

**City of Excelsior
Hennepin County, Minnesota
Planning Commission
Minutes**

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

1. CALL TO ORDER

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

2. ROLL CALL

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

Commissioners Absent: Holste, Noll

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

3. APPROVAL OF MINUTES

a) Planning Commission Meeting, January 23, 2023

Motion to approve by Bildsoe. Seconded by Punch. Approved 5-0.

b) Planning Commission Meeting, February 27, 2023

Motion to approve by Bildsoe. Seconded by Punch. Approved 5-0.

4. PUBLIC HEARINGS

1. 151 Bell Street – Residential Review Permit Application.

The Planning Commission held a public hearing. They provided suggestions for how the plans could more significantly meet the Good Neighbor Guidelines. Suggestions included: reduce mass and scale of the structure; it is a full two-story structure and fills the permitted footprint; a one and a half story structure would be more compatible with the parcel size and neighborhood; remove the second level that is over the front porch to reduce mass of the home; design appears to be replicated in proposal for 163 Second Street and it should be unique to the parcel; additional detail is required on the rear elevation in order to meet requirement that structure have four-side architectural detail. Punch moved to continue the application to the April 24, 2023, meeting. Muenzberg seconded the motion. Motion to continue application was approved 5-0.

2. 163 Second Street – Residential Review Permit Application.

The Planning Commission held a public hearing. Public comments received by email were included in

the packet. The Planning Commission determined that the proposed plans do not conform to requirements of Resolution 2021-11, approved at the time the parcel was created through subdivision: the side and rear setbacks are not in conformance; the second story of the home extends over the front porch reducing its impact as an element that reduces the mass of the home; the rear elevation does not have adequate detail to break up the wall planes. Additionally, the Planning Commission found that the proposed plans do not meet the Good Neighbor Guidelines: the plans do not respect the grade change on the parcel, and the three levels of the home that face the adjacent neighbor create too much mass and makes the home incompatible in terms of mass and scale with the neighborhood. Muenzberg moved to deny the application. Bildsoe seconded the motion. The motion to deny the application was approved 5/0. Staff will bring a Resolution of denial to the April 24th Planning Commission meeting.

3. 44 Center Street – Residential Review Permit Application and Variance from Maximum Building Coverage standard.

The Planning Commission held a public hearing. Public comments received by email were included in the packet. Punch moved to approve the Residential Review Permit application. Bildsoe seconded the motion. Motion approved 5-0. Tyler made a motion to deny the Variance application. Muenzberg seconded the motion. The motion to recommend denial of the Variance application was approved 3-2. (Bildsoe, Muenzberg, Tyler voted to approve the motion; Punch, Wallace voted to deny the motion.) The Variance application is scheduled to go before the City Council for action on April 3rd.

4. 254 Lake Street – Residential Review Permit Application. The Planning Commission held a public hearing. Public comment was made by Jim and Kim Lesinski, 248 Lake St. Additional public comments were received by email and were included in the packet. The Planning Commission determined that the proposed plans do not meet the Good Neighbor Guidelines: the home is two-story from front to back and is 77 feet long and creates too much mass on the parcel; the side elevation facing the neighbor to the northwest does not have adequate architectural detail – more windows are needed; the home significantly impacts the neighbor’s views, privacy and sunlight; a single or one and a half story garage would make the project more consistent with Good Neighbor Guidelines. Tyler made motion to deny the Residential Review Permit application. Muenzberg seconded the motion. The motion to deny was approved 4-1. (Wallace voted against the motion.) Staff will bring a Resolution of denial to the April 24th Planning Commission meeting.

5. 300 Water Street – Interim Use Permit Application. The Planning Commission held a public hearing. The Planning Commission revised the proposed conditions and forwarded recommendations to the City Council.

5. DISCUSSION ITEMS

- a) 541 William Street – Residential Review Permit application has been withdrawn and a new application will be submitted
- b) Elect Planning Commission Chair and Vice Chair for 2023-2024 – continue to April 24, 2023, PC meeting

6. COMMUNICATIONS & REPORTS

- a) Next City Council Meeting – April 3, 2023
- b) Next Planning Commission Meeting – April 24, 2023
- c) Updates

7. MISCELLANEOUS

- a) Recent City Council Actions

Prior to the adjournment of the meeting Chair Wallace resigned from the Planning Commission.

8. ADJOURNMENT

Punch moved to adjourn. Seconded by Bildsoe. Approved 5/0.
Meeting adjourned at 9:10 pm.

Respectfully submitted,
Julia Mullin, Community Development Director