



Planning Commission Regular Meeting

Monday, July 27, 2026, 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:

<https://us02web.zoom.us/j/87685282586?pwd=AHYtsL1uaXXBEt4vOEILMouFVbeJtO.1>

Meeting chat link

<https://us02web.zoom.us/jc/87685282586>

Meeting ID: 876 8528 2586

Passcode: 227192

One tap mobile

+16469313860,,87685282586#,,,,*227192# US

+19292056099,,87685282586#,,,,*227192# US (New York)

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. July 8, 2026 Planning Commission Meeting Minutes
4. Discussion Items
 - A. Public Hearing, 88 First Street, Variance application for lot coverage for driveway (PC No. 2026-10)
 - B. Public Hearing, 150 Bell Street, Residential Review Permit application for construction of new garage (PC No. 2026-11)
 - C. Public Hearing, Ordinance No. 698, Amendment to Swimming Pool Standards
 - D. Public Hearing, Ordinance No. 699, Amendment to Porch and Pergola Definitions
5. Communications and Reports
 - A. Council Update
Next City Council meeting: August 3, 2026
Next Planning Commission meeting: August 24, 2026

B. Upcoming items

6. Miscellaneous
7. Adjournment

**City of Excelsior
Planning Commission
Wednesday, July 8, 2026
(Rescheduled from June 22, 2026)**

Meeting Minutes

1. CALL TO ORDER

2. ROLL CALL

Present: Commissioners Day, Malsam, Muenzberg, Tyler; Commissioner Johnson attended remotely

Absent: Commissioner Neale

Also in attendance: Jess Long, City Planner; Josh Weir, Acting City Attorney; Julia Mullin, Community Development Director

Commissioner Johnson will be attending the meeting remotely.

3. MINUTES OF THE PRECEDING MEETING(S)

(a) July 8, 2026 Planning Commission Meeting Minutes

Day moved to approve the minutes. Malsam seconded. Approved 5-0.

4. DISCUSSION ITEMS

(a) Public Hearing, Ordinance No. 698 Amending City Ordinance, *Chapter Section 21-2 (6) Swimming Pool Protection* to clarify that fences are required

Staff report was provided. Chair Muenzberg opened the public hearing. No members of the public spoke. Planning Commission supported removal of CUP requirement and requested modifications to proposed ordinance amendment. Day moved to continue the item to the July 27th Planning Commission meeting. Tyler seconded. Approved 5-0.

(b) Public Hearing, Ordinance No. 699 Amending City Ordinance, *Chapters 2 and 42* Clarifying definitions of “porch” and “pergola”

Staff report was provided. Chair Muenzberg opened the public hearing. No members of the public spoke. Planning Commission discussed proposed ordinance amendment and requested modifications to ordinance amendment and requested additional information about where else in ordinance “porches” are referenced. Day moved to continue the item to the July 27th Planning Commission meeting. Tyler seconded. Approved 5-0.

(c) Public Hearing, Ordinance No. 697 Amending City Ordinance, *Appendix E, Chapter 15, Section 15-4 Nonconforming Structures* to clarify definition of “expansion”

Staff report was provided. Chair Muenzberg opened the public hearing. No members of the public spoke. Day moved to recommend approval of Ordinance 697. Malsam seconded. Approved 5-0. Malsam moved to add to the recommended ordinance amendment language to correct Section 15-4(a) Expansion. Day seconded. Approved 5-0.

(d) Discussion of Chapter 15, Nonconforming structures – additional discussion about the ordinance and possible recommended amendments

The commission held a discussion and no action was taken.

5. COMMUNICATIONS AND REPORTS

(a) Council Update

Next City Council meeting: July 20, 2026

Next Planning Commission meeting: July 27, 2026

(b) Upcoming items

6. MISCELLANEOUS

7. ADJOURNMENT

Day moved to adjourn the meeting. Malsam seconded. Approved 5-0. Meeting adjourned at 8:40 pm.

Respectfully submitted,

Julia Mullin
Community Development Director



MEMORANDUM

Item 88 First Street – Application for Variance

Re:

Date: July 27, 2026

To: Planning Commission

From: Jess Long, Planner and Julia Mullin, Community Development Director

APPLICANT/ Property Owner: Randy Herman , 312 3rd Street

LOCATION: 88 First Street

CASE NO.: PC No. 2026-10

60/120-DAY REVIEW 8/16/2026 10/15/2026

DEADLINE:

BACKGROUND

The applicant, Randy Herman, has submitted a Variance application for the expansion of a ribbon driveway to a full driveway for a single family home that is under construction at 88 First Street. The parcel is 4,368 sq ft and is zoned R2. The Planning Commission previously approved a RRP application and recommended approval of variance applications for the construction of a two-story single-family home with an attached garage in January 2026. The City Council approved the requested variances. While at the City Council meeting the applicants and Council discussed the proposed ribbon driveway and whether a full driveway and lot coverage variance would be more practical. As the applicant moved forward with construction of the approved home, he submitted the current application to expand the driveway.

DETAILS/ANALYSIS

Standard	Required – R2 District	Existing	Proposed
Minimum Lot Area	10,000 sq ft	4,368 sq ft	4,368 sq ft
Minimum Lot Width	60'	58.34'	53.34'
Front Yard Setback*	20-30 feet Front porch may encroach up to 6' into front setback	N/A	20'
Maximum Lot Coverage	12% +2100= 1,834 sq ft	N/A	With Ribbon Driveway 42% (1,835 sf) Full Driveway 46.6% (2,036 sf)

Public Hearing

As required by City Ordinance *Appendix E, Section 6-6 – Procedures Variances*, the Planning Commission shall conduct a duly noticed public hearing on the Variance application at their regularly scheduled meeting on Monday, July 27, 2026.

Variance Review Criteria

The Excelsior Zoning Code, per MN Statute, requires that a variance request be evaluated according to the following criteria:

1. Is the property owner proposing to use the property in a reasonable manner not permitted by the ordinance?

The applicant proposes to use the property to build a full driveway for the new single family home. A driveway for single family home is a reasonable use for this parcel. The criteria is met.

2. Is the plight of the property owner due to circumstances unique to the property that have not been created by the landowner?

Lot Coverage

The current lot is under construction, and when completed the proposed home and paths will create lot coverage of 1,835 sq ft or 42% which is the maximum allowed by city ordinance. If a full driveway is installed the lot coverage will increase to 2,036 sf (46.6% of the parcel). The applicant requires a variance of 201 sq ft. This parcel is very small and the proposed home and other lot coverage additions have been reduced to minimize the impact on the lot. While the lot is unique the need for a variance is caused by the landowner's request to expand the already approved ribbon driveway. The criteria is not met.

3. Will the variance, if granted, alter the essential character of the area?

The applicant has designed a home whose features are consistent with the character of the area. A full driveway is consistent with a new single-family home and is similar to other properties in the neighborhood. The variance, if granted will not alter the essential character of the area. The criteria is met.

