

City of Excelsior
Hennepin County, Minnesota
Minutes
Planning Commission
Monday, June 27, 2022

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present: Black, Harrison, Holste, Noll, Tyler, Wallace

Commissioners Absent: Punch

Others in attendance: Kevin Staunton, City Attorney; Julia Mullin, Community Development Director; Brian Larson, City Architect.

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of June 13, 2022

Black moved to approve the Minutes. Harrison seconded. Motion approved 6/0.

4. PUBLIC HEARINGS

a) 750 Second Street – Residential Review Permit Application (PC No. 22-11). Black moved to approve the RRP application. Harrison seconded. Motion approved 6/0.

b) 678 Pleasant Street – Amendment to a Variance Application (PC No. 22-12). Harrison moved to recommend approval of the Original Plans, dated 10/28/2020, provided by the Applicant. Black seconded. Motion approved 6/0.

c) 339 Third Street/City Hall and West Lot site – Sketch Plan Application (PC No. 22-13). Red Leaf Partners presented plans for a new multifamily residential project. Planning Commission took public comment. The following people spoke: Bruce Anderson, 237 Center Street; Sharon Dahlstrom, Center Street; Mark McMillan, 227 Center Street; Gary Christiansen, owner of Professional Building on Second Street; Doug Jolstad, owner of Professional Building on Second Street; Diane Bolles, 229 George Street; Sheila Halloran, 321 Third Street; Peter Hartwich, 186 George Street; Larry Martin, 212 Water Street; Bob Bolles 229 George Street; Brian Kirkvold, 201 Second Street; Chrystal O’Hanlon, 227 Center Street and 230 West Drive.

The Planning Commission provided comments on the project for the City Council.

5. DISCUSSION ITEMS

a) Zoning Amendments – update.

The Council is considering the following proposed zoning amendments and Ordinance 638 went before the Council for First Reading:

1. Revise building heights in the Commercial Districts (Articles 2 and 50).
2. Clarify definition of “clinic” and where the use is permitted in the Downtown Commercial District (Article 50).
3. Clarify uses permitted at the street level in the Mixed-Use District (Article 50).
4. Allow Graphic Display and Video Signs as Temporary Signs, Off Premises, with conditions (Article 24).

The Council approved the First Reading of #2 and #4, and “clinics” as a permitted use at the street-level in the Mixed-Use District. These items are scheduled for Second Reading and Approval at the July 18th City Council meeting. The Council considered #1 and #3 and continued the discussion to the July 18th City Council meeting. They were all continued to the August 1st Council meeting.

6. COMMUNICATIONS & REPORTS

- a) Next City Council Meeting – July 18, 2022
- a) Next Planning Commission Meetings – July 25, 2022
- b) Residential Review Permit Administrative Approval - none

7. MISCELLANEOUS

- a) Recent City Council Actions

8. ADJOURNMENT

Holste moved to adjourn. Seconded by Black. Approved 6/0.
Meeting adjourned at 9:50 pm.

Respectfully submitted,
Julia Mullin, Community Development Director