

**City of Excelsior  
Hennepin County, Minnesota**

**Planning Commission Special Meeting  
Minutes  
July 7, 2025**

1. CALL TO ORDER

Chair Muenzberg called the meeting to order at 5:30 pm.

2. ROLL CALL

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

Commissioners Absent: None

Also Present: Community Development Director Julia Mullin, Cristina Cruz-Jennings, City Attorney

3. MINUTES OF THE PRECEDING MEETING(S)

(a) None

4. DISCUSSION ITEMS

(a) 10 Water Street PUD Preliminary Plan Application – continued from June 23<sup>rd</sup> PC meeting

Commissioner Day moved to approve the Preliminary Plan PUD application with modifications to height along Water Street, height along Lake Street, and a parking deficit solution, as discussed by the Commission; and, in addition, with the modifications required to meet the PUD decision criteria as discussed by the Commission including the theater covenant requirement, public benefits, and HPC design recommendations. Johnson seconded. Neale amended the resolution to be explicit about requiring a covenant for the theater. Malsam seconded the amendment. Motion approved 6-1. Muenzberg voted against the motion.

Staff will bring a Resolution affirming the Commission's action to a Special Meeting on July 14<sup>th</sup> for Planning Commission approval.

5. COMMUNICATIONS AND REPORTS

(a) None

6. MISCELLANEOUS

(a) None

7. ADJOURNMENT

Hansen motioned to adjourn the meeting. Malsam seconded. Approved 7-0.  
Meeting adjourned at 8:00 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<br>ed |        |        | Cancell<br>ed | Special<br>Mtg | Special<br>Mtg | Cancell<br>ed | Special<br>Mtg |        | Special<br>Mtg |
| Day           | X             | P      | P      | X             | A              | P              | X             | P              | P      | P              |
| Hansen        | X             | X      | P      | X             | A              | A              | X             | P              | P      | P              |
| Johnson       | X             | P      | P      | X             | P              | P              | X             | P              | P      | P              |
| Malsam        | X             | X      | P      | X             | P              | P              | X             | P              | P      | P              |
| Muenzbe<br>rg | X             | A      | P      | X             | P              | P              | X             | P              | P      | P              |
| Neale         | X             | P      | P      | X             | P              | A              | X             | P              | P      | P              |
| Tyler         | X             | P      | P      | X             | P              | P              | X             | P              | P      | P              |

**2025 PC ATTENDANCE CONTINUED – Page 2**

| Meeting   | Jul 14         | Jul 28 | Aug 25 | Sep 22 | Oct 27 | Nov 24 | Dec 22 |
|-----------|----------------|--------|--------|--------|--------|--------|--------|
|           | Special<br>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)