

City of Excelsior
Hennepin County, Minnesota
Minutes
Planning Commission
Monday, August 22, 2022

1. CALL TO ORDER

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

2. ROLL CALL

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

Commissioners Absent: Wallace

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

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of July 25, 2022

Punch moved to approve the Minutes. Holste seconded. Motion approved 6/0.

4. PUBLIC HEARINGS

a) 678 Pleasant Street Variance Amendment (PC No. 22-12)

Mullin presented the staff report and corrected the Attachment: "Approved Plans" should be "Original Plans that the Planning Commission recommended for approval". Applicant spoke. Acting Chair Black opened the public hearing. Peter Hartwich, 186 George St. spoke to support Option A.

Harrison made motion to recommend approval of Option A. Punch seconded. Approved with the following findings, 6/0:

- Dormer on left elevation breaks up the mass of the roof plane
- Dormer on left elevation creates symmetry and balance in the structure as seen from the front and rear.
- Dormer on left elevation provides more light and more usable space on the second level.
- The property owners worked to preserve the landmark maple tree and did not expand garage toward the house.
- This is a unique lot with a significant grade change and the garage at the front of the property.
- Neighbors expressed support for property owner's plans to construct a garage.

5. DISCUSSION ITEMS

a) Parking Requirements for Multifamily Uses

Mullin presented staff report. Commission discussed the research, background information, proposed goals for a revised parking requirement, and requested additional information for the next meeting. No action was taken.

6. COMMUNICATIONS & REPORTS

a) Next City Council Meeting – September 6, 2022

a) Next Planning Commission Meeting – September 26, 2022

b) Residential Review Permit Administrative Approval – 44 First Street

7. MISCELLANEOUS

a) Recent City Council Actions

8. ADJOURNMENT

Punch moved to adjourn. Seconded by Harrison. Approved 6/0.

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Julia Mullin, Community Development Director