4. If a variance is granted, will the outcome be (a) in harmony with the purpose and intent of the ordinance, and (b) consistent with the Comprehensive Plan.

The proposal meets the following Goal of the Comprehensive Plan for Residential Areas. City policy supports the enhancement of housing and residential neighborhoods. Goal: Maintain the Community's image and desirability as a great place to live and raise a family by preserving and

enhancing the quality, character, safety and appeal of residential neighborhoods and developments, and providing diversity in its housing stock and unit types.

Lot coverage variance: The intent of the lot coverage standard is to ensure adequate open space on a parcel and to reduce impacts among parcels. The size of the home and other hardcover features in relation to the size of the lot requires a variance. The applicant has reduced the size of many of the features to allow for open space. The variance of 201 sq would be consistent with the ordinance. The criteria is met.

RECOMMENDED PLANNING COMMISSION ACTION

The Planning Commission shall hold a public hearing for the Variance application. Staff recommends that the Commission should recommend to the City Council that they deny the variance application.



8

City of Excelsior
350 Highway 7, Ste 230 • Excelsior, MN 55331
(952) 653-3674

Land Use Review Application

APPLICANT INFORMATION		
Name: <u>RANDY H. HERMAN</u>		Business Name:
Address: <u>312 3RD STREET</u>		
City: <u>EXCELSIOR</u>	State: <u>MN</u>	Zip Code: <u>55331</u>
Telephone: <u>952-457-2846</u>	E-Mail: <u>PTWANDERER1@GMAIL.COM</u>	
OWNER INFORMATION (if different)		
Name:		Business Name:
Address:		
City:	State:	Zip Code:
Telephone:	E-Mail:	

TYPE OF APPLICATION (check all that apply)		
☐ Comprehensive Plan Amend	☐ Design Standards	☐ Subdivision
☐ Rezoning	☐ Sketch Plan Review	☐ Admin Subdivision
☐ PUD - Concept Plan	☐ Conditional Use Permit/IUP	☐ Preliminary Plat
☐ PUD - General Plan	☒ Variance	☐ Final Plat
☐ PUD - Final Plan	☐ Appeal of Zoning Decision	☐ Other

PROJECT INFORMATION	
Street Address: <u>88 1ST STREET</u>	Zoning District: <u>R-1</u>
Property Identification Number(s) (PIN #s): <u>27-117-23-43-0022</u>	
Legal Description (attach if necessary): <u>LOT 062 AUDITORS SUBDIVISION NO. 135, HENNEPIN CITY, MN</u>	
Description of Proposal (attach additional information if needed): <u>CHANGE APPROVED RIBBON DRIVEWAY TO PAVERS</u>	
Reason(s) to Approve Request (attach additional information if needed): <u>SEE ATTACHED</u>	

PAID \$600

DATE 6-17-26

CHECK # 1065

RECEIPT JM

RECEIVED
JUN 17 2026

APPLICANT'S STATEMENT

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: Randy H. Herman

Date: 6/15/26

OWNER'S STATEMENT

I am the owner of the above described property and I agree to this application.

Signature: Randy H. Herman

Date: 6/15/26

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

Variance Application Questions & Answers

Property Address: 88 1st Street

Date: June 15, 2026

1. What are the difficulties that would prohibit reasonable development without a variance? The lot is very small and while the ribbon driveway in the current plan helped to reduce hard surface coverage and meet city requirements, a ribbon driveway presents challenges especially during winter months for snow and ice removal. The proposed plan is to install pavers on a crushed rock and sand base which will allow for better drainage than a solid surface, plus provide a more stable and even surface for driving, parking and walking compared to a mixed concrete and grass driveway. In addition, the garage is very narrow so having greater flexibility in maneuvering in and out will be a necessity. By virtue of its fixed path, the ribbon driveway limits the ability approach and exit at an angle while still staying on a hard surface.

2. What are the unique circumstances on the property that create the practical difficulties? The lot is very small so the ribbon driveway helped achieve the 42% hard surface total in the approved plan. Since the driveway is small, using pavers as an alternative driveway surface only increases the hard surface total percentage to 46.6%—adding just 201 square feet to the current hard surface total of 1835 square feet. The proposed alternative surface does not increase the driveway size and the proposed paver surface will still support good drainage and is consistent with many neighborhood driveways. (See attached photos & addresses)

3. What other alternatives have you considered that do not require a variance? Why are these alternatives not acceptable? The options are ribbon, pavers or hard pavement (cement or asphalt). The proposed solution, installing pavers for the driveway, will allow for better drainage than other alternatives, plus provide a more solid and even surface than a ribbon drive—important for more effective snow removal, ice mitigation, maneuvering, and overall safety.

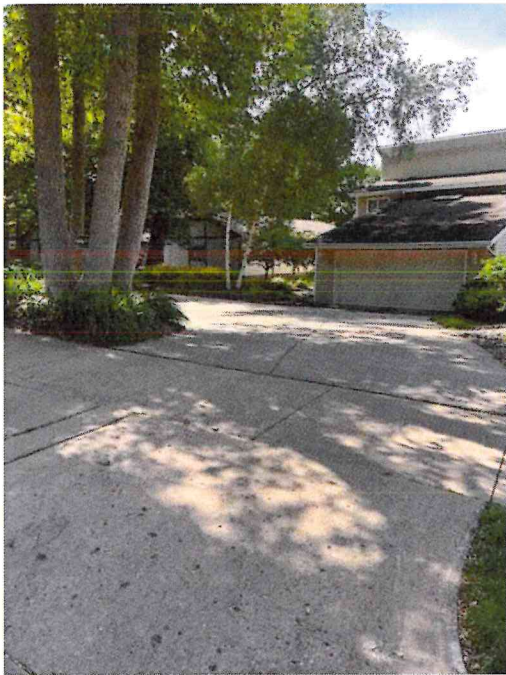
4. How is the variance not the result of deliberate actions of the applicant or property owner? We have reduced the size of hard surface on a very small lot to achieve hard surface requirements. Due to the lot's small size the driveway was initially designed as ribbon to achieve the hard surface requirements. While a ribbon driveway reduces hard surface, it is a more dangerous surface in the winter and difficult to maintain and maneuver on. A driveway made with pavers can provide good drainage and offer a safer surface for driving and walking during the entire year.

