

City of Excelsior  
Planning Commission Meeting  
AGENDA  
**Tuesday, December 6, 2011**  
Council Chamber, City Hall, 339 Third Street  
7:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
  - (a) Special Planning Commission Meeting of November 1, 2011
  - (b) Special Planning Commission Meeting of November 17, 2011
4. PENDING ISSUES/PROJECTS
  - (a) Appoint Liaison to City Council (December 19, 2011)
5. PUBLIC HEARINGS - (Continued)
  - (a) None
6. PUBLIC HEARINGS
  - (a) Conditional Use Permit for a Parking Impact Fee and Design Standards Review – 217 Water Street – Yumi’s Sushi Bar
  - (b) Conditional Use Permit for a Parking Impact Fee – 344 Water Street – Knapp Radio and TV Building
7. UNFINISHED BUSINESS
  - (a) Design Standards Amendment for 404 Second Street - Brandow
  - (b) Design Standards Review for 31 Water Street – Licks Unlimited
  - (c) Discuss Amendment to Article 15, Non-Conforming Buildings, Structures, and Uses
  - (d) Parking Update - Implementation
8. NEW BUSINESS
  - (a) Variance Allowance for New Construction
  - (b) Dates for Additional Work Session(s)
9. COMMUNICATIONS & REPORTS
  - (a) Update on Residential Design Guidelines Subcommittee
  - (b) Update on Green Technology Subcommittee
  - (c) Next Planning Commission Meeting – Wednesday – January 4, 2012
  - (d) None
10. MISCELLANEOUS
  - (a) Recent City Council Actions
11. ADJOURNMENT

**Notice: Some items on this agenda are important enough to City Council Members that a quorum of the Council may be present to receive information leading to their future deliberations and eventual decision.**

Auxiliary aid for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at (952) 653-3675.