

City of Excelsior

Hennepin County, Minnesota

Minutes

Planning Commission

Monday, August 23, 2021

1. CALL TO ORDER

Chair Wallace called the meeting to order at 6:00 p.m.

2. ROLL CALL

Commissioners Present: Wallace, Black, Harrison, Noll, DiLorenzo

Commissioners Absent: Craig, Holste

Also Present: Interim Planning Director Mullin, City Attorney Staunton, City Architect Larson

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of July 26, 2021

Harrison is mentioned in the minutes however she was not present at the meeting. DiLorenzo moved to approve the amended minutes, Noll seconded. Motion carried 5/0

4. PUBLIC HEARINGS

a) **456 Lafayette Variance (PC No. 21-18)**

Mullin presented the report.

Wallace opened the public hearing. The applicant, Patrick Foss, 456 Lafayette Avenue, spoke about the application.

Peter Hartwich, 186 George Street, had a question if the applicant had considered recycled

materials for the addition. Hartwich questioned if the Commission could make a judgement before it received comments about the application from the watershed district or the DNR. The Commission agreed it would make sense to add a condition that the applicant would respond to any comments from the DNR or watershed district.

Mullin read an email received for the public hearing from Ann and Doug Segner.

Wallace closed the public hearing.

DiLorenzo made a motion to recommend approval based on the conditions recommended and the condition if the DNR or watershed district come back with any issues a response from Applicant is needed. Harrison seconded. Motion carried 5/0.

b) **540 Mill Street Conditional Use Permit (PC No. 21-21)**

Mullin presented the report. The Commission confirmed that the highest point of the fence will be 5 feet high.

Wallace opened the public hearing. The applicant, Julie Knight, 540 Mill Street, spoke about the application. Wallace closed the public hearing.

The Commission discussed clarifying questions with the applicant about the fence design.

The Commission discussed the possibility of having a future discussion about codifying fence design standards.

DiLorenzo made a motion to recommend approval with the conditions as stated as Staff. Added condition that tree at intersection be maintained and Little Free Library, if moved, would not block visibility at intersection. Black seconded. Motion carried 4/1. Noll voted nay. Harrison voted aye with the caveat that she would like to see space between the fence boards, however the code does not require it, and would like to suggest the Commission look at putting language into the Code to that effect.

[Staff Note – See Adjournment Discussion regarding the vote.]

c) **101 Center Street Residential Review Permit Amendment (PC No. 21-17)**

Mullin presented the report. Larson presented the city architect's report.

Wallace opened the public hearing. Mullin read an email submitted from Ann and Jeff Mark.

Peter Hartwich, 186 George Street, had concerns about projects coming back to Commissions to intensify uses multiple times.

Eric Hill, the applicant, spoke about the application.

Harrison moved to approve the Residential Review Permit Amendment with the conditions presented by the City Planner. Black seconded. Motion carried 5/0.

d) **197 Oak Street Residential Review Permit (PC No. 21-17)**

Mullin presented the report. Mullin made clarifications to the staff report. Larson presented the City Architect's report. The Commission had questions about the wall planes, the elevation, and the hardcover.

Wallace opened the public hearing. Jeff Ziebarth, representing the applicant, spoke about the application.

Mark Stanga, 428 William Street, had questions about the graphic representations of the architectural drawings.

Mullin read an email submitted by Molly Ruzickad, 450 Williams Street.

Peter Hartwich, 186 George Street, has concerns about the housing density in Excelsior.

Wallace closed the public hearing.

The commission discussed various concerns surrounding the design of the homes, including the roof and side wall plane and the window wells extending into the setbacks.

DiLorenzo moved to continue the application based on feedback given to the applicant on the articulation of the roof and wall planes. Harrison seconded. Motion carried 5/0. Motion carried 5/0.

The Commission discussed scheduling a special meeting for this item on September 13 and asked staff to schedule it.

e) **186 Maple Street Residential Review Permit (PC. No. 21-19)**

Mullin presented the report. Larson presented the City Architect's report.

Wallace opened the public hearing. Mark Williams, the applicant, spoke about the application.

Brian Zais, 311 George Street, is concerned about the surface coverage and water

management.

Peter Hartwich, 186 George Street, has concerns about unintended consequences about the size of the addition.

Wallace closed the public hearing.

The Commission would like a condition added that the engineer look at the plan for the addition for water management. The Commission discussed the trees being removed for the addition.

DiLorenzo moved to approve the Residential Review permit with the conditions as drafted, along with conditions regarding active water management and beautification. Black seconded. Motion carried 5/0.

5. DISCUSSION ITEMS

a) **456 Lafayette Variance (PC No. 21-18)**

The Commission discussed this item in conjunction with the public hearing.

b) **540 Mill Street Conditional Use Permit (PC No. 21-21)**

The Commission discussed this item in conjunction with the public hearing.

c) **101 Center Street Residential Review Permit Amendment (PC No. 21-17)**

The Commission discussed this item in conjunction with the public hearing.

d) **197 Oak Street Residential Review Permit (PC No. 21-17)**

The Commission discussed this item in conjunction with the public hearing.

e) **186 Maple Street Residential Review Permit (PC. No. 21-19)**

The Commission discussed this item in conjunction with the public hearing.

f) **Public Hearing Notice for Renters Discussion**

The Commission discussed the possibility of going beyond the requirement of notifying the property owner and mailing out notices to renters in the City. Staunton discussed the possibility of signage on project sites to increase awareness of land use applications. Peter Hartwich, 186 George Street, spoke and supports there being a process for notifying the renters in the City of land use applications.

6. COMMUNICATIONS & REPORTS

a) Next City Council Meeting – September 7, 2021

Minutes

Planning Commission

August 23, 2021

Page 5 of 5

b) Next Planning Commission Meeting – September 27, 2021

There may be a Special Meeting on the 13th of September.

7. MISCELLANEOUS

a) Recent City Council Actions

Staunton gave an update on recent actions.

8. ADJOURNMENT

Motion by DiLorenzo, seconded by Harrison, to adjourn at 8:40 pm.

There was discussion regarding Agenda Item 4(b), Noll would like to change his vote to aye.

Commission acknowledged his desire to change the vote but the vote cannot be changed and indicated his comments will be passed on to the City Council.

Motion to adjourn carried 5/0.

Respectfully submitted,

Julia Mullin

Interim Planning Director