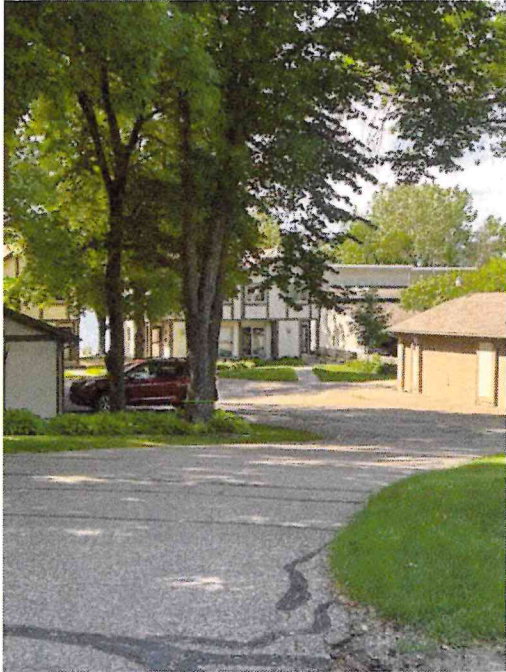
5. How does the variance, if granted, not alter the essential character of the locality (neighborhood)? Pavers are a commonly used driveway surface in neighboring homes. As compared to cement or asphalt they contribute to neighborhood charm and character and provide a better overall surface.

6. How is the variance consistent with the Comprehensive Plan? The driveway size and square footage is unchanged from the approved plan. We are proposing an alternative paver surface to the planned ribbon driveway. The proposed paver surface will increase hard surface by only 201 square feet and will still be aesthetically pleasing as well as being in conformance with City standards.

Sample of Neighboring Property Driveway Types:

118 W Lake Street (next door): Paved Surface
108 West Lake St (across street): Paved Surface
120-126 West Lake St: Paved Surface
140-142 West Lake St: Pavers
141 West Lake St: Paved Surface
14 1st St (next door): Ribbon Gravel Surface
2-8 1st St: Paved Surface





	HOUSE & GARAGE	1378 SQ. FT.
	WALK	111 SQ. FT.
	DRIVEWAY	451 SQ. FT.
	ALT. FOR RIBBON DRIVEWAY	250 SQ. FT.
	PATIO	87 SQ. FT.
	GARAGE STOOP	9 SQ. FT.
TOTAL HARDCOVER AREA OF LOT		2036 Sq.Ft.
		4368 Sq.Ft.
% OF HARDCOVER W/ FULL DRIVE		46.6%
TOTAL HARDCOVER W/ RIBBON DRIVE		1835 SQ. FT.
% OF HARDCOVER W/ RIBBON DRIVE		42%
BUILDING COVERAGE		31.5%

ALT. FOR RIBBON DRIVEWAY

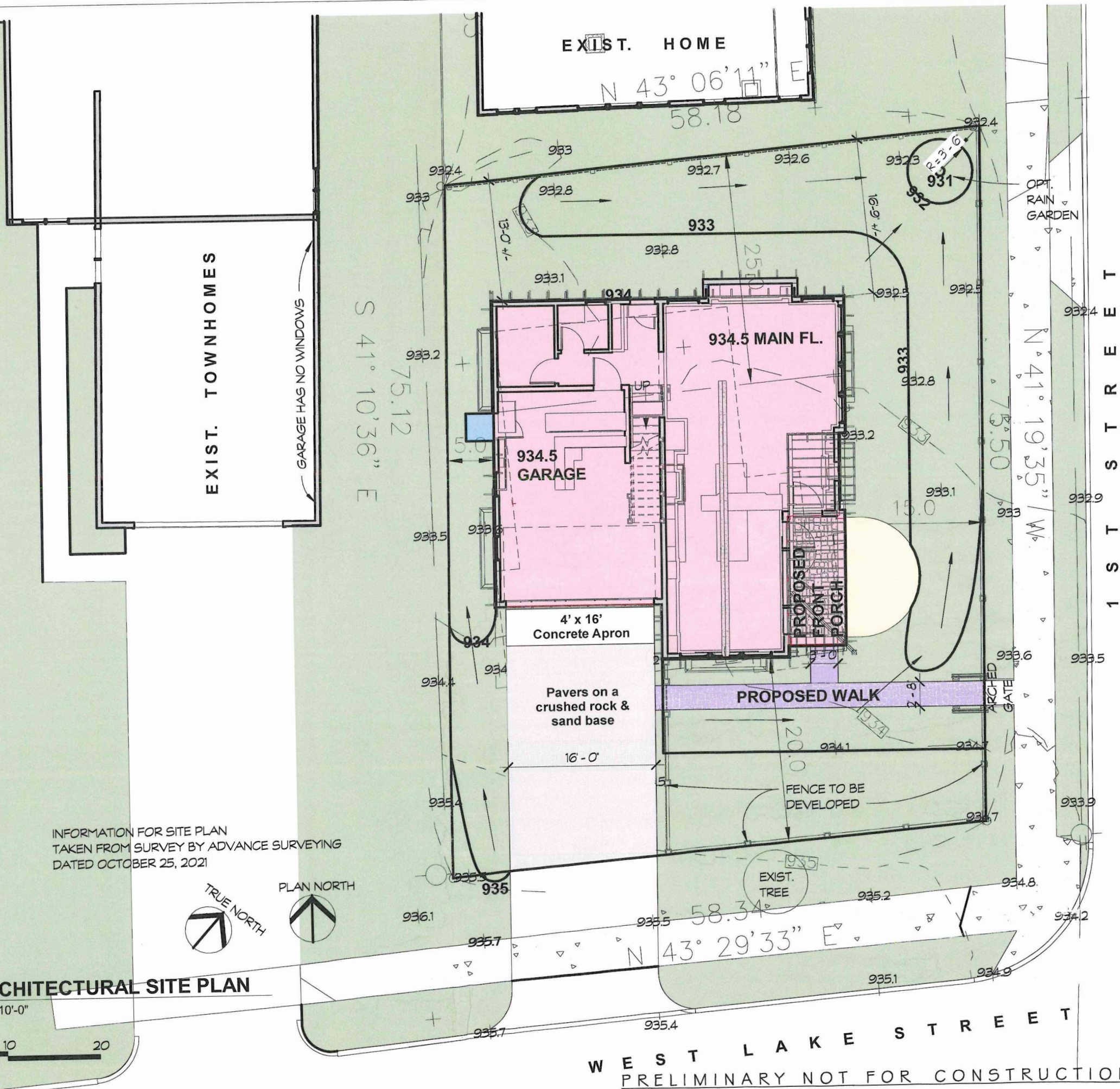
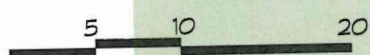
ABBREVIATIONS

B.I.	BUILT IN
CANT.	CANTILEVER
CLG.	CEILING
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
D.	DRAWER
ENG.	ENGINEERED
EQUIP.	EQUIPMENT
EXP.	EXPOSED
F.D.	FLOOR DRAIN
F.P.	FIREPLACE
FURN.	FURNACE
GL.	GLASS
HT.	HEIGHT
L.	LOCKER
LIN.	LINEN
MED.	MEDICINE
MIN.	MINIMUM
O.H.	OVERHEAD
R.	RISER
REF.	REFRIGERATOR
SEV	STAIN AND VARNISH
SH.	SHELF
SHWR	SHOWER
STRUCT.	STRUCTURE
TEMP.	TEMPERED
TYP.	TYPICAL
W.H.	WATER HEATER

INFORMATION FOR SITE PLAN
TAKEN FROM SURVEY BY ADVANCE SURVEYING
DATED OCTOBER 25, 2021



1
A2 **ARCHITECTURAL SITE PLAN**
1" = 10'-0"



464 SECOND STREET
SUITE 100
EXCELSIOR, MN. 55331
PHONE: 952-470-9750
FAX: 952-407-8407
info@sharrattdesign.com

HERMAN HOME
11-25-25 SET FOR PRELIM. CITY REVIEW
11-26-25 MEETING
12-23-25
12-30-25 VARIANCE SUBMISSION
01-28-26 BUILDABLE AREA DIAGRAM
02-06-26 REDUCED HT.
03-02-26 REDUCED HT.

