

City of Excelsior

Hennepin County, Minnesota

Minutes

Planning Commission

Monday, September 27, 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, Holste

Commissioners Absent: Craig, Noll, DiLorenzo

Also Present: Interim Planning Director Mullin, City Architect Larson

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of August 23, 2021

Black moved to approve the minutes, Harrison seconded. Motion carried 4/0.

b) Special Planning Commission Meeting of September 13, 2021

Lance moved to approve the minutes, Holste seconded. Motion carried 4/0.

4. PUBLIC HEARINGS

a) **181 George St. Residential Review Permit (PC No. 21-24)**

Mullin presented the report.

Larson presented his report.

Wallace opened the public hearing. The applicant, Sid Levin the designer for the project, spoke about the application.

Harrison: there's discrepancy in lot coverage calculations between what's on survey and what's in staff report. Mullin stated there were revisions/corrections made to the calculations. Staff verified the calculations. The calculation is less than the 42% maximum required by Code.

Wallace: there is a sliver of the garage that appears to be in the rear yard setback. Confirm with applicant.

Applicant: grading plan will be provided with building permit submission, if approved; no retaining wall proposed; landscaping will be grass alongside the addition; location of garage will be verified with new survey; exterior materials: foundation will not be exposed concrete – stucco covered; and approximately one foot of foundation will be exposed; a grooved siding, seamed every four feet.

Public comment: Peter Hartwich, 186 George St., spoke.

Wallace closed the public hearing.

Wallace: need to determine necessity for a variance for garage location. Applicant will need to submit an application for a Variance if it's required. PC has no issue with the variance request if it is needed.

Harrison: likes reduced infringement on rear yard setback, no increase in impervious surface, below height maximum, building coverage is lower than earlier proposed addition, footprint increase is small; this is a great solution for this house and that it's not a teardown; front is not changing drastically.

Holste: great example of mass and scale that fits the neighborhood; in line with neighboring structures; architectural detail; this is what Guidelines are intended to support.

Black: question about rear wall plane; one foot over requirement; window provides the break in the plane and it's at back of house facing trail.

Harrison made a motion to recommend approval based on the conditions recommended and clarification of need for variance for garage, and administrative review of exterior materials. Lance seconded. Motion carried 4/0.

5. DISCUSSION ITEMS

a) **48 Center St. Sketch Plan – New Construction (PC No. 21-23)**

Mullin presented staff report. Larson presented city architect report.

Applicants, Chad and Beth Babcock, spoke to the project.

Harrison: empathy for family situation; proposed structure is too big for neighborhood; considerably increased massing; big impact on neighbor to right; house is too long for lot; too many variances requested (staff clarified it's five)

Holste: teardown yet keeping garage; causes need for long breezeway; prefers keeping original house yet if teardown is happening, why not create a whole new plan with new garage that better fits lot and creates less mass

Black: height and mass next to adjacent property is too big; move structure closer to 1st St., now houses adjacent; would provide more "breathing room"; front façade and porch looks more like a rear or side than a front

Wallace: sometimes too much program for the site; have other options been explored that wouldn't require the variances? Front yard setback less of an issue if proposed house is similar in mass to existing house; however proposed house has mass twice as large in the front; support from neighbors is important to Planning Commission

Harrison: with corner lot houses, adding the full second story creates too much of a wall along street and along side adjacent to neighbor; this has been a concern on previous projects the PC has reviewed

b) **LoCorr Development Sketch Plan**

The applicant, Bob Sarna, presented a revised plan for condominium project at 690 Excelsior Blvd. PC provided comments.

c) **City signs placed on properties with development properties**

Mullin presented Council approved sign for “use change” at 106 Center. Proposed additional signs “development proposed” or “zoning change proposed” to be placed on sites where land use change is proposed in order to inform the community and encourage community participation. PC supportive.

6. COMMUNICATIONS & REPORTS

a) Next City Council Meeting – October 4, 2021

b) Next Planning Commission Meeting – October 24, 2021

7. MISCELLANEOUS

a) Recent City Council Actions

8. ADJOURNMENT

Motion by Harrison, seconded by Black, to adjourn at 8:30 pm.

Respectfully submitted,

Julia Mullin

Community Development Director