

City of Excelsior
Hennepin County, Minnesota
Minutes
Planning Commission
Monday, February 28, 2022

1. CALL TO ORDER

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

2. ROLL CALL

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

Commissioners Absent: None

Also Present: Community Development Director Mullin, Asst City Manager Staunton

3. APPROVAL OF MINUTES

- a) Special Planning Commission Meeting of January 13, 2022
DiLorenzo moved to approve the Minutes. Black seconded. Motion approved 7/0.
- b) Planning Commission Meeting of January 24, 2022
Craig moved to approve the Minutes. Noll seconded. Motion approved 7/0.

4. PUBLIC HEARINGS

- a) **289 Water Street Conditional Use Permit (PC No. 22-05)**
Mullin presented the staff report.
Applicant spoke about the Application.
Wallace opened the public hearing. There was no public comment.
DiLorenzo moved to recommend approval of the Conditional Use Permit for two principal structures on a parcel and to continue the public hearing to the March 14 Planning

Commission meeting for consideration of the CUP for Parking Impact Fee. Black seconded. Motion approved 7/0.

b) 162 West Lake Street – Residential Review Permit (PC No. 22-02) – Continued to March 14, 2022, Planning Commission meeting

c) 631 Mill Street – Residential Review Permit (PC No. 21-30) – Continued to March 14, 2022, Planning Commission meeting

5. DISCUSSION ITEMS

a) 220 School Avenue – Design Standards Review Application (PC No. 22-06)

Mullin presented the staff report.

Applicant spoke about the Application.

Commissioners raised questions about whether the building height was measured according to Ordinance requirements and whether the balcony is in the front yard setback; staff will confirm that building height and front yard setback meets the Ordinance standards. The Applicant will submit window percentages.

DiLorenzo moved to recommend approval of the Design Standards Review with the condition that staff will demonstrate that the proposed structure is in compliance with zoning standards; if not in compliance a Variance application will be required. Craig seconded. Motion approved 7/0.

6. COMMUNICATIONS & REPORTS

a) Next City Council Meeting – March 7, 2022

b) Next Planning Commission Meeting – March 14, 2022

c) Residential Review Permit Administrative Approval

a. 44 1st Street – addition of second garage stall

7. MISCELLANEOUS

a) Recent City Council Actions

8. ADJOURNMENT

The Planning Commission thanked Commissioners Craig and DiLorenzo for their service to the Planning Commission, 18 years and 8 years respectively. They both are stepping down as Commissioners at the end of their terms. This is their last meeting.

Motion to adjourn by Craig and seconded by DiLorenzo. Approved 7/0.
Meeting adjourned at 7:55 pm.

Respectfully submitted,
Julia Mullin, Community Development Director