

City of Excelsior

Hennepin County, Minnesota
Minutes
Planning Commission Special Meeting
Monday, September 13, 2021

1. CALL TO ORDER

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

2. ROLL CALL

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

Commissioners Absent: Craig

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

3. APPROVAL OF MINUTES

4. PUBLIC HEARINGS

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

This item was continued from the August 23, 2021 Planning Commission Meeting.

Mullin presented the staff report which highlighted plan revisions, made by the Applicant, to the plans that were presented at the August 23rd Planning Commission meeting. Larson presented the City Architect's report.

Chair Wallace continued the public hearing. Todd Simning, representing the applicant, answered PC questions re louvers and exterior materials. Simning asked about potential for getting a variance in order to demo the existing structure prior to securing building permits for new structures. City

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Attorney stated code standard regarding demolition process. Chair Wallace indicated any change to demo process would be a question for City Council.

Opened for public comments: Peter Hartwick, 186 George, made comments that included: mass and scale of proposed homes are not compatible with neighborhood structures, does not match existing street alignment, concerned about stormwater issues on Williams St., homes too big, prices too high; opined that elected officials should decide RRP's

Andrew Punch, resident, made comment that elected officials should decide RRP's.

Wallace closed the public hearing.

The commission asked about Wall Plane dimensions; staff stated Parcel B meets standards; Parcel A is similar to Parcel B.

Harrison commented that project has been improved, and appreciates changes made by developer; commented on project: main floor size is reasonable; height has been lowered by one foot; lot is very large, there is a mix of uses in the area so street rhythm is not traditional; houses behind are at a higher elevation; applicant is communicating with neighbors; expects water issues will be improved because city engineer reviews and approve plans.

DiLorenzo asked for clarification on house sizes. Applicant stated 3400-3500 sf each. Main level approximately 1960 sf. Resolution will be corrected.

Black agreed with much of Harrison's comments; divided a large property; houses not identical; a product for family with older kids or grandkids; landscape plans add softness and makes it more neighborhood-like.

Noll: revisions are an improvement; no oversized vertical masses; continuing the application from the last meeting provided an opportunity to work with Applicant which is big benefit.

Holste: location is unique; no variance requests is respectful.

Wallace: a win for the RRP process; dialogue with applicant is beneficial.

Black made motion to approve, with conditions that exterior materials will be reviewed by staff and staff will check Parcel A wall plane dimensions. Harrison made verbal request that Applicant continue to work with neighbors, the McFarlands. Harrison seconded. Motion carried 6/0.

5. DISCUSSION ITEMS

6. COMMUNICATIONS & REPORTS

a) Next Planning Commission Meeting – September 27, 2021

7. MISCELLANEOUS

8. ADJOURNMENT

Motion to adjourn at 7:45 pm.

Motion to adjourn carried 6/0.

Respectfully submitted,

Julia Mullin

Interim Planning Director