

**City of Excelsior  
Hennepin County, Minnesota**

**Planning Commission Meeting  
Minutes  
March 24, 2025**

**1) CALL TO ORDER**

- a) Chair Tyler called the March 24, 2025, Planning Commission meeting to order at 6:30 pm.
- b) Welcome New Commissioners, JoAnna Hansen and Jeff Malsam

**2) ROLL CALL**

Commissioners Present: Day, Johnson, Hansen, Malsam, Muenzberg, Neale, Tyler  
Commissioners Absent: None.  
Also Present: Community Development Director Mullin.

*Commission appointed chair and vice chair for March 2025 – February 2026.*

*Neale moved, Johnson seconded to approve Bill Muenzberg as chair. Motion carried 7/0.*

*Johnson moved, Neale seconded to approve Tyler as vice chair. Motion carried 7/0.*

Commissioner Muenzberg continued the meeting as chair.

**3) APPROVAL OF MINUTES**

- a) Planning Commission Meeting, February 24, 2025.

*Johnson moved, Neale seconded to approve February 24, 2025 meeting minutes. Motion carried 7/0.*

**4) PUBLIC HEARINGS**

- a) 287 Water Street, Old Southern BBQ – Application for Conditional Use Permit for Parking Impact Fee (PC No. 2025-01) – continued from February 24<sup>th</sup> meeting.

*Commissioner Day recused himself from this item. Planning Commission held a public hearing. No one from the public was present. Neale moved, Johnson seconded to approve the application with conditions noted. Motion carried 6/0.*

- b) 925 Excelsior Blvd. – Application for Variance from Shoreland Setback (PC No. 2025-02)  
*The Planning Commission had questions about the application: is a height variance needed? Is a residential review permit needed? Commission requested guidance from city attorney. Tyler moved, Hansen seconded to continue the item to April meeting. Motion carried 7/0.*
- c) Ordinance 682 – Proposed amendment to Zoning Ordinance to prohibit cannabis retailers from locating in the Downtown Commercial District.

*The Planning Commission held a public hearing. No one from the public was present. Day moved, Tyler seconded to recommend to the City Council approval of Ord. 682 with the following comments: include Cottage Commercial as prohibited district; clarify definitions; ensure equitable administration and enforcement of existing products being sold and newly legal products; include staff's finding of facts. Motion carried 7/0.*

**5) DISCUSSION ITEMS**

- a) Annual Meeting Items – elect chair and vice chair  
*As noted above, at the beginning of the meeting, Commissioners elected Commissioner Muenzberg chair and Commissioner Tyler vice-chair. Training for Planning Commission will be held at a Special Meeting on April 30, 2025, 5:30 – 6:30 pm, in Council Chambers at 106 Center Street.*
  
- b) 2025 City Council Goals for the Planning Commission  
*Staff presented the Council's 2025 goals for the Planning Commission. Commission discussed them and provided feedback. Staff will provide feedback to City Council.*

**6) COMMUNICATIONS & REPORTS**

- a) Next City Council Meeting – April 7, 2025
- b) Next Planning Commission Meeting – April 28, 2025
- c) Planning Commission Training – April 30, 2025
- d) City Council Liaisons to the City's Commissions – *schedule provided*
- e) Updates

**7) MISCELLANEOUS**

**8) ADJOURNMENT**

*Johnson moved, Tyler seconded to adjourn the March 24, 2025 meeting at 8:50 pm. Motion carried 7/0.*

Respectfully submitted,

Julia Mullin, Community Development Director

**2025 Attendance**

Meeting	Jan 27	Feb 24	Mar 24	Apr 28	May 20	Jun 23	Jul 28	Aug 25	Sep 22	Oct 27	Nov 24	Dec 22
	Cancelled											
Day	X	P	P									
Hansen	X	X	P									
Johnson	X	P	P									
Malsam	X	X	P									
Muenzberg	X	A	P									
Neale	X	P	P									
Tyler	X	P	P									

P – Present

A – Absent but gave prior notice

U – Absent without notice

SM – Special Meeting

X – Not applicable (cancelled meeting or not on PC)