

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Planning Commission

Tuesday, January 7, 2014

1. CALL TO ORDER

Chair Craig called the meeting to order at 7:03 p.m.

2. OATH OF OFFICE

City Manager Luger administered the Oath of Office to Commissioner Cate Honzl.

3. ROLL CALL

Commissioners Present: Duyvejonck, Hannah, Honzl, Wallace, Wilson, and Chair Craig

Commissioners Absent: Busch

Others Present: City Planner Richards, City Attorney Staunton, and City Manager Luger

4. APPROVAL OF MINUTES

(a) None

5. PENDING ISSUES/PROJECTS

(a) Appoint Liaison to City Council (January 21, 2014)

Wallace volunteered to be the liaison to the City Council at the January 21, 2014 meeting.

Duyvejonck moved, Wallace seconded, to move Item 8(a) to follow Item 6(a). Motion carried 6/0.

6. PUBLIC HEARINGS

(a) Proposed Ordinance to Amend Article 38 of Appendix E of the Excelsior City Code of Ordinances to Provide Restrictions on Formula Businesses within the Business Zoning Districts

Richards reported that staff was unable to attend the Excelsior Downtown Retailer's Committee meeting to gather feedback from the businesses because the meeting was cancelled due to the cold weather.

Hannah asked for clarification on item d(6)c, which states: 'Any formula business establishment must be in a building that is shared with at least one other business that is not a formula business establishment of any type'. Richards responded that all of the language under item 6 was more restrictive, but has recently been loosened.

6. PUBLIC HEARINGS

- (a) Proposed Ordinance to Amend Article 38 of Appendix E of the Excelsior City Code of Ordinances to Provide Restrictions on Formula Businesses within the Business Zoning Districts – *Continued*

Wallace liked the ordinance as it is written and recommended that it be presented to the business community as is.

Chair Craig opened the public hearing at 8:25 p.m. Hearing no comments, Chair Craig closed the public hearing at 8:25 pm.

Duyvejonck moved, Wilson seconded, to continue the public hearing to the February Planning Commission meeting. Motion carried 6/0.

8. NEW BUSINESS

- (a) Design Standards and Site Plan Review for Exterior Alterations at 205 Water Street / 400 Second Street, PID # 34-117-23-11-0126 – Eric Paulson, Compagno Hospitality

Richards reported that Eric Paulson, representing Compagno Hospitality, has made application for Design Standards and Site Plan review to make changes to the appearance of the front and side façades at 205 Water Street and 400 Second Street. The Heritage Preservation Commission (HPC) approved the Site Alteration permit at their December 18, 2013 meeting for the building changes as presented. They also established a subcommittee to review final detail items addressed as part of their approval, which met this morning.

Richards said that since the HPC's initial review in November, the following changes have been made to the plans:

1. The revolving door has been removed and replaced with double doors; the HPC agreed to this change.
2. The operable windows have been removed from Water Street and only one window that opens is provided on Second Street; the revised window spacing is on the updated plans. The HPC was favorable to this change.
3. The design of the façade for the retail space has changed. The HPC was not favorable to the brick choice or the decorative parapet proposed for the building. A revised design has been provided by the Applicant, which was reviewed by the HPC subcommittee this morning.

8. NEW BUSINESS

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4. The canopy has been revised so that it will not have support posts; the HPC agreed to the canopy design. Richards noted that the City will need to have a license agreement for the canopy.

Richards informed the Planning Commission that the property, which includes the Brandow office space, is grandfathered under the Excelsior Parking District with seventeen parking stalls. A Conditional Use Permit was issued in 2012 for five parking stalls under the Parking Impact Fee. The Conditional Use Permit is still in effect and valid. The proposed restaurant will include 76 seats, which is four less seats than previously proposed.

Hannah asked that the applicant clarify their application given that the exhibits no longer match the narrative.

Matt Kreilich of Julie Snow Architects, Inc. said that in their original proposal to the HPC, the brick for the retail space was white. Because the HPC was adverse to the white brick, the brick color needed to be changed; this is why there is a discrepancy between the exhibits and the narrative. The final brick will be darker and was approved by the HPC subcommittee this morning. There is also a discrepancy with the windows because the HPC requested that there be more spacing between the windows.

Hannah inquired about the screen door that was mentioned in the narrative. Matt Kreilich stated that the screen door was removed at the request of the HPC who believed that it did not fit into the context of the historic downtown.

