

**City of Excelsior
Hennepin County, Minnesota**

**Heritage Preservation Commission Special Meeting
Minutes**

Tuesday, July 9, 2025

1. CALL TO ORDER

Chair Caron called the July 9, 2025, special HPC meeting to order at 5:02 PM.

Present: Caron, Gephart, Mark, Dahlstrom, Anderson, Macpherson

Absent: None

Also Present: Julia Mullin (Community Development Director), Ali Cameron (Senior Planner),
and Amy Lucas (Historic Consultant)

2. AGENDA APPROVAL

Commissioner Macpherson motioned to approve the agenda. Commissioner Gephart seconded. Motion passed 6/0.

3. CONSENT AGENDA (including review and approval of minutes from previous meeting)

N/A

4. CITIZEN REPORTS OR COMMENTS

N/A

5. NEW BUSINESS

a. 262 Lake Street – Amendment to Site Alteration Permit (HPC 2025-13)

Staff introduced the item. Construction did not conform with the approved plans and a stop work order was placed on the project. City staff and the historic consultant identified some changes to the project that they had administratively approved. Two items require Commission review and approval: the garage height and the construction of the front porch.

The applicant presented the application.

Commissioner Gephart motioned to direct staff to draft a resolution approving the amendment to the site alteration permit that captures the comments and conditions made by commissioners and bring to the July 22nd HPC meeting for approval. Commissioner Macpherson seconded. Motion passed 6/0.

6. UNFINISHED BUSINESS

N/A

7. COMMUNICATIONS AND REPORTS

Staff provided updates on the 10 Water Street Preliminary PUD application. Commissioners

reiterated concerns about height, parking, the theater, and public benefit.

8. FUTURE AGENDA ITEMS

Commissioners requested that the election of a Vice Chair be placed on the future agenda.

9. ADJOURNMENT

Commissioner Macpherson motioned to adjourn the meeting. Commissioner Gephart seconded. The meeting adjourned at 7:00 pm.

Respectfully submitted,

Ali Cameron, Senior Planner