

City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission Meeting

Tuesday, March 3, 2026

1. CALL TO ORDER/ROLL CALL

Chair Caron called the meeting to order at 5:30 p.m.

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

Commissioners Absent: none

Also present: Community Development Director Julia Mullin; City Planner Jess Long

2. AGENDA APPROVAL

Move by Commissioner Macpherson to approve agenda. Second by Commissioner Gephart. Motion passed 5/0.

3. APPROVAL OF MINUTES

a) HPC Minutes of February 24, 2026

Motion to approve February 24, 2026 minutes by Commissioner Gephart. Second by Commissioner Macpherson. Motion passed 5/0.

4. CITIZENS REPORT

None

5. NEW BUSINESS

a) 300 Water Street Site Alteration Permit (HPC No.26-05)

Community Development Director Mullin presented project background.

Representatives of the applicant presented: Jon Ressler and Kirk Litynski.

Motion by Commissioner Macpherson move to adopt the resolution with recommended changes. Second by Commissioner Anderson. Motion passed 5/0.

b) 305 Water Street Site Alteration Permit (HPC No.26-02)

City Planner Jess Long presented project background.

Representative of the applicant presented: Sarah Dibble, Museum Chair, Lake Minnetonka Historical Society.

Motion by Commissioner Macpherson move to continue application. Second by Commissioner Gephart. Motion passed 5/0

HPC directed City Staff to prepare a resolution for the approval of SAP with conditions.

6. UNFINISHED BUSINESS

None

7. COMMUNICATIONS AND REPORTS

- a) Next City Council Meeting- March 16, 2026
- b) Next HPC Meeting- March 24, 2026
- c) Updates:
 - a. Staff Long updated on Administrative Approval at 305 Water Street
 - b. Staff Mullin provided update on City Council's decision to uphold denial of demolition of historic theater at 26 Water Street.
 - c. Staff Mullin updated the HPC on the temporary Certificate of Occupancy for 262 Lake Street
 - i. Discussion regarding the need to monitor the location and preservation of important historic features during remodels of historic properties.

8. FUTURE AGENDA ITEMS

- a) March 24, 2026, will be the HPC annual meeting

9. ADJOURNMENT

Commissioner Gephart moved to adjourn meeting. Second by Commissioner Dahlstrom Motion passed 5/0.

The meeting was concluded at 7:30 P.M.

Respectfully submitted,
Jess Long
City Planner