Pauv Thouk of Julie Snow Architects, Inc. added that on one of the drawings it shows a new entry location and that the scale and proportions of the building are the same. The new entrance provides a direct connection to the rear courtyard and highlights a historic brick wall. Their intention is to reuse as much of the brick and glazed block that they can. They were never able to find a historic picture of the building so this is their best rendition.

The Second Street entrance will be recessed; there will be one door for the retail space and one door for the stairwell. The rear entrance that is off of the courtyard will lead into a shared lobby. The retail space will have some detail work on the top of the building which will screen the mechanical; the parapet will also be raised to give the space more identity.

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Hannah commented on the back portion of the building being under construction and questioned if the back entrance will be accessible to the public. Tim Brandow, the building owner, responded that the back entrance will be accessible to the public.

Hannah inquired about the intended use of the lower level of the building; Tim Brandow said that he is uncertain at this time what type of use the lower level will be leased to. Matt Kreilich showed the Planning Commission the basement floor plan with the future tenant space and the storage spaces for Victor's.

Wilson asked about the gray electrical box located next to the building on Second Street. Tim Brandow said that he would be willing to move the electrical box to a more desirable location provided there is some shared financial contribution from the City.

Wallace inquired about the replacement of the windows. Matt Kreilich mentioned that when Tim Brandow started to strip away the former façade, he discovered that the current windows do not match the original window openings. Matt Kreilich thinks that the building is beautiful and would like to preserve its uniqueness as much as possible.

Pauv Thouk presented the Planning Commission with some historic images of the building along with a more detailed version of the plan. She reiterated that the historic brick wall will be preserved and used to connect the back portion of the building to the front.

Wallace asked if the door for the stairwell will be the same door as for the retail space. Matt Kreilich said that the doors will be different to distinguish the spaces.

Chair Craig questioned whether the double metal doors will be preserved. Matt Kreilich replied that the doors are part of the original hotel so they will be preserved and used as a highlight wall by the bar.

Hannah asked whether the proposed signage is in compliance with Zoning Code. The background of the blade sign is twelve feet, but the current limit is eight square feet of sign space. Richards found the blade sign to be in compliance since the actual signage is the white translucent letter, which is less than four feet. Staunton said that the Planning Commission does not have to make a legal finding regarding the sign because they are currently undergoing a design standards review.

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Duyvejonck requested clarification regarding the courtyard and whether it will have outdoor seating. Tim Brandow responded that the courtyard will be used as a parking lot and not for outdoor seating. He added that they may close off the courtyard and use it for special events contingent on City Council approval. Staunton stated that the parking spaces within the courtyard have a conditional use permit with the City. Tim Brandow noted that the courtyard is a private parking area and that the City does not maintain it. Staunton said that the parking spaces within the courtyard help these properties meet their parking requirements.

Wallace inquired about the valet parking and how it affects the parking count. Richards said that the valet parking will not affect the parking count because the applicant is proposing to use the fifteen minute parking space on Water Street for drop-off and to pick-up where the handicap space on Second Street is currently located. Wallace stated that in order to have valet without disturbing traffic, parking spaces will need to be designated. Richards said that the City Council will need to discuss the proposed valet parking. Wallace strongly recommended that the City Council study the designated parking space issue.

Richards asked Chair Craig whether the Planning Commission was ready to review and provide comment on the design standards; Chair Craig responded yes. The Planning Commission was comfortable with the applicant's submission pertaining to unifying design concept and the composition and detailing.

Richards requested comments regarding the relocation of the Water Street entrance. Wallace questioned the signage on the canopy. Richards said that there is lettering along the canopy, but he did not count it as signage because the letters are only six inches tall and are not lit.

Richards asked whether the Planning Commission was comfortable with no support poles for the permanent canopy over the entrance on Water Street. Honzl questioned if the HPC was supportive of the canopy since it did not seem very historic to her. Richards believed that this type of canopy was prevalent in the 1940's/1950's and said that the HPC was ok with it.

Richards requested comments regarding the window replacement. Wallace stated that he was surprised that the HPC did not have more of an issue with the window replacement. The dark bronze aluminum seemed too dark to Wallace, but Honzl and Wilson said that they both

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liked it. Matt Kreilich said that they were trying to understate the windows, which is why they picked the dark bronze aluminum.

The Planning Commission was comfortable with the proposed bay widths, the parapet being raised for the retail space, and the plans for screening the roof top mechanical equipment.

Richards asked for feedback regarding the use of the original tile of the Red Owl for the restaurant, the Planning Commission was supportive of this building material. Richards also noted that there is currently a bike rack at the back of the building.

