

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Planning Commission  
(special meeting)

Thursday, October 5, 2017

1. CALL TO ORDER

Acting-Chair Busch called the meeting to order at 7:00 p.m.

2. ROLL CALL

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

Commissioners Absent: Wallace

Also Present: Planning Director Smith and City Attorney Staunton

3. DISCUSSION ITEMS

a) 270 Third St - Variance (PC No. 17-09)

Smith presented the staff report. Jon Monson, the applicant, addressed the Commission. He noted that the house was moved to the site in the 1920's with the side of the house facing the street.

Acting Chair Busch opened the public hearing. No one spoke. Busch closed the public hearing. Craig and Harrison stated concern about the scale and mass on the commercial side of the house. Monson addressed the Commission.

Joan Maher, addressed the City Council, and asked about requiring landscaping between the house and the parking lot. Monson again addressed the Commission.

Commissioner DiLorenzo moved, Commissioner Kurschner seconded, to recommend the City Council approve the two variances for 270 Third Street based on the findings listed in the staff report and the conditions listed in the staff report adding a condition that the porch meet the zoning ordinance requirements for adding a porch onto an existing house. Motion carried 5/0.

b) East Town Small Area Plan (PC No. 16-16)

Bryan Harjes, HKGi, reviewed the East Town Study. Commission stated their concern about the revised map not corresponding with the narrative in the Study. Bryan will make changes based on the Planning Commission's recommendation of a 35 height limit with a caveat that development may change based on parking and financial implications.

Busch opened the public hearing.

Myrle Mackenzie, addressed the Commission.

Beth Maloney, Maynard's, addressed the Commission.  
Matt Duffy, representing Maynard's, addressed the Commission.  
Joan Maher, 905 Excelsior Boulevard, addressed the Commission.  
Jennifer Caron, Councilmember, 182 Third Street, addressed the Commission.  
Density at 810 should show Low Density with 6 or fewer units.  
Caron stated the sidewalk along Excelsior Boulevard should be less than 20 feet.  
Caron questioned having buildings that are setback on the upper floors.  
Commission wanted to remove the outlines of the buildings thinking the map with outlines would indicated a Study that is already approved.  
Dan Hannah, 6 Third Street, addressed the Commission.  
Peggy Bower, 805 Excelsior Boulevard, addressed the Commission.  
Nancy Middleton, 103 Wyer Hill, addressed the Commission.

Busch closed the public hearing. Kurschner suggested providing an executive summary. The Commission will send their notes to Smith, who will summarize them and send them to HKGi.

4. ADJOURNMENT

Commissioner Craig moved, Commissioner Harrison seconded, to adjourn the meeting at 10:02 p.m. Motion carried 5/0.

Respectfully submitted,

Patrick Smith  
Planning Director