

City of Excelsior

Special Meeting

Heritage Preservation Commission

Minutes

Tuesday, March 27, 2012

1. CALL TO ORDER

Chair Sanders called the meeting to order at 6:08 pm.

2. ROLL CALL

Commissioners present: Bolles, Macpherson, Meyer, Mueller, and Chair Sanders

Commissioners absent: Finch and Roden

Also Present: City Attorney Staunton

3. UNFINISHED BUSINESS

- a Draft Findings-of-Fact for Demolition Permit Approved on March 20, 2012 for 368 and 374 George Street and Site Alteration Permit Approved on March 20, 2012 for Exterior Renovations at 440 Water Street and Construction of New Building at 400 Water Street – Mason Motors Site - KTJ 207 LLC

Commissioner MacPherson gave a summary of the Planning Commission meeting of March 26 2012, which he attended as HPC liaison.

The Commission met to discuss the Findings-of-Fact as prepared by City Attorney Kevin Staunton. Staunton stated that the draft resolution should have taken its title from the first agenda item (i.e. "A Resolution Granting a Site Alteration Permit for Demolition of Structures at 368 and 374 George Street and for Related New Construction at 400 Water Street").

There was an extended discussion on the date of the plan to which the Findings-of-Fact relate. Commissioner Bolles noted his desire for an approval of the March 23 plan which was not formally distributed to the HPC, but which was received by some HPC members who attended the Planning Commission meeting of March 26. The plans of March 23 incorporated changes required by the HPC in their approval-with-conditions of the plan presented at their meeting on March 20.

Commissioner Sanders stated her opinion that the Findings-of-Fact before the Commission relate to the plans reviewed at the meeting on March 20, since those were the plans officially distributed to the Commission and approved with conditions.

3. UNFINISHED BUSINESS

- a. Draft Findings-of-Fact for Demolition Permit Approved on March 20, 2012 for 368 and 374 George Street and Site Alteration Permit Approved on March 20, 2012 for Exterior Renovations at 440 Water Street and Construction of New Building at 400 Water Street – Mason Motors Site - KTJ 207 LLC – (Continued)

Commissioner MacPherson stated that the plans presented at the meeting on March 20 were superseded by the plans of March 23, and that changes requested by the Planning Commission to those plans would result in another set of plans that would supersede those, and so on. Because several versions of the plans would be created as the project moves forward, he recommended that the HPC proceed with the Findings-of-Fact regarding the plans reviewed at the meeting on March 20 since those were the set of plans approved with conditions by the HPC.

Commissioner Bolles disagreed with this line of reasoning, and stated that it was “bad business” to use an outdated set of plans for the Findings-of-Fact. He worried that the applicants would be less obligated to make the changes required if there was an approval, on record, of plans that did not incorporate those changes.

City Attorney Staunton stated that City staff would be monitoring the project to ensure that all changes required by the Commissions and by the Council would be adopted by the applicants.

After some discussion of this issue, it was moved by Commissioner MacPherson and seconded by Commissioner Mueller to adopt Resolution No. 2012-01 – A Resolution Granting a Site Alteration Permit for Demolition of Structures at 368 and 374 George Street and for Related New Construction at 400 Water Street. The resolution passed with a vote of 4 to 1, with Commissioner Bolles voting nay. Bolles stated that he voted nay because he believed the Findings-of-Fact should relate to the plans of March 23 and not the plans reviewed by the Commission on March 20.

4. ADJOURNMENT

It was moved by Commissioner Mueller, seconded by Commissioner Meyer, to adjourn. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Becca Sanders  
Acting Secretary