Duyvejock asked if there will be any outdoor seating, Richards responded that the applicant is currently not proposing any outdoor seating. Hannah inquired about the narrative mentioning access to the roof. Pauv Thouk responded that the current application does not include any utilization of the roof. Duyvejonck asked whether outdoor seating would need to go through some type of approval process if it was utilized in the future. Richards replied that any outdoor seating would need to go through a design standards review.

Wallace asked whether the HPC looked at the metal window trim. Bob Bolles of the HPC said that the material was reviewed. Wallace stated that he did not understand why the HPC is concerned with some issues and not others; they were concerned with the window pattern, but not the finish.

Duyvejonck moved, Hannah seconded, to approve the design standards for 205 Water Street/ 400 Second Street. Motion carried 5/1 with Wallace voting nay. Wallace voted nay because he did not agree with the windows being relocated, he believed they should be placed in their original locations.

7. UNFINISHED BUSINESS

- (a) Planned Unit Development Process

Richards said that the Planning Commission can discuss this item later, but he will be looking for their direction on which projects are their largest priorities.

7. UNFINISHED BUSINESS

(b) Parking Update – Implementation

Richards summarized the Parking Impact Fee and that the City does parking counts to determine parking capacity. He stated that the overall parking numbers have increased from last year to this year, and that the numbers show that downtown is busy. Richards noted that in June the east parking lot was over 100% utilized because vehicles parked in any place they could fit.

Wilson asked if the data can be graphed, which Richards said it can. Richards said that he will conduct a comparison of the data for the Council meeting and bring it back to the Planning Commission for their review.

Wallace suggested directing vehicles to the Minnetonka School District parking lot and then including those spaces in the parking counts. Richards mentioned that the Minnetonka School District parking spaces are counted, but are not included in the overall capacity analysis.

Richards also reported that he has not received a response from the parking management company and that he still needs to meet with the Chair to develop the parking map.

Richards asked the Planning Commission for their priorities for 2014. Craig responded that she would like to finish the discussion regarding the 50 foot parking setback, especially since it was such a big issue with the Mason Motor property.

Wilson said that he would like to study the use of parking meters because it could generate revenue for the City. Wallace and Craig think that the parking meters are a no-brainer; the City should utilize meters. Staunton noted that someone has to pay for the parking and that the City of Excelsior is currently paying for most of the parking. He added that the 50<sup>th</sup> and France parking ramp is paid for by the businesses, but the customers believe it is free.

Wilson wants to know how much a parking meter could generate in revenue for the City. Wallace also expressed an interest in the revenue that could be generated; he recalled the payback for a meter being about three years. Craig said that she likes how the City of Stillwater has paid parking lots closer to the downtown and free parking lots further out.

Wallace inquired about the progress of the Planned Unit Development (PUD) ordinance. Richards replied that staff needs to refine the ordinance based on the feedback from the joint Planning Commission and HPC meeting. Wallace thought that the PUD ordinance would be relatively easy to complete. Richards stated that some of the remaining

7. UNFINISHED BUSINESS

(b) Parking Update – Implementation - *Continued*

items are simple, but there still needs to be a discussion regarding how the HPC will be included in the PUD discussion.

Duyvejonck said that she would prefer to focus on the tasks that could be completed in 2014. The Planning Commission agreed that the focus should be on the objectives that are near completion.

9. COMMUNICATIONS & REPORTS

The next Planning Commission meeting will be on Tuesday, February 4, 2014.

10. MISCELLANEOUS

(a) Recent City Council Actions

Staunton reported that at the December 16<sup>th</sup> City Council meeting, the Council approved the 2014 levy, the second annual Concours d’Elegance, the variance on George Street, and the galvanized steel design standards. The Council also reduced the number of brewer taproom licenses from two to one and appointed Catherine Honzl to the Planning Commission.

He also noted that the City Council was quite pleased with the Planning Commission’s work on the design standards review for Steele Fitness.

Staunton said that at the January 6<sup>th</sup> City Council meeting, there was a lengthy discussion regarding the proposed outdoor seating at Excelsior Brewery. The Council ultimately agreed to allow some outdoor seating on the side of the building in the alley with limited occupancy, but no seating on Third Street. The outdoor seating would be open until 10:00 pm Wednesday and Thursday and until 11:00 pm on Friday and Saturday.

11. ADJOURNMENT

Wilson moved, Honzl seconded, to adjourn at 9:15 p.m. Motion carried 6/0.

Respectfully submitted,

Kristi Luger  
City Manager