

City of Excelsior
Planning Commission

Monday, July 28, 2027
(Rescheduled from June 22, 2026)

Meeting Minutes

1. CALL TO ORDER

2. ROLL CALL

Present: Commissioners Day, Malsam, Muenzberg, Tyler

Absent: Commissioners Johnson, Neale

Also in attendance: Jess Long, City Planner; Josh Weir, Acting City Attorney; Julia Mullin, Community Development Director

3. MINUTES OF THE PRECEDING MEETING(S)

(a) July 8, 2026 Planning Commission Meeting Minutes

Tyler moved to approve minutes. Day seconded. Approved 4-0.

4. DISCUSSION ITEMS

(a) Public Hearing, 88 First Street, Variance application for lot coverage for driveway (PC No. 2026-10)

Staff provided report. Chair Muenzberg opened the public hearing. Applicants, Randy Herman and Debra Pallazza spoke. No members of the public spoke. Day moved to recommend approval of the variance. Malsam seconded. Motion failed on a 2-2 vote. Commissioners Muenzberg and Tyler voted against the motion. The item moves forward to City Council with no recommendation from Planning Commission.

(b) Public Hearing, 150 Bell Street, Residential Review Permit application for construction of new garage (PC No. 2026-11)

Staff provided report. Chair Muenzberg opened the public hearing. Applicant, Kris Meyer, Courtland Custom Homes, spoke. No members of the public spoke. The Commission requested additional information from the applicant. Day moved to continue the application to the next Planning Commission meeting. Tyler seconded. Approved 4-0.

(c) Public Hearing, Ordinance No. 698, Amendment to Swimming Pool Standards

Staff provided report. Chair Muenzberg opened the public hearing. No members of the public spoke. Day moved to recommend approval of the ordinance amendment. Malsam seconded. Approved 4-0.

(d) Public Hearing, Ordinance No. 699, Amendment to Porch and Pergola Definitions

Staff provided report. Chair Muenzberg opened the public hearing. No members of the public spoke. Day moved to recommend approval of the ordinance amendment with edits to “porch”, “enclosed porch”, and “pergola” definitions. Malsam seconded. Approved 4-0.

5. COMMUNICATIONS AND REPORTS

(a) Council Update

Next City Council meeting: August 3, 2026

Next Planning Commission meeting: August 24, 2026

(b) Upcoming items

6. MISCELLANEOUS

7. ADJOURNMENT

*Day moved to adjourn the meeting. Malsam seconded. Approved 4-0.
Meeting adjourned at 9:00 pm.*

Respectfully submitted,
Julia Mullin, Community Development Director