SHEET INDEX
A1 GENERAL NOTES A10 EXT. ELEV.
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A6 ROOF PLAN A15 SECTIONS
A7 EXT. ELEV.
A8 EXT. ELEV.
A9 EXT. ELEV.

SHEET A2 NUMBER

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WEST LAKE STREET
PRELIMINARY NOT FOR CONSTRUCTION

LEGAL DESCRIPTION:

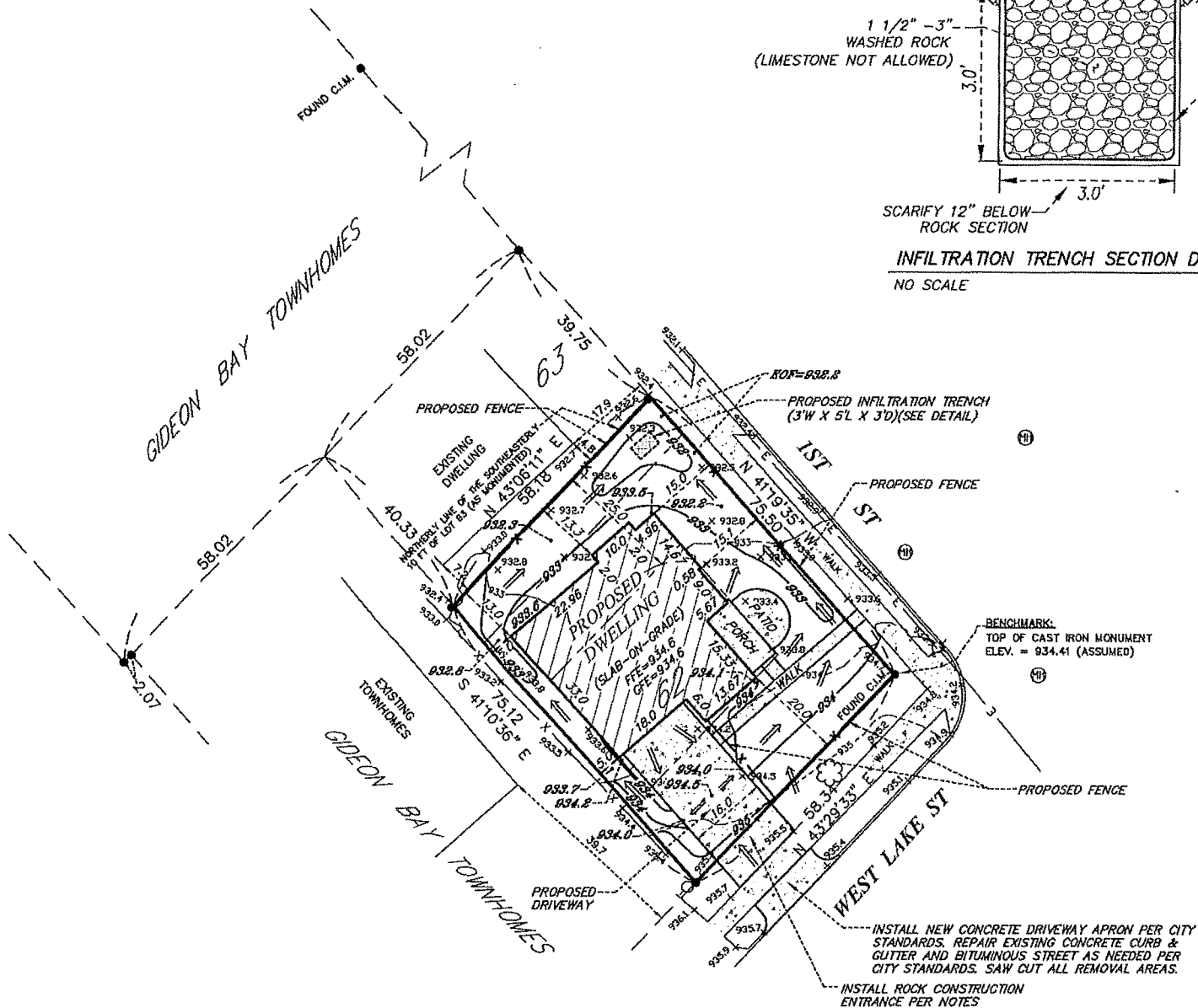
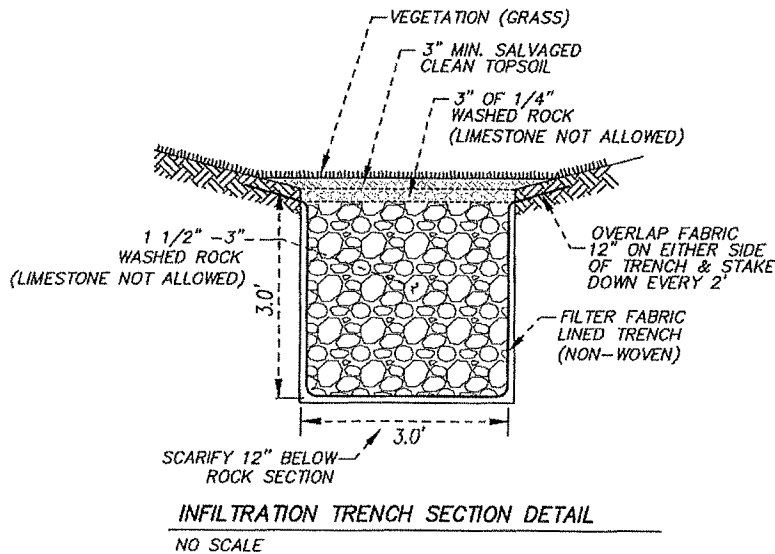
Lot 62 and the Southeasterly 10 feet of the Northeasterly 58 feet of Lot 63, AUDITOR'S SUBDIVISION NO. 135, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Existing building dimensions and setbacks measured to outside of siding or stucco.
5. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
6. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
7. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
6. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.
7. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, found, unless otherwise noted.



