

**City of Excelsior
Hennepin County, Minnesota**

**Planning Commission Meeting
Minutes
June 23, 2025**

1. CALL TO ORDER

Chair Muenzberg called the meeting to order at 6:30 pm.

2. ROLL CALL

Commissioners Present: Day, Hansen, Johnson, Malsam, Muenzberg, Neale, Tyler

Commissioners Absent: None

Also Present: Community Development Director Julia Mullin, City Architect Brian Larson

3. MINUTES OF THE PRECEDING MEETING(S)

(a) May 13, 2025, Planning Commission Special Meeting Minutes

(b) June 4, 2025, Planning Commission Special Meeting Minutes

Malsam moved to approve both sets of minutes, May 13 and June 4. Tyler Johnson seconded. Approved 7-0.

4. DISCUSSION ITEMS

(a) Public Hearing, 243 Third Street, Residential Review permit and Variance applications (PC No. 25-06)

Commissioner Neale recused himself from this item. Chair Muenzberg opened the public hearing. There was no comment from the public. Johnson moved to approve the RRP with findings identified in the staff reports and with the condition that the City Council approves the Variance. Hansen seconded. Approved 6-0. Tyler moved to recommend denial of the Variance for building coverage. Johnson seconded. Vote was 3-3. (Muenzberg, Tyler, Johnson voted yes. Day, Malsam, Hansen voted no.) No recommendation made.

(b) Public Hearing, 210 George Street, Residential Review Permit and Variance applications (PC No. 25-07)

Chair Muenzberg opened the public hearing. There was no comment from the public. Neale moved to continue the RRP and Variance from side yard setback, rear yard

setback, and building coverage applications to the July Planning Commission meeting. Hansen seconded. Approved 7-0.

- (c) Public Hearing, 10 Water Street, PUD Preliminary Plan application (PC No. 25-04)
Chair Muenzberg opened the public hearing. Eric Snyder, 25 Center St. spoke with a question about parking. After lengthy discussion, Tyler moved to continue the application to a Special Planning Commission meeting on July 7 or 8. Neale seconded. Approved 7-0.

- (d) PC Resolution 2025-01, 925 Excelsior Blvd. Approval of RRP – Continued to August PC Meeting

5. COMMUNICATIONS AND REPORTS

- (a) Next City Council meeting – July 21, 2025
- (b) Next Planning Commission Meeting – July 28, 2025

6. MISCELLANEOUS

- (a)

7. ADJOURNMENT

*Neale moved to adjourn; Day seconded. Approved 7-0.
Meeting adjourned 11:35 pm.*

Respectfully submitted,

Julia Mullin, Community Development Director

2025 Planning Commission Attendance – Page 1

Meeting	Jan 27	Feb 24	Mar 24	Apr 28	Apr 30	May 13	May 20	June 4	Jun 23	Jul 7
	Cancell ed			Cancell ed	Special Mtg	Special Mtg	Cancell ed	Special Mtg		Special Mtg
Day	X	P	P	X	A	P	X	P	P	
Hansen	X	X	P	X	A	A	X	P	P	
Johnson	X	P	P	X	P	P	X	P	P	
Malsam	X	X	P	X	P	P	X	P	P	
Muenzbe rg	X	A	P	X	P	P	X	P	P	
Neale	X	P	P	X	P	A	X	P	P	
Tyler	X	P	P	X	P	P	X	P	P	

2025 PC ATTENDANCE CONTINUED – Page 2

Meeting	Jul 14	Jul 28	Aug 25	Sep 22	Oct 27	Nov 24	Dec 22
	Special Mtg						
Day							
Hansen							
Johnson							
Malsam							
Muenzberg							
Neale							
Tyler							

P – Present

A – Absent but gave prior notice

U – Absent without notice

SM – Special Meeting

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