

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Tuesday, March 4, 2014

1. CALL TO ORDER

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

2. ROLL CALL

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

Commissioners Absent: Busch

Also Present: City Planner Richards, City Planner Smith,

3. APPROVAL OF MINUTES

a) None

4. PENDING ISSUES/PROJECTS

a) Appoint Liaison to City Council meeting – none was needed

5. PUBLIC HEARINGS – (Continued)

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 gave a brief description of the public hearing. Richards will send drafts of proposed ordinance to Chamber.

Chair Craig opened the public hearing. Richards stated that he would keep Mark Kelly in the loop with the drafts of the Formula Business ordinance.

Steve Finch, liaison from the Heritage Preservation Commission, didn't know that the item was before the Planning Commission. Thought issue was only in front of City Council. Suggested that may be reason no one is at the public hearing. Wallace suggested that people generally don't come to public hearings unless they are opposed to a project.

Chair Craig closed public hearing. Wallace moved, Wilson seconded, that the public hearing should be continued to the April 8, 2014, Planning Commission meeting. Motion carried 5/0.

6. UNFINISHED BUSINESS

a) Parking Update – Implementation

i. Parking Map - Richards introduced the topic. Richards stated that parking counts will start in May 2014. Richards asked for volunteers. Chamber is working on map that would include areas of parking. Craig stated that the

school lot that is open for public parking should also be on maps. Details of public using school lot have not been finalized, though.

- ii. Parking Management/Meters – Richards highlighted two of the larger parking meter companies. Community may not want parking posts for each space on Water Street. Richards stated that the community may want to look into using the meters that use the license plates to manage/enforce parking meters. Price is about \$10,000 per station. This may need to be increased another \$400 for support and warranty. Richards plans to be in Chicago for the Parking Meter Convention. Richards and staff will update the costs and revenues of the parking meters. Existing meters along Commons need to be replaced. Next step is to bring the topic to the City Council. Richards said the timing would be going out for bid this fall and winter, and installing them the following spring. Richards said the community is looking into variable rates for parking meters. Wilson asked about how the license plate meter system works. Richards explained that users enter their license plate number, time and currency into the meter. Meters are then enforced with I-Pads.

Craig suggested getting an opinion from business owners and retailers. The Commission discussed charging residents a discount. The Commission believed that the businesses should know about this item soon. Richards would like to get more direction from Council before notifying chamber: just replacing existing meters or adding new ones.

- iii. Parking Counts – start this May.

- b) Parking Options for Water Street/Design Standards for 50-foot Setback Requirement on Water Street – Richards introduced the subject. A 50-foot parking lot setback is currently required for the entire length of Water Street. The Commission has been looking at a parking setback of 10 feet south of George Street. Richards stated that Wayzata requires a standardized-designed fencing along commercial lots with parking that is closer to the street.

Wallace recommended moving the 50-foot setback to only the B-1, Central Business District, rather than to George St. Honzl suggested rezoning the historic single-family properties that are near the downtown business district to a Cottage Zoning District. Richards suggested rezoning these properties to B-4, Office/Residential zoning district for these single-family properties. The B-4 zoning district doesn't limit office use and still requires the 50-foot parking lot setback. Richards stated that the Planning Commission could look at if a building was destroyed new buildings would have to be setback an average setback of adjacent buildings.

The HPC liaison, Finch, stated that the HPC is looking at expanding the historic district to include some of the adjacent single family houses. Duyvejonck is mostly interested in creating buildings and sites that are pedestrian-friendly

regardless if it's a 10-foot or 50-foot setback. Duyvejonck would prefer building setbacks that would allow parking in front of the building.

Craig stated her preference of seeing buildings from streets as opposed to parking lots. Honzl commented that it would be good if accesses were combined to limit the number of access point onto Water Street. Richards stated that the area north of George Street is grandfathered in for parking. Duyvejonck stated that the B-4 district may be more appropriate because it permits office and residential. The Commission didn't want to extend B-1 zoning district to George Street. Richards stated that the city could take out allowance of gasoline stations in the B-4 if the Commission wanted to rezone the area to B-4. The Commission favored keeping the 50-foot parking setback all the way to Oak.

7. NEW BUSINESS

- a) Schedule Joint Meeting with the City Council – May 5th

8. COMMUNICATIONS and REPORTS

- a) Next Planning Commission Meeting – Tuesday, April 8, 2014
- b) Victor's valet parking. Richards updated the Commission on Victor's valet parking. Staff is looking at City of Minneapolis' code for guidance. If the valet regulations are written in the zoning ordinance the proposed regulations would need to come to Planning Commission for their review.
- c) Steve Finch, from the HPC, gave an update on the possible Scenic Byway. The idea is still in very preliminary planning stages. The HPC voted to recommend to the CC to continue to pursue exploring the idea. The HPC approved the removal of the awnings of the Tonka building with the condition that they maintain the hardware in case the new tenant or future tenant wants to re-install the awnings.
- d) Recent City Council Actions - Richards updated the Planning Commission on February 15th City council meetings
- e) WSB is holding free planning 101 sessions.

9. ADJOURNMENT

Commissioner Wilson moved, Commissioner Duyvejonck seconded, to adjourn the meeting at 8:50p.m. Motion carried 5/0.

Respectfully submitted,

Patrick Smith
City Planner