

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Monday, October 24, 2016

1. CALL TO ORDER

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

2. ROLL CALL

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

Commissioners Absent: Craig

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

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of September 26, 2016

Commissioner Wallace moved, Commissioner DiLorenzo seconded, to approve the Planning Commission Minutes of September 26, 2016. Motion carried 5/0.

4. PUBLIC HEARINGS

a) Landscaping ordinance, Building height, lot coverage/BMPs, non-conforming structures, non-conforming lot sizes, lot combination, detached garages and accessory structures, demolition impact fee (PC No. 16-15)

Chair Duyvejonck opened the public hearing. Jennifer Caron, 182 Third St, addressed the Planning Commission.

Staff needs to add the height exception and look into height limits for flat roofs.

Planning Commission recommends having four categories for Maximum Impervious Surface Coverage similar to Building Coverage.

Limit detached garages to 17 feet and 650 for lots less than 12,000 SF.

Remove the provision of garages being two-story with a window of 12 SF.

Staff needs to define "partial demolition".

Staff will look at penalties for removing landmark trees.

Staff will look at 176 Maple to determine what size trees were planted.

Staff will make suggested changes and email to Commission.

Chair Duyvejonck continued the public hearing until the November Planning Commission meeting.

- b) Comprehensive Plan Amendment and TIF Consistency for 723 Water Street (PC No. 15-14)
Smith presented the staff report. Staunton explained the request. Wallace believes that the two parcels located in Shorewood should not be guided High Density as it is adjacent to single family neighborhood. Wallace stated that Medium density between the highway and the single family neighborhood would be more appropriate. Smith stated that the property located in Excelsior is zoned Medium Density but guided High Density in the Comprehensive Plan.

Busch motioned, Punch seconded, to recommend that the City Council amends the City's Comprehensive Plan to guide the two Shorewood parcels as High Density Residential on the condition that the two parcels are annexed into the City. Motion carried 4/1.

Punch motioned, Busch seconded, that despite the fact that the Planning Commission recommended denial of the Waters project, the Planning Commission recognizes that the development plans conform to the existing and anticipated Comprehensive Plan guidance of High Density Residential of the existing parcel and the two Shorewood parcels, contingent that the City Council annex the two Shorewood parcels. Motion carried 5/0.

Duyvejonck closed the public hearing.

5. UNFINISHED BUSINESS

- a) None

6. NEW BUSINESS

- a) None

7. COMMUNICATIONS & REPORTS

- a) Next City Council meeting – November 7, 2016
b) Next Planning Commission meeting – Monday, November 28, 2016

8. MISCELLANEOUS

- a) Staunton and Smith informed the Commission of recent City Council actions. 810 Excelsior. Planning Commission and HPC appointments. Council approved the Flood Plain ordinance and the front and rear yard setback requirements. Increase in fee for the taproom license.

The Planning Commission discussed writing a letter to inform residents that

the City is working on new single family standards and that the new homes being built did not require variances.

9. ADJOURNMENT

Commissioner DiLorenzo moved, Commissioner Busch seconded, to adjourn the meeting at 10:33 p.m. Motion carried 5/0.

Respectfully submitted,

Patrick Smith
Planning Director