PROPOSED HARDCOVER	
HOUSE	1,290 SQ. FT.
WALKS	108 SQ. FT.
DRIVEWAY	451 SQ. FT.
PORCH	88 SQ. FT.
PATIO	87 SQ. FT.
TOTAL PROPOSED HARDCOVER	2,024 Sq. Ft.
AREA OF LOT	4,368 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	46.3%

EXISTING HARDCOVER	
HOUSE	1,074 SQ. FT.
WALK/STOOP	286 SQ. FT.
PLANK DRIVEWAY	538 SQ. FT.
SHED	10 SQ. FT.
TOTAL EXISTING HARDCOVER	1,908 Sq. Ft.
AREA OF LOT	4,368 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	43.7%

STORMWATER MANAGEMENT REQUIREMENTS

1. VOLUME CONTROL - ONSITE RETENTION OF 1.1-INCH STORM EVENT OVER PROPOSED HARDCOVER EXCEEDING EXISTING CONDITIONS HARDCOVER TOTAL.

HARDCOVER EXCEEDING EXISTING CONDITIONS = 116 SQUARE FEET
REQUIRED VOLUME TO RETAIN = 116 X (1.1/12) = 10.6 CUBIC FEET
VOLUME OF RETENTION PROVIDED (WITHIN INFILTRATION TRENCH) = 18.0 CUBIC FEET

LEGEND

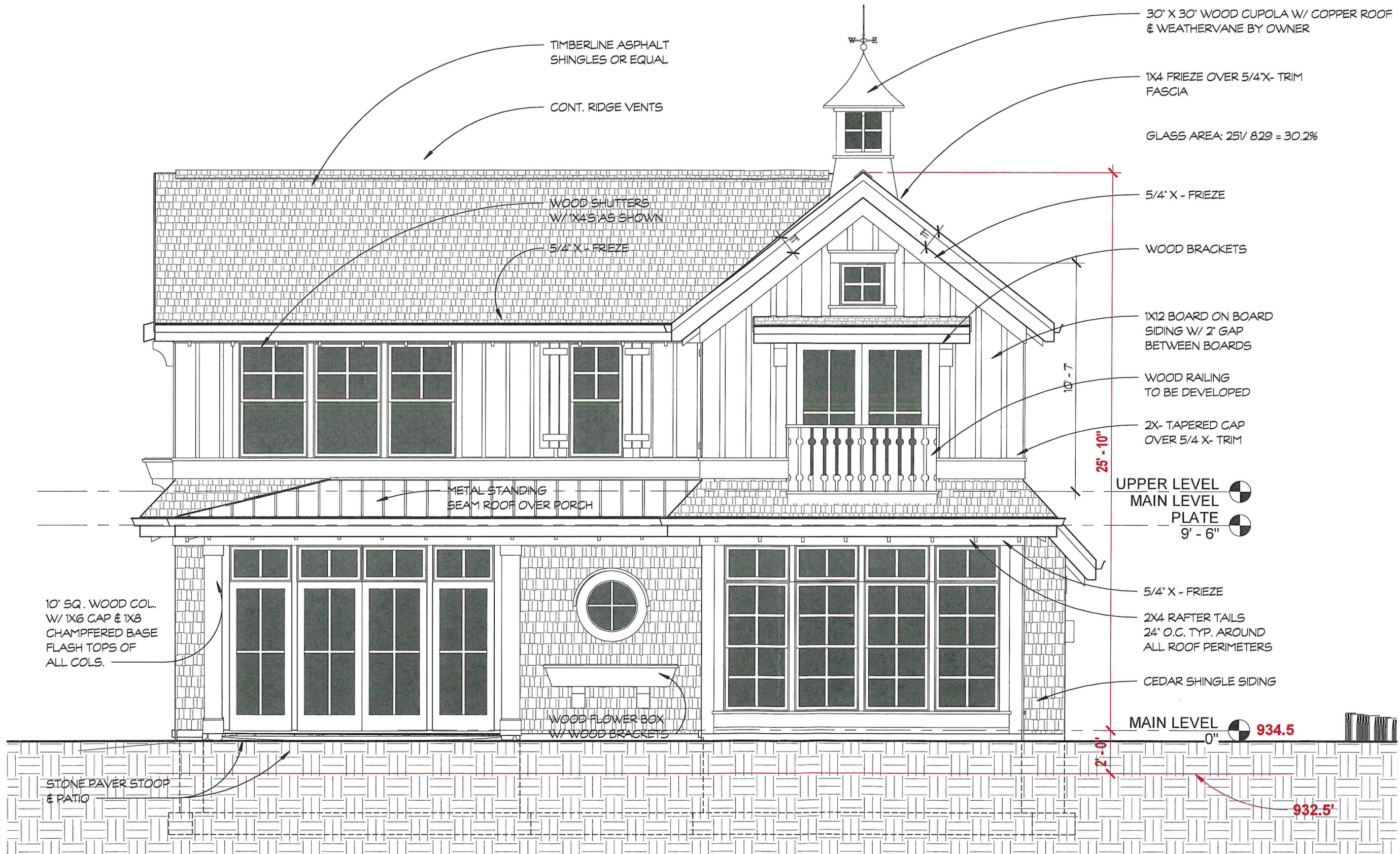
EXISTING CONTOUR	--- 935 ---
EXISTING SPOT ELEVATION	X 935.5
PROPOSED CONTOUR	— 935 —
PROPOSED SPOT ELEVATION	935.5
DRAINAGE ARROW - FLOW	⇒

DATE	REVISION DESCRIPTION	DWG ORIENTATION	SCALE	CLIENT/JOB ADDRESS	Advace Surveying & Engineering, Co. 17917 Highway No. 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.advaceur.com	I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. Wayne W. Pieg #43503 LICENSE NO. MARCH 12, 2026 DATE	DATE SURVEYED: OCTOBER 8, 2021	SHEET TITLE PROPOSED SURVEY	SHEET NO. S1
3-19-26	REVISED FLOOR HEIGHTS & GRADING			SHARRATT DESIGN 88 1ST ST EXCELSIOR, MN			DATE DRAFTED: MARCH 12, 2026	SHEET SIZE: 17 X 22	260271 JR
3-26-26	ADJUSTED PROPOSED GRADING EAST OF HOME								



88 1ST STREET





1 EAST ELEVATION
A7 1/4" = 1'-0"
0 2' 4' 8'

PRELIMINARY NOT FOR CONSTRUCTION



PHONE: 952-470-9750
FAX: 952-407-8407
4424 SECOND STREET
SUITE 100
EXCELSIOR, MN. 55331 | info@sharrattdesign.com

HERMAN HOME
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City of Excelsior
350 Highway 7, Ste 230 • Excelsior, MN 55331
(952) 653-3674

