

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Monday, June 10, 2019

1. CALL TO ORDER

Chair Wallace called the meeting to order at 7:01 p.m.

2. ROLL CALL

Commissioners Present: Chair Wallace, Emfield, Harrison, DiLorenzo

Commissioners Absent: Craig, Holste, Barnes

Also Present: City Planner Becker

3. DISCUSSION ITEMS

a) Single Family Standards Task Force Recommendations

Planner Becker presented the report design standards that were recommended by the Single-Family Standards Task Force. Stepdowns and wall planes were first discussed. DiLorenzo was concerned that step downs may limit design. There was discussion about how difficult it is to create objective standards that are applicable to every property, which lead to discussion regarding the need for a design review board to use subjective language to determine if a home is compatible. Wallace said that without any standards, however, it's difficult as an architect to design something for review without any standards. There was discussion who should be on the review board. The Heritage Preservation Commission had thought that they would be suitable, however, they are trained to review historic homes, and there are not necessarily all historic homes in Excelsior. In general, the Planning Commission was in favor of stepdowns and wall planes. Regulating mass was discussed. In general, the Planning Commission was in favor of the intent of this standard, but they felt that the standard could be punitive. The Planning Commission wanted to see real life examples of what the standards would do to some existing homes. The Planning Commission liked that the standards would incent a property owner to remodel as opposed to tear down and rebuild. The Planning Commission felt that design schematics of adjacent properties should definitely be required for application. They also felt that size and massing should determine compatibility and cohesiveness. There was discussion regarding the required setbacks from the front or side principal plane of the building.

The Planning Commission liked, from the City of Stillwater's Design Guidelines, #5 regarding choosing building height in choosing roof forms, architectural styles and relating to context. They also liked #2 requiring the new home to respect the existing rhythm of the streetscape, #7, #23, and #25. They also wanted to make sure that stepdowns and wall width be incorporated into these standards.

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4. ADJOURNMENT

DiLorenzo moved, Harrison seconded, to adjourn at 9:20 pm. Motion carried 3/0.

Respectfully submitted,

Emily Becker
City Planner