

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission

Wednesday, October 29, 2014

1. CALL TO ORDER

Chair Craig called the meeting to order at 6:31 p.m.

2. ROLL CALL

Commissioners Present: Busch, Chair Craig, DiLorenzo, Duyvejonck, and Honzl

Commissioners Absent: Wallace and Wilson

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

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of October 7, 2014

Striking Chair Craig's comments on limiting the number of food trucks, Commissioner DiLorenzo moved, Commissioner Busch seconded, to approve the Planning Commission Minutes of October 7, 2014. Motion carried 5/0.

4. PUBLIC HEARINGS

(a) Planned Unit Development Amendment, Design Standards Review for Construction/Remodel of the Building at 400 Water Street – Oppidan/PC No. 14-13

City planning consultant Richards introduced the item. Oppidan is proposing to amend the PUD to expand the second level of the building which would be located at 400 Water Street. The footprint and site plan do not change. Richards stated that the entire development is a PUD. Staunton clarified that there would be one resolution that would amend the PUD.

Craig opened the public hearing. Craig asked about the need for the expansion. Peter Coyle, representing Oppidan, stated that the original plan included a full second story. Kowalski's expressed concern that the full second story would impact the site lines to the Kowalski's store. With the approved site plan and signing, the 30-foot setback is no longer needed.

Craig expressed her concerns that the project keeps changing along the way. First just a one-story building, then a second story with a 30-foot setback now a second story with a 14-foot setback. Richards stated that all proposals met the city's design standards. DiLorenzo appreciates the need for an expanded office space. Staunton recommended that the Commission make a recommendation on amending the original PUD. Duyvejonck recommended asking the Commission for its support for the changes to the Oppidan building. All commissioners expressed their support.

Richards introduced the Kowalski's proposed building expansion. The expansion would eliminate the row of parking immediately in front of the building. Busch asked about the distance between the sidewalk and the parking. Richards stated it's a 24-foot wide drive aisle. The sidewalk in front of the building is roughly five feet.

Mike Oase, from Kowalski's, address the Commission. During the planning phase Kowalski's realized the building was tight. The distance from the curb to the building is six feet. Kowalski's is trying to keep the site plan and design of the building the same. With the addition, this would be the second smallest store. This addition would get the building to 17,700 SF. The Kowalski's in Woodbury is 48,000 sf. They are still hoping to open in June, 2015. DiLorenzo asked if this is the final plan coming to the City. Oase confirmed it was. Kowalski's is thinking about adding planters in front of the store to provide protection from the automobiles. Oase stated that the main exit will be the door furthest away from Water Street. Two trees will be planted on Water St. DiLorenzo expressed concern about having no vegetation from the Kowalski's entrance to Oak Street. Craig stated that this is still a public hearing. Lynn Walker, 351 George St, welcomes the addition to ensure Kowalski's is successful.

Craig closed the public hearing. Duyvejonck asked about the monument sign. Richards stated that the Council approved this sign under the original PUD. Busch asked about the lighting in the parking lot. Richards stated the council approved a high pressure sodium or a warm lighting LED. Duyvejonck asked if they could include some vegetation along Water Street. Kowalski's mentioned the building is up to the property line so they don't own any portion of that sidewalk. Richards stated that there's a foot distance between the building and the property line so there would be room for planters along the Water Street façade.

Richards will ask the city engineer about striping the entrance between the two sidewalks. Duyvejonck would like to soften traffic with striping and **planters along the Water Street façade.** Busch asked if the two entrances along Water Street would be one-way. Richards stated the City Engineer discussed this previously and recommended they be two-way. Duyvejonck recommended the city looking at removing any parking on Water street to accommodate all turning movements. Richards recommended that the City Engineer look at the traffic and parking on Water Street.

Duyvejonck recommended approval of amending the PUD subject to the conditions listed in staff report, City Engineer look at striping the parking lot between the sidewalks, the traffic and on-street parking and Kowalski's look at **placing planters along the Water Street façade,** DiLorenzo seconded. Motion carried 5/0.

5. ADJOURNMENT

Commissioner Duyvejonck moved, Commissioner Busch seconded, to adjourn the meeting at 7:30 p.m. Motion carried 5/0.

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Respectfully submitted,

Patrick Smith
City Planner