

**City of Excelsior
Planning Commission Meeting Minutes
Monday, June 26, 2023**

**Meeting Location: Trinity Episcopal Church, 322 Second Street, Excelsior, MN 55331
Entrance is located on Second Street
Meeting room is located in Chamberlain Hall
6:30 P.M.
Zoom Option Available**

1. CALL TO ORDER

Chair Punch called the meeting to order.

The Agenda was amended to add:

a) 163 Second Street - Residential Review Permit Application - continued to July 24th Planning Commission meeting

b) 287 Water Street - Conditional Use Permit Application - continued to July 24th Planning Commission meeting

2. ROLL CALL

Commissioners Present: Muenzberg, Noll, Punch, Tyler.

Commissioners Absent: Bildsoe, Holste

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

3. APPROVAL OF MINUTES

a) Planning Commission Meeting, May 22, 2023 - continued to July meeting

4. PUBLIC HEARINGS

a) **150 First Street** - Residential Review Permit Application (PC No. 2023-13)

Chair Punch opened public hearing: no members of the public spoke.

Muenzberg moved to recommend approval of the Residential Review Permit Application with conditions from the staff report. Noll seconded. Approved 4-0. Staff will create resolution of approval for the City Council's consideration based on staff reports and Planning Commissioners' discussion.

b) **697 Glencoe Road** - Residential Review Permit Application (PC No. 2023-14)

Chair Punch opened public hearing: no members of the public spoke.

Noll moved to recommend approval of the Residential Review Permit Application with conditions from the staff report and an additional condition to calculate the proposed lot coverage to confirm that it is within the maximum allowed. Tyler seconded. Approved 4-0. Staff will create resolution of approval for the City Council's consideration based on staff reports and Planning Commissioners' discussion.

c) **243 Third Street** - Residential Review Permit Application (PC No. 2023-15)

Chair Punch opened public hearing: no members of the public spoke.

Muenzberg moved to recommend approval of the Residential Review Permit Application with addition of a condition to require recalculation of the proposed lot coverage and confirmation that it is within the maximum allowed. Tyler seconded. Approved 4-0. Staff will create resolution of approval for the City Council's consideration based on staff reports and Planning Commissioners' discussion.

d) **301 Water Street** - Conditional Use Permit Application for Parking Impact Fee (PC No. 2023-16)

Chair Punch opened public hearing: no members of the public spoke. The Applicant commented that the fee amount is burdensome to the business and they would like it reduced.

Muenzberg moved to recommend approval of the Residential Review Permit Application with the conditions in the staff report. Noll seconded. Approved 4-0. Staff will create resolution of approval for the City Council's consideration based on staff reports and Planning Commissioners' discussion.

e) **163 Second Street** - Residential Review Permit Application (PC No. 2023-11) - continued to July 24th Planning Commission meeting

f) **287 Water Street** - Conditional Use Permit Application for Parking Impact Fee (PC No. 2023-17) - continued to July 24th Planning Commission meeting

5. DISCUSSION ITEMS

a) None

6. COMMUNICATIONS & REPORTS

a) Next City Council Meeting - July 17, 2023

b) Next Planning Commission Meeting - July 24, 2023

c) Updates - new City Planner hired; updates on City Council actions on RRP applications; Residential Review Permit Ordinance recommendations at July meeting

7. MISCELLANEOUS

8. ADJOURNMENT

Tyler moved to adjourn. Muenzberg seconded. Approved 4-0.
Meeting adjourned at 7:45 pm.

Respectfully submitted,
Julia Mullin, Community Development Director

2023 Attendance

Meeting	Jan 23	Feb 27	Mar 27	Apr 24	May 22	Jun 26	Jul 24	Aug 28	Sep 25	Oct 23	Nov 27	Dec 26
Black	P	A	X	X	X	X	X	X	X	X	X	X
Bildsoe	X	P	P	P	P	A						
Holste	P	P	A	P	P	A						
Muenzberg	X	P	P	P	P	P						
Noll	P	A	A	P	P	P						
Punch	P	P	P	A	P	P						
Tyler	P	A	P	P	P	P						
Wallace	A	P	P	X	X	X	X	X	X	X	X	X

P - Present

A - Absent but gave prior notice

U - Absent without notice

SM - Special Meeting

X - Not applicable (cancelled meeting or not on PC)