

City of Excelsior  
Hennepin County, Minnesota  
Minutes  
Planning Commission  
Monday, April 25, 2022

1. CALL TO ORDER

Chair Wallace called the meeting to order at 6:30 pm. Welcome to new Commissioner, Kara Tyler.

2. ROLL CALL

Commissioners Present: Harrison, Holste, Noll, Punch, Tyler, Wallace

Commissioners Absent: Black

3. APPROVAL OF MINUTES

a) **Planning Commission Meeting of April 11, 2022**

Harrison moved to approve Minutes. Noll seconded. Motion approved 6/0.

4. PUBLIC HEARINGS

a) **162 W. Lake Street – Residential Review Permit and Variance Applications (PC No. 22-02)**

Chair Wallace opened public hearing. Peter Hartwich, 186 George Street, spoke.

Noll moved to approve Residential Review Permit. Punch seconded. Approved 5/0. Tyler abstained.

Punch moved to deny Variances. Harrison seconded. Variances denied 6/0.

b) **Proposed Zoning Amendments**

a. **Article 17. Delete the building height measurement method therein.**

Action taken to approve at April 11 PC meeting.

b. **Article 50. Amend maximum height limits in the Commercial Districts.**

Harrison moved to approve the recommendations with amendments. Holste seconded.

Approved 5/1 (Punch voted no). Amendments: Remove stories from Cottage Commercial,

Mixed Use, and General Commercial. Add to Cottage Commercial and Mixed Use: "28' to

midpoint but not more than 35' to highest peak". Revise definition of flat roof to less than

4:12. Add definition of pitched roof of 4:12 and steeper.

- c. **Article 24. Amend the maximum size of monument signs in Commercial Districts and permit Electronic Graphic Display Signs and Video Display signs as Temporary Signs, Off Premises.**

Action taken to approve at April 11 PC meeting.

- d. **Article 2. Amend the definition of “clinic” and “office business (clinical)”.**

Holste moved to approve. Punch seconded. Approved 6/0.

- c) **289 Water Street – Conditional Use Permit for Parking Impact Fee (PC No. 22-05)** – Application withdrawn by Applicant.

#### 5. DISCUSSION ITEMS

- a) Planning Commission Annual Meeting – Confirmed.

#### 6. COMMUNICATIONS & REPORTS

- a) Next City Council Meeting – May 2, 2022
- b) Next Planning Commission Meetings – May 9, 2022, and May 23, 2022
- c) Residential Review Permit Administrative Approval - None

#### 7. MISCELLANEOUS

- a) Recent City Council Actions

#### 8. ADJOURNMENT

Motion to adjourn by Punch. Seconded by Holste. Approved 6/0.

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Julia Mullin, Community Development Director

**2022**

<b>Meeting</b>	<b>Jan SM</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar 14</b>	<b>Mar 28</b>	<b>Apr 11</b>	<b>Apr 25</b>	<b>May</b>	<b>Jun</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
Black	P	P	P	X	P	A	A										
Craig	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X
DiLorenzo	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Harrison	A	P	P	X	P	P	P										
Holste	P	A	P	X	P	P	P										
Noll	P	P	P	X	P	P	P										
Punch	X	X	X	X	X	P	P										
Tyler	X	X	X	X	X	X	P										
Wallace	P	P	P	X	P	P	P										

SM – Special Meeting

P – Present

A – Absent but gave prior notice

U – Absent without notice

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