

City of Excelsior
Hennepin County, Minnesota
Planning Commission
Minutes

Meeting held at 24150 Smithtown Road, Shorewood (Police/Fire Departments)
Monday, February 27, 2023

1. CALL TO ORDER

Chair Wallace called the meeting to order at 6:30 pm.

Oaths of Office: Chair Wallace administered the Oath of Office to Tim Bildsoe and Bill Muenzberg.

2. ROLL CALL

Commissioners Present: Bildsoe, Holste, Muenzberg, Punch, Wallace.

Commissioners Absent: Black, Noll, Tyler (Noll had planned to attend remotely but due to technical difficulties at the new meeting location, it was not possible)

Others in attendance: Kevin Staunton, City Attorney; Julia Mullin, Community Development Director

3. APPROVAL OF MINUTES

a) Planning Commission Meeting, January 23, 2023.

- Continued to March 27, 2023, Planning Commission meeting.

4. PUBLIC HEARINGS

1. 141 First Street – Residential Review Permit Application.

The Planning Commission held a public hearing. No one from the public spoke. Punch moved to approve the Residential Review Permit Application. Muenzberg seconded. Motion approved 4-1. Holste voted no citing Guidelines 1 and 4. Direction made to staff to review two side wall plane issues; must be corrected or will require variances.

2. 130 Grove Street – Residential Review Permit Application and Variance from Building Coverage Standard Application.

The Planning Commission held a public hearing. Melinda Nelson, 526 William St. spoke: consider that when setbacks of new homes are decreased it lowers the value of surrounding older homes. Muenzberg moved to approve the Residential Review Permit Application. Bildsoe seconded. Motion approved 5-0. Punch moved to approve front and rear yard setback Variance Applications. Bildsoe seconded. Motion approved 5-0. Planning Commission encouraged Applicant to build the option with the larger porch without a building coverage variance.

3. 541 William Street – Residential Review Permit Application and Variances from Garage Setback and Side Wall Plane standards.

The Planning Commission held a public hearing. Tim Gephart, 575 William spoke against the application. Susan L., 556 William St. spoke against the application. Cate Honzl, 540 William spoke against the application. Melinda Wilson, 526 William St. spoke against the application. Adam Honzl, 540 William spoke against the application. Andy Trick, 335 College Ave. raised issues of concern regarding snow storage on Grathwol Lane. Holste moved to deny the Residential Review Permit application. Punch seconded. Stated application did not meet Guidelines 1, 4, 7. Motion approved 401. Wallace voted yes. Punch moved to deny side wall plane and garage setback Variance Applications. Bildsoe seconded. Motion approved 5-0.

b) 151 Bell Street – Residential Review Permit Application – application not complete for meeting. Continued to March 27, 2023. Planning Commission meeting.

c) 163 Second Street – Residential Review Permit Application – application not complete for meeting. Continued to March 27, 2023, Planning Commission meeting.

5. DISCUSSION ITEMS

a) Agenda for Planning Commission Annual Meeting in March.

6. COMMUNICATIONS & REPORTS

a) Next City Council Meeting – March 6, 2023

b) Next Planning Commission Meeting – March 27, 2023

c) Update – 300 Water Street Interim Use Permit Application – see proposed request in packet; Interim Use Permit Application to put a construction office for the 339 Third Street redevelopment project on the property at 300 Water Street will be on the March 27, 2023, Planning Commission agenda.

7. MISCELLANEOUS

a) Recent City Council Actions

8. ADJOURNMENT

Punch moved to adjourn. Seconded by Holste. Approved 5/0.

Meeting adjourned at 10:00 pm.

Respectfully submitted,
Julia Mullin, Community Development Director