Land Use Review
Application

APPLICANT INFORMATION		
Name: <u>RANDY H. HERMAN</u> Business Name:		
Address: <u>312 3RD STREET</u>		
City: <u>EXCELSIOR</u>	State: <u>MN</u>	Zip Code: <u>55331</u>
Telephone: <u>952-457-2846</u>		E-Mail: <u>PTWANDERER1@GMAIL.COM</u>
OWNER INFORMATION (if different)		
Name:		
Business Name:		
Address:		
City:	State:	Zip Code:
Telephone:		E-Mail:
TYPE OF APPLICATION (check all that apply)		
☐ Comprehensive Plan Amend	☐ Design Standards	☐ Subdivision
☐ Rezoning	☐ Sketch Plan Review	☐ Admin Subdivision
☐ PUD – Concept Plan	☐ Conditional Use Permit/IUP	☐ Preliminary Plat
☐ PUD – General Plan	☒ Variance	☐ Final Plat
☐ PUD – Final Plan	☐ Appeal of Zoning Decision	☐ Other _____
PROJECT INFORMATION		
Street Address: <u>88 1ST STREET</u>		Zoning District: <u>R-1</u>
Property Identification Number(s) (PIN #s): <u>27-117-23-43-0022</u>		
Legal Description (attach if necessary): <u>LOT 062 AUDITORS SUBDIVISION NO. 135, HENNEPIN CTY, MN</u>		
Description of Proposal (attach additional information if needed): <u>CHANGE APPROVED ROBBON DRIVEWAY TO PAVERS</u>		
Reason(s) to Approve Request (attach additional information if needed): <u>SEE ATTACHED</u>		

APPLICANT'S STATEMENT

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: 

Date: 6/15/20

OWNER'S STATEMENT

I am the owner of the above described property and I agree to this application.

Signature: 

Date: 6/15/20

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

Variance Application Questions & Answers

Property Address: 88 1st Street

Date: June 15, 2026

1. What are the difficulties that would prohibit reasonable development without a variance? The lot is very small and while the ribbon driveway in the current plan helped to reduce hard surface coverage and meet city requirements, a ribbon driveway presents challenges especially during winter months for snow and ice removal. The proposed plan is to install pavers on a crushed rock and sand base which will allow for better drainage than a solid surface, plus provide a more stable and even surface for driving, parking and walking compared to a mixed concrete and grass driveway. In addition, the garage is very narrow so having greater flexibility in maneuvering in and out will be a necessity. By virtue of its fixed path, the ribbon driveway limits the ability approach and exit at an angle while still staying on a hard surface.

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4. How is the variance not the result of deliberate actions of the applicant or property owner? We have reduced the size of hard surface on a very small lot to achieve hard surface requirements. Due to the lot's small size the driveway was initially designed as ribbon to achieve the hard surface requirements. While a ribbon driveway reduces hard surface, it is a more dangerous surface in the winter and difficult to maintain and maneuver on. A driveway made with pavers can provide good drainage and offer a safer surface for driving and walking during the entire year.

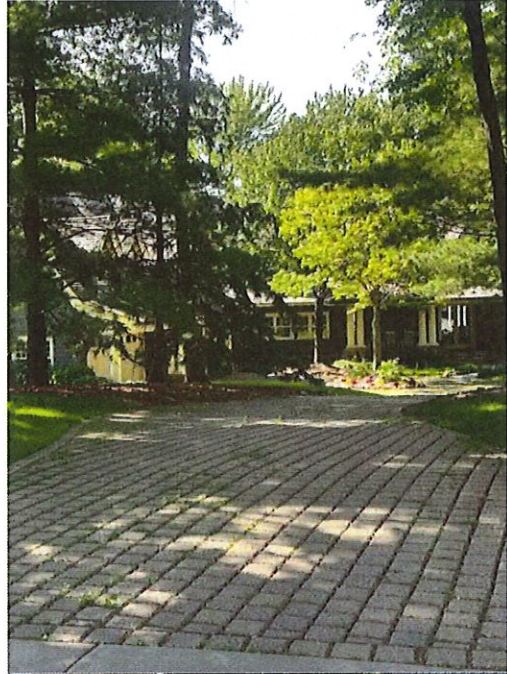
5. How does the variance, if granted, not alter the essential character of the locality (neighborhood)? Pavers are a commonly used driveway surface in neighboring homes. As compared to cement or asphalt they contribute to neighborhood charm and character and provide a better overall surface.

6. How is the variance consistent with the Comprehensive Plan? The driveway size and square footage is unchanged from the approved plan. We are proposing an alternative paver surface to the planned ribbon driveway. The proposed paver surface will increase hard surface by only 201 square feet and will still be aesthetically pleasing as well as being in conformance with City standards.

Sample of Neighboring Property Driveway Types:

- 118 W Lake Street (next door): Paved Surface
- 108 West Lake St (across street): Paved Surface
- 120-126 West Lake St: Paved Surface
- 140-142 West Lake St: Pavers
- 141 West Lake St: Paved Surface
- 14 1st St (next door): Ribbon Gravel Surface
- 2-8 1st St: Paved Surface





