



**Minutes
Planning Commission Meeting**

Thursday, January 15, 2019

1. CALL TO ORDER

Chair Loeschen called the Planning Commission meeting to order at 6:35 p.m.

Roll Call:

Commissioners Present: Chair Jeff Loeschen, Scott Stensland, Bob Wulf, John Wichmann, Mary Jo Garre, Laura Moore, Ann Wolter

Commissioners Absent: Vice-Chair Todd Triethart

Staff/Consultants Present: Community Development Director Smith and Senior Planner Moretto

Agenda: Chair Loeschen moved, Commissioner Wichmann seconded, to approve the agenda. Motion carried 6/0

2. APPROVAL OF MINUTES

a) Planning Commission Meeting of December 18, 2018

Commissioner Loeschen moved, Commissioner Wichmann seconded, to approve the Planning Commission minutes of December 18, 2018. Motion carried 6/0.

3. DISCUSSION ITEMS

a) ***Annual Goals/Planning Commission Ordinance***

Director Smith introduced the topic. Discussed the process for establishing goals and bylaws in Excelsior and some practices that helped. These items were in the code and everyone could reference it. Talked about the bylaws and their organization and content. Quorum items were discussed and what a quorum is for this body. Presented proposed changes to the commission. Discussed possible annual goals and Comprehensive Plan changes to the zoning ordinance.

Planning Commission comments:

Bylaws – Some of these might have been addressed. Commission remembered some items went to council. City should have the most recent items. Red text is new in the staff report. Commission at least discussed this but might not have enacted some of it. Chair feels good about the language. No specific changes from the commission. These items are not in the zoning ordinance but needs to go to the city council.

Commissioner Loeschen moved, Commissioner Moore seconded, to approve adjusting language as presented. Motion carried 6 /0

Goals and priorities - Commission asked to review the goals. Director Smith explained items on the goal list. Staff was asked about the Comprehensive Plan and the final approval, when we need to change code to match the Comprehensive Plan, development of the Green Ribbon corridors, and implementation methods. The MCWD will need to review sketch plans for preservation. There were discussions regarding

the CBD and Downtown West locations, flex and commercial and design guidelines to review and when this would take place. Goals probably will not be sequential. Question about style, design and use.

b) **Arbor Woods Development Discussion**

Planner Moretto introduced the topic. Eight lots have been developed while seven lots are vacant. The staff report states the maximum hardcover is 30% while the resolution states that the regulations would follow the Residential zoning district standards, which limits maximum hardcover to 25%. Chair Loeschen gave some history of the development. Wolf asked about the legal implications of staff error. Wolf asked about precedence. Moore is concerned about the impact of the environment. Staff recommends continuing the item to the February meeting to double check the impervious surface table.

c) **Street/Pedestrian Design**

Director Smith introduced the topic. Review the discussion of design. Provided a presentation to the commission.

Commission commented that use is essential. There are mechanisms to guide how streets work design can create great street and bad streets.

4. COUNCIL MEETING UPDATES

Council Meetings January 14th – Council approved Aster Trail Variance. Presentation on downtown sidewalks. County Road 18, 11, 43 discussion on signals.

5. MISCELLANEOUS

- a) Designing Downtowns – ULI designing Downtown two chapters. This is regarding 13.5 Acres.
- b) Doug Reeder – Hiring a new city manager. Consultant to bring 10 apps to council. Then down to 5 applicants. Feb. 8th and 9th to interview. They want a community group for Saturday 8:30 am to 1:00 pm. The city wants a person from the Planning Commission. Commissioner Wulf and Wichmann volunteered.
- c) Parking – Drafting a report with majority solutions. Feb. 11th to City Council.
- d) Granicus app – There are issues on the app and what has changed.

6. ADJOURNMENT

Commissioner Loeschen moved, Commissioner winchman. seconded, to adjourn the meeting at 9:30 pm. Motion carried 6/0.

Respectfully submitted,

Paul Moretto
Senior Planner