

City of Excelsior
Planning Commission

Monday, February 23, 2026

Meeting Minutes

1. CALL TO ORDER

2. ROLL CALL

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

Absent: Commissioner Johnson

Also present: Josh Wier, Acting City Attorney; Jess Long, City Planner; Julia Mullin, Community Development Director

3. MINUTES OF THE PRECEDING MEETING(S)

(a) Planning Commission Meeting Minutes – January 26, 2025

Malsam moved to approve the January 26, 2026 meeting minutes as submitted. Day seconded. Motion approved 6-0.

4. DISCUSSION ITEMS

Agenda item 4(d) moved to first discussion item

(a) Nonconforming Structures Presentation and Discussion- Josh Wier, Kennedy & Graven

(b) 202 Oak Street – Residential Review Permit and Variance Applications- Continued from January 26, 2026 meeting (PC No. 2026-01)

Item was continued from previous meeting. Public hearing was held at January 26, 2026 meeting.

(i) RRP: Commissioner Day moved to approve the Residential Review Permit based on applicants revised plans included in February 23rd packet and with conditions in staff report. Commissioner Hansen seconded the motion. Approved 6-0. Staff will bring resolution to March meeting.

(ii) Front yard setback variance: Commissioners discussed applicants option B shown in building elevations and encouraged applicant to use awning instead of building porch in front yard setback. Commissioner Day moved to recommend denial of front yard variance. Neale seconded. Motion carried 6-0.

(iii) Height Variance: Commissioner Neale moved to recommend approval height variance. Tyler seconded. Recommendation approved 6-0.

(c) 35 Center Street- Residential Review Permit and Variance Applications (PC No. 2026- 03)

Following reports by City Staff, Chair Muenzberg opened public hearing.

(i) Public Hearing: Eric Synder, 25 Center, expressed support for the application. Pamela Miller, 49 Center, expressed support for the project but requested that the proposed cantilever on west side of home be removed. Pam Haguen, property owner of 35 Center, discussed

working with neighbors and that she was interested in removing the proposed cantilever and instead requesting a wall plane variance. Public hearing closed.

- (ii) Commissioner Day moved to approve the Residential Review Permit. Commissioner Neale seconded the motion, approved 5-1 (Tyler nay).
- (iii) Height variance: Commissioners discussed the slope of the property. Commissioner Neale moved to recommend approval of the height variance, Tyler seconded, passed 6-0.
- (iv) Front yard setback: Commissioners discussed the design of proposed second story and how moving mass to front of the home benefited neighbors whose views would be impacted with a rear addition. Commissioner Malsam moved to recommend approval, Hansen seconded, motion carried 4-2 (Tyler and Muenzberg nay).
- (v) Side yard setback: Commissioners discussed the side yard variance and the impact of reducing the side yard versus allowing an unbroken wall plane. Commissioner Day moved to recommend approval Neale seconded. Motion failed to carry with a vote of 1-5 (Hansen, Malsam, Muenzberg, Neale, and Tyler nay).

(d) 111 First Street- Sketch Plan

Staff presented memo with proposed sketch plan for new single family home at 111 First Street. Staff asked commissioners to look at plans and discuss their thoughts with applicant, Tim O'Connor. Tyler recused from discussions.

(e) Resolutions documenting the approval of Residential Review Permit –

150 Bell Street – PC Resolution 2026-01

88 First Street – PC Resolution 2026-02

221 Bell Street- PC Resolution 2025-07

174 West Lake Street – PC Resolution 2025-08

Commissioner Hansen moved to approve all resolutions as submitted. Malsam seconded. Approved (6-0).

5. COMMUNICATIONS AND REPORTS

(a) Council Update

(b) Upcoming items

6. MISCELLANEOUS

7. ADJOURNMENT

Commissioner Tyler moved to adjourn the meeting and Malsam seconded. Motion approved 6-0. Meeting adjourned at 9:15 pm.

Respectfully submitted,

Julia Mullin, Community Development Director