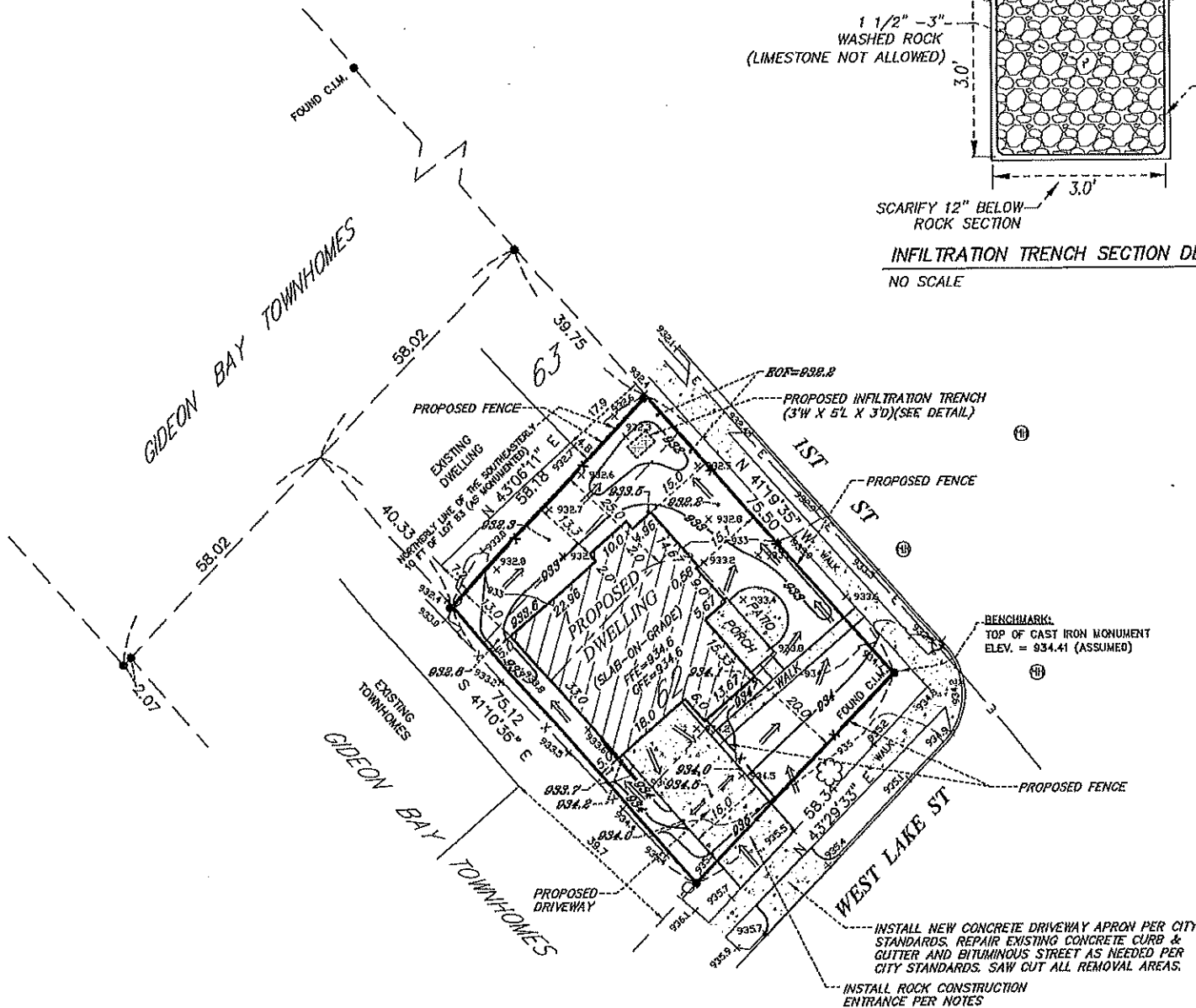
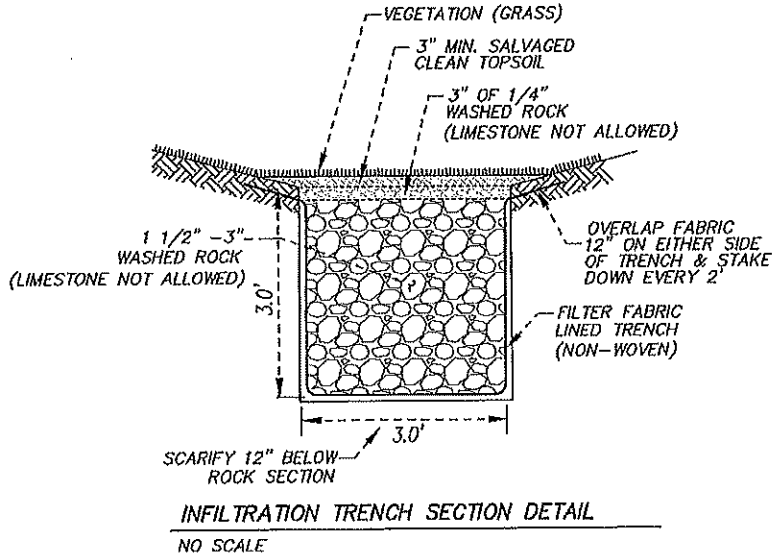
LEGAL DESCRIPTION:
Lot 62 and the Southeasterly 10 feet of the Northeasterly 58 feet of Lot 63, AUDITOR'S SUBDIVISION NO. 135, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Existing building dimensions and setbacks measured to outside of siding or stucco.
- Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, found, unless otherwise noted.



PROPOSED HARDCOVER	
HOUSE	1,290 SQ. FT.
WALKS	108 SQ. FT.
DRIVEWAY	451 SQ. FT.
PORCH	88 SQ. FT.
PATIO	87 SQ. FT.
TOTAL PROPOSED HARDCOVER	2,024 Sq. Ft.
AREA OF LOT	4,368 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	46.3%

EXISTING HARDCOVER	
HOUSE	1,074 SQ. FT.
WALK/STOOP	286 SQ. FT.
PLANK DRIVEWAY	538 SQ. FT.
SHED	10 SQ. FT.
TOTAL EXISTING HARDCOVER	1,908 Sq. Ft.
AREA OF LOT	4,368 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	43.7%

STORMWATER MANAGEMENT REQUIREMENTS

- VOLUME CONTROL - ONSITE RETENTION OF 1.1-INCH STORM EVENT OVER PROPOSED HARDCOVER EXCEEDING EXISTING CONDITIONS HARDCOVER TOTAL.

HARDCOVER EXCEEDING EXISTING CONDITIONS = 116 SQUARE FEET
REQUIRED VOLUME TO RETAIN = 116 X (1.1/12) = 10.6 CUBIC FEET
VOLUME OF RETENTION PROVIDED (WITHIN INFILTRATION TRENCH) = 18.0 CUBIC FEET

LEGEND

EXISTING CONTOUR	--- 935 ---
EXISTING SPOT ELEVATION	X 935.5
PROPOSED CONTOUR	— 935 —
PROPOSED SPOT ELEVATION	935.5
DRAINAGE ARROW - FLOW	⇒

DATE	REVISION DESCRIPTION	DWG ORIENTATION	SCALE	CLIENT/JOB ADDRESS	Advance Surveying & Engineering, Co. 17917 Highway No. 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.adrsm.com	I HEREBY CERTIFY THAT THIS PLAT, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. Wagner #43503 LICENSE NO. MARCH 12, 2026 DATE	DATE SURVEYED: OCTOBER 8, 2021	DATE DRAFTED: MARCH 12, 2026	SHEET TITLE PROPOSED SURVEY SHEET SIZE: 17 X 22 DRAWING NUMBER 260271 JR	SHEET NO. S1 SHEET 1 OF 1
3-19-26	REVISED FLOOR HEIGHTS & GRADING			SHARRATT DESIGN 88 1ST ST EXCELSIOR, MN						
3-26-26	ADJUSTED PROPOSED GRADING EAST OF HOME									

	HOUSE & GARAGE	1378 SQ. FT.
	WALK	111 SQ. FT.
	DRIVEWAY	451 SQ. FT.
	ALT. FOR RIBBON DRIVEWAY	250 SQ. FT.
	PATIO	87 SQ. FT.
	GARAGE STOOP	9 SQ. FT.
TOTAL HARDCOVER AREA OF LOT		2036 Sq.Ft.
		4368 Sq.Ft.
% OF HARDCOVER W/ FULL DRIVE		46.6%
TOTAL HARDCOVER W/ RIBBON DRIVE		1835 SQ. FT.
% OF HARDCOVER W/ RIBBON DRIVE		4.2%
BUILDING COVERAGE		31.5%

