

City of Excelsior  
Hennepin County, Minnesota  
Minutes  
Planning Commission  
Monday, November 23, 2020

1. CALL TO ORDER

Chair Wallace called the meeting to order at 6:00 p.m.

2. ROLL CALL

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

Commissioners Absent: Wallace

Also Present: City Planner Becker and City Attorney Staunton

3. APPROVAL OF MINUTES

a) Planning Commission Meeting of October 26, 2020

Motion by Holste, seconded by Noll to approve the October 26, 2020 Planning Commission meeting as amended. Motion carried 5-0.

4. PUBLIC HEARINGS

***(a)429 Second Street Conditional Use Permit (CUP) for Parking Impact Fee (PC No. 20-15)***

Becker presented the report. Harrison wanted to know why the fee for outdoor spaces were less than for indoor seating, and it was concluded that it was because outdoor seating could only be used for a short period of time as compared to indoor seating. Jon Wolf, applicant, spoke regarding the application.

Motion by DiLorenzo, seconded by Craig, to approve the Conditional Use Permit for a Parking Impact Fee for the property located at 429 Second Street. Motion carried 5-0 with a roll call vote.

***(b)366 Highway 7 Sign Variance (PC No. 20-17) (6:45 pm)***

Becker presented the report. DiLorenzo felt that it made sense to increase the allowable height of signs of properties specifically along Highway 7. Harrison asked about the prohibition of pylon signs within the Zoning Code, and Staunton felt that if the Planning Commission felt that pylon signs should be allowed along Highway 7, they should put that in their findings.

Holste felt that the variance was warranted and that the property was unique as it is along Highway 7 with minimal City street frontage. Noll agreed with Harrison that perhaps that it should be explored if pylon signs should be allowed along Highway 7. Harrison asked if, in the opinion of the applicant, which height proposed within the packet would be more appropriate. Gary Murphy, applicant, stated that a shorter sign could cause traffic issues. Noll asked the existing canopy height. The applicant indicated that the canopy was at a height of 18 feet. Noll wanted to include a finding that the conditions of the existing canopy at 18 feet contributes greatly to the acceptance of a pylon sign at 18 feet. Harrison wanted to ensure that a precedent was not set to allow pylon signage on other properties within the City.

DiLorenzo motioned, seconded by Craig, to approve the request for a variance and conditional use permit for the property located at 366 Highway 7 with amended findings. Motion carried 5-0 with a roll call vote.

5. DISCUSSION ITEMS

**a) *Commercial Districts Ordinance Discussion***

There was discussion regarding allowing the use of financial institutions within the Downtown Commercial area. The Planning Commission felt that perhaps financial institutions should be allowed but not on street level.

Harrison wanted day care facilities to be allowed on street level within the Mixed-Use Facilities. The front yard setback of the General Commercial area was discussed, and it was concluded that there was no issue with the zero front yard setback. The Planning Commission felt that the ordinance was ready to go to a public hearing during its next meeting. Noll wanted to add that restrictions should be placed on banking because of the vehicular traffic that increases with its use. Harrison also wanted to add that the City would like to encourage the use of retail within the Downtown Area.

**b) *Stormwater Ordinance Clarification (7:45 pm)***

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There was discussion regarding the proposed language on stormwater management. The Planning Commission discussed the Council's proposed amendments, and the Planning Commission suggested that language be reworked to suggest that drainage patterns need to be improved to not negatively impact adjacent properties.

6. ADJOURNMENT

Motion by DiLorenzo, seconded by Holste, to adjourn at 8:11 pm. Motion carried 5-0.

Respectfully submitted,

Emily Becker  
Planning Director

DRAFT