



Planning Commission Regular Meeting

Monday, December 22, 2025, 6:30 PM
106 Center Street

Members of the public may attend the Planning Commission meeting either in person or by joining via Zoom either online or by telephone at:

Join Zoom Meeting:

<https://us02web.zoom.us/j/89112301284?pwd=wCnWCKbUGVlotUNfZQfpII6rz4ROf5.1>

Meeting ID: 891 1230 1284

Passcode: 886643

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Some items on this agenda are important enough to City Councilmembers that a quorum of the Council may be present to receive information leading to their future deliberations and eventual decision.

AGENDA

1. Call to Order
2. Roll Call
3. Minutes of the Preceding Meeting(s)
 - A. November 24, 2025 Planning Commission Meeting Minutes
4. Discussion Items
 - A. Nonconforming Uses - City Attorney Mary Tietjen and Josh Weir will attend to present and answer questions - attached
 - i. Excelsior Zoning Ordinance Language
 - ii. League of MN Cities Resources
 - B. Begin Work Plan for 2026
 - i. PUD Ordinance (Zoning, Chapter 65)
 - ii. Summary of variance decisions made
 - iii. Mass and scale review for projects proposed at Landmark Properties (Zoning, Chapter 42)
 - iv. Outdoor lighting
 - v. Standards for elevators in residential districts

5. Communications and Reports
 - A. Council Updates
 - B. Upcoming Items
6. Miscellaneous
7. Adjournment