

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Monday, September 25, 2017

1. CALL TO ORDER

Chair Wallace called the meeting to order at 7:00 p.m.

2. ROLL CALL

Commissioners Present: Busch, Craig, DiLorenzo, Harrison, Kurschner and Chair Wallace

Commissioners Absent: None

Also Present: City Planning Consultant Richards, Planning Director Smith, City Attorney Staunton

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of August 28, 2017

Commissioner DiLorenzo moved, Commissioner Busch seconded, to approve the Planning Commission Minutes of August 28, 2017. Motion carried 6/0.

4. DISCUSSION ITEMS

a) Public Hearing: Variance – 127 West Lake Street (PC No. 17-07)

Smith presented the staff report. Wallace asked how the applicant would construct the garage without trespassing onto the neighboring property. Wallace opened the public hearing. Connie Brabec, applicant, addressed the Commission. Wallace closed the public hearing.

Kurschner moved, Craig seconded, to recommend that the City Council approve the variance to increase the height of a non-conforming structure at 127 West Lake Street adding a condition that the applicants receive adjacent property owners' approvals if they need to access the neighboring property while constructing the garage. Motion carried 6/0.

b) Comprehensive Plan Chapters – Land Use, Residential, and Commercial (PC No. 17-03)

Smith presented the staff report. Commission had comments on density. The Commission wanted staff to bring back the densities of the existing multi-family developments.

c) Sign and Logo for the excelsior Award

Commission liked the outline on the house, capital E, shadow on the E, eliminating "Enhancing Excelsior", a cutout sign, 18"x24".

5. COMMUNICATIONS & REPORTS

- a) Next City Council meeting October 2, 2017
- b) Next Planning Commission meeting October 23, 2017

6. MISCELLANEOUS

- a) Staunton and Smith informed the Commission of recent City Council actions. Council wanted the Planning Commission to look at regulating Parade of Homes. Council approved the variance for 127 West Lake Street. Council also had an extensive discussion on the East Town Small Area Study. Kurschner filled the Commission on the Council's East Town Study discussion.

7. ADJOURNMENT

Commissioner DiLorenzo moved, Commissioner Craig seconded, to adjourn the meeting at 9:01 p.m. Motion carried 6/0.

Respectfully submitted,

Patrick Smith
Planning Director