smith presented the staff report.

Bradley Will, 325 George Street, addressed the Planning Commission. Commission discussed the proposed landscaping ordinance. The Commission recommended 1/2000 SF for overstory trees and 1/750 SF for shrubs. Craig asked about landscaping within ROW, is that City or property owner responsibility?

Craig motioned to continue public hearing on the landscaping ordinance. DiLorenzo seconded. Motion carried 4/0.

Staff to include the front yard setback exceptions in the proposed ordinance. Craig motion to approve Ordinance No. 546 including adding the following:

*The proposed principal structure (or addition thereto) shall be no closer to the street than the closest principal structure on either adjacent lot on the same block and same side of the street, but the proposed principal structure (or addition thereto) need not be farther than 50' from the front lot line.*

Wallace stated it should be the same, average, going forward and backward.  
DiLorenzo seconded. Motion carried 4/0.

5. UNFINISHED BUSINESS

- a) None

6. NEW BUSINESS

- a) Building height, lot coverage/BMPs, non-conforming structures, non-conforming lot sizes, lot combination, detached garages and accessory structures, demolition impact fee

Smith presented the staff report.

Wallace recommends a height limit of 16 feet for detached garages. Prefers to go back to the six and eight feet for attached garages. DiLorenzo agreed. Commission felt comfortable with the rest of the recommendations, but wanted staff to look into flat roofs. Staff will draft the ordinance for the Commission to review at their October meeting.

7. COMMUNICATIONS & REPORTS

- a) Next City Council meeting – Monday, October 3, 2016  
b) Next Planning Commission meeting – Monday, October 24, 2016

8. MISCELLANEOUS

- a) Staunton and Smith informed the Commission of recent City Council actions. Parking meters, Water's public hearing for TIF, parking meters signage, Planning Commission appointment.

9. ADJOURNMENT

Commissioner Craig moved, Commissioner DiLorenzo seconded, to adjourn the meeting at 10:38 p.m. Motion carried 4/0.

Respectfully submitted,

Patrick Smith  
Planning Director