

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Planning Commission

Monday, February 8, 2016

1. CALL TO ORDER

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

2. ROLL CALL

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

Commissioners Absent: Wilson

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

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of January 11, 2016

Commissioner DiLorenzo moved, Commissioner Honzl seconded, to approve the Planning Commission Minutes of January 11, 2016. Motion carried 6/0.

4. PUBLIC HEARINGS

a) Changes to the Zoning Code – signs, trash enclosures, etc (from the Design Standards)

Smith introduced the item. Craig opened the public hearing. Wallace suggested the recommendations were appropriate. Honzl motioned to recommend the City Council adopted the proposed ordinance, DiLorenzo seconded. Craig closed the public hearing. Motion carried 6/0.

5. UNFINISHED BUSINESS

a) Restaurant Parking Requirements

Planning Consultant Richards introduced the item. City Council will be discussing some parking issues during their next few Work Sessions – vision for the downtown, a traffic and parking study, east and west parking lot improvements, funding, and a possible cooperative parking model.

Council approved a recommendation from the advisory group to move forward with the proposal from Baker Group/Parkeon for installing pay stations.

Restaurant standards – staff is recommending increasing the parking requirement for restaurants. By changing the current code requirements to parking by square footage, it does not necessarily increase the parking requirements.

DiLorenzo stated that by having the parking requirement by seats, it does not handicap restaurants who want to provide more space in the restaurant and fewer seats. DiLorenzo stated that using Chaska as a model tightens the parking requirements with a proven model. Wallace suggested using 1 space/3 seats or 3 people in order to capture standing room situations. Busch and Honzl were in agreement with DiLorenzo. Wallace is concerned with restaurants adding seats if they have to pay the parking impact fee if the City bases the required amount of parking based on seats only. Duyvejonck suggested using seats for restaurant areas and the current square footage for bar areas. Di and Busch recommended adding another parking standard for breweries. Planning Commission was comfortable with one space/3 seats and looking into the requirements for breweries. Richards will relay this to the City Council.

6. NEW BUSINESS

- a) Planning Commission Meeting Date – Commission is considering changing their meeting date to the fourth Monday starting in April. The Excelsior-Lake Minnetonka Historical Society holds a popular speaker series on the second Monday of the month. The Planning Commission agreed to move their meetings to the fourth Monday of the month in order for Commissioners and staff to attend the Historical Society’s speaker meetings. Staff will bring revised bylaws to the Planning Commission at their next meeting.

7. COMMUNICATIONS & REPORTS

- a) Next City Council meeting February 16, 2016
- b) Next Planning Commission meeting March 14, 2016

8. MISCELLANEOUS

- a) Staunton and Smith informed the Commission of recent City Council actions. City Council approved new liquor policy. Burdick’s proposed Concept Plan did not receive the four required votes. Two Councilmembers were uncomfortable relaxing the parking standards without looking at the impact of other underdeveloped sites. Council had a lengthy discussion on the special event fee for school activities. Council approved a vendor for the parking meters.

9. ADJOURNMENT

Commissioner Honzl moved, Commissioner DiLorenzo seconded, to adjourn the meeting at 8:10 p.m. Motion carried 6/0.

Respectfully submitted,

Patrick Smith  
City Planner