

City of Excelsior
Hennepin County, Minnesota

Minutes
Planning Commission
Special Meeting

Monday, August 12, 2019

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present: Chair Wallace, Barnes, Craig, DiLorenzo, Emfield, Harrison, Holste

Commissioners Absent: None

Also Present: City Planner Becker

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of July 15, 2019

Motion by Craig, seconded by Holste, to approve the Planning Commission meeting minutes of July 15, 2019. Motion carried 7/0.

4. PUBLIC HEARINGS

a) Interim Ordinance Language

Planner Becker presented the report. Holste wanted to clarify if there was any major objection to any of the proposed standards. Becker clarified that the major objection was the different standards set forth for tear downs and rebuilds as opposed to remodels. The process for coming to this recommendation through the Single-Family Standards Task Force was explained. Craig felt that if the City is going to reduce the building envelope allowed, it should be applied to all situations, not just tear downs and rebuilds. Wallace wanted to see the requirement that 50% of the roof also remain in order for the language to go forth. Motion to remove differentiation between tear downs and rebuilds and remodels.

Wall planes were discussed. Wallace wanted to make sure porches as an architectural element could be used in lieu of a projected or recessed offset were allowed as discussed at a previous meeting. Motion by Craig, seconded by Harrison to move the recommendation on wall planes forward. Motion carried 7/0.

b) Single Family Standards Task Force Recommendations

Step downs, regulating mass and scale, and sun exposure planes were discussed. Emfield showed examples of what requiring an angle of 45 degrees would look like on lots of different widths. DiLorenzo found the step-downs to be the most

contextual. There was discussion regarding sun exposure planes, and it was generally felt that the discussion on sun exposure planes should be tabled to a future meeting.

Greg Miller, 335 College Avenue, liked the idea of the second story setting back relative to the neighbor. He wanted the Commission to condition the requirement that the structure needs to be more than five feet taller and needs to be less than 14 feet away from the neighboring property. The Commission discussed only requiring the step down on one side, the side of the property that has the closest neighboring structure. Most of the Commission wanted to measure the width of the stepdown from the property line and not the adjacent structure.

5. ADJOURNMENT

DiLorenzo moved, Harrison seconded, to adjourn at 9:01 pm. Motion carried 7/0.

Respectfully submitted,

Emily Becker
City Planner