

City of Excelsior
Planning Commission

Monday, March 23, 2026

Meeting Minutes

106 Center Street, Excelsior, MN 55331 – Entrance located on Center Street
6:30 P.M.

1. CALL TO ORDER

2. ROLL CALL

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

Absent: None

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

3. MINUTES OF THE PRECEDING MEETING(S)

(a) February 23, 2026 Planning Commission Meeting Minutes

Day moved to approve the February 23, 2026 meeting minutes as submitted with a spelling correction to “Day” in item 4.c.(5). Tyler seconded. Motion approved 6-0.

4. DISCUSSION ITEMS

(a) Annual Meeting Topics

- Officer Selection

Tyler made a motion to elect Commissioner Muenzberg as chairperson for the 2026-2027 term. Malsam seconded. Motion approved 6-0.

Johnson made a motion to elect Commissioner Tyler as vice chairperson for the 2026-2027 term. Day seconded. Motion approved 6-0.

- 2026 Goals and Work Plan – moved to Item 4.E.

(b) 35 Center Street- Variance Application (PC No. 2026- 03)

This item was continued from the February 23rd Planning Commission meeting. The applicant withdrew request for a variance from the side yard setback standard and submitted an application for a variance from the wall plane standard. Chair Muenzberg opened the public hearing. Applicant Jarod Blackowiak was in attendance to answer questions. No members of the public spoke. Neale moved to recommend approval of the variance from the wall plane standard. Day seconded. Motion approved 4-2 (Johnson and Tyler voted no.) Staff will bring resolution of approval to the April Planning Commission meeting.

(c) 44 Center Street- Variance Application (PC No. 2026- 04)

Chair Muenzberg opened the public hearing. The Applicant and property owner, Markku Ravaska and Chad Babcock, presented their variance request and answered questions. No one from the public spoke. Day moved to recommend denial of the variance from the building coverage standard. Johnson seconded. Motion approved 6-0.

- (d) Resolution documenting the approval of Residential Review Permit –
-202 Oak Street – PC Resolution 2026-03

Day moved to approve PC Resolution 2026-03. Malsam seconded. Motion approved 6-0.

(e) 2026 Goals and Work Plan: Commission requested this item be placed on the April meeting agenda and would like to see Commission's previous goals, Council's goals for the Commission, and a summary of past applications.

5. COMMUNICATIONS AND REPORTS

- (a) Council Update
(b) Upcoming items
- RV Ordinance

6. MISCELLANEOUS

7. ADJOURNMENT

Day moved to adjourn the meeting. Neale seconded. Motion approved 6-0.
Meeting adjourned at 8:20 pm.

Respectfully submitted,

Julia Mullin, Community Development Director