 ALT. FOR RIBBON DRIVEWAY

ABBREVIATIONS

B.I.	BUILT IN
CANT.	CANTILEVER
CLG.	CEILING
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
D.	DRAWER
ENG.	ENGINEERED
EQUIP.	EQUIPMENT
EXP.	EXPOSED
F.D.	FLOOR DRAIN
F.P.	FIREPLACE
FURN.	FURNACE
GL.	GLASS
HT.	HEIGHT
L.	LOCKER
LIN.	LINEN
MED.	MEDICINE
MIN.	MINIMUM
O.H.	OVERHEAD
R.	RISER
REF.	REFRIGERATOR
S&V	STAIN AND VARNISH
SH.	SHELF
SHWR.	SHOWER
STRUCT.	STRUCTURE
TEMP.	TEMPERED
TYP.	TYPICAL
W.H.	WATER HEATER

INFORMATION FOR SITE PLAN
TAKEN FROM SURVEY BY ADVANCE SURVEYING
DATED OCTOBER 25, 2021



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ARCHITECTURAL SITE PLAN

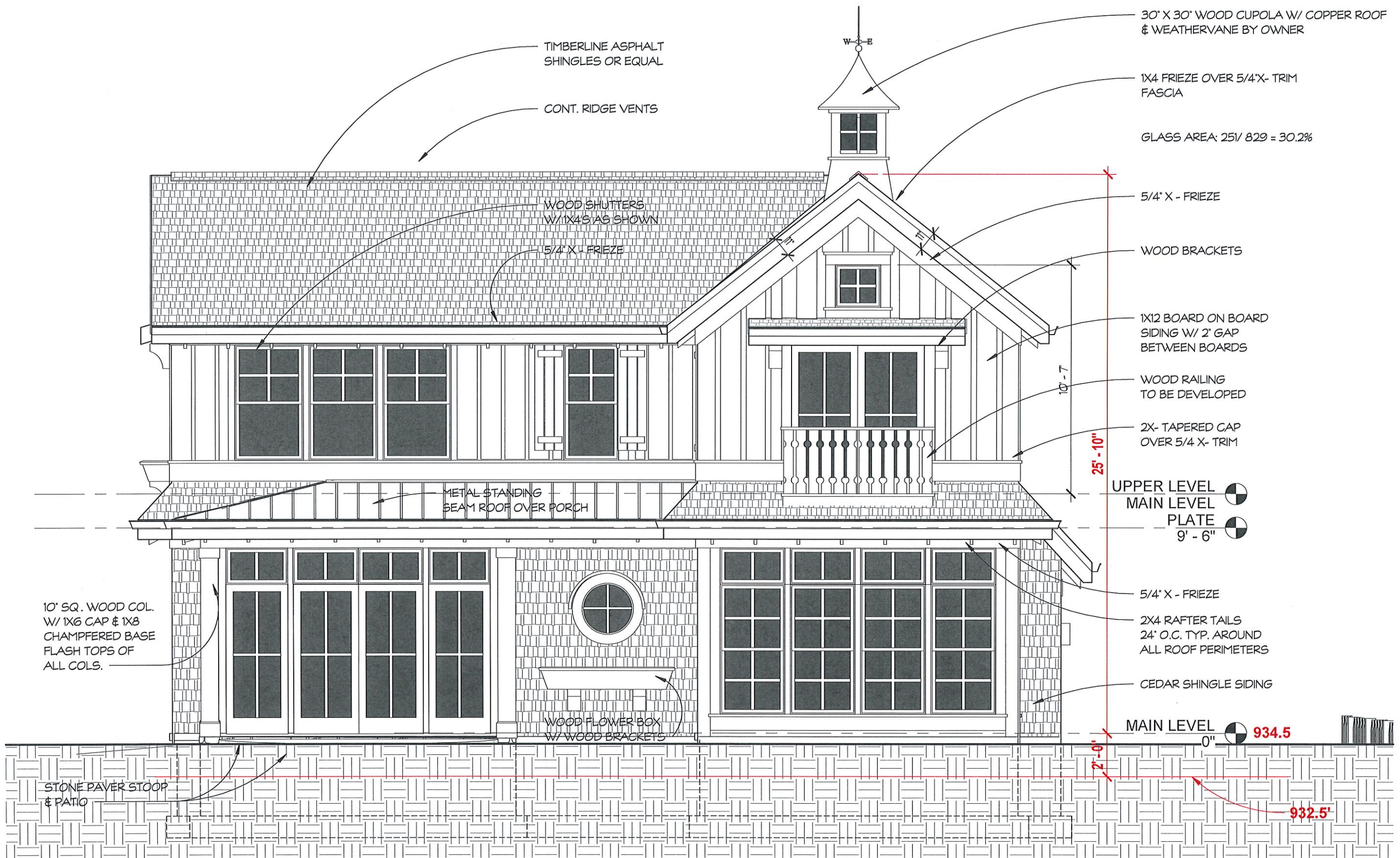
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88 1ST STREET





1 EAST ELEVATION
A7 1/4" = 1'-0"
0 2' 4' 8'

30" X 30" WOOD CUPOLA W/ COPPER ROOF
& WEATHERVANE BY OWNER

1X4 FRIEZE OVER 5/4" X- TRIM
FASCIA

GLASS AREA: 251/ 829 = 30.2%

5/4" X - FRIEZE

WOOD BRACKETS

1X12 BOARD ON BOARD
SIDING W/ 2" GAP
BETWEEN BOARDS

WOOD RAILING
TO BE DEVELOPED

2X- TAPERED CAP
OVER 5/4 X- TRIM

UPPER LEVEL
MAIN LEVEL
PLATE
9' - 6"

5/4" X - FRIEZE

2X4 RAFTER TAILS
24' O.C. TYP. AROUND
ALL ROOF PERIMETERS

CEDAR SHINGLE SIDING

MAIN LEVEL 0" 934.5

932.5'

sharratt
design
company

PHONE: 952-470-9750
FAX: 952-407-8407
464 SECOND STREET
SUITE 100
EXCELSIOR, MN. 55331 info@sharrattdesign.com

HERMAN HOME
11-25-25 SET FOR PRELIM. CITY REVIEW
11-26-25 MEETING
12-23-25
12-30-25 VARIANCE SUBMISSION
01-28-26 BUILDABLE AREA DIAGRAM
02-06-26 REDUCED HT.
03-02-26 REDUCED HT.

SHEET INDEX
A1 GENERAL NOTES A10 EXT. ELEV.
A2 SITE PLAN A11 SECTIONS
A3 FOUND. PLAN A12 SECTIONS
A4 MAIN FL A13 SECTIONS
A5 UPPER LEVEL A14 SECTIONS
A6 ROOF PLAN A15 SECTIONS
A7 EXT. ELEV.
A8 EXT. ELEV.
A9 EXT. ELEV.

SHEET A7 NUMBER

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PRELIMINARY NOT FOR CONSTRUCTION



MEMORANDUM

To: Planning Commission

Re: Item 4(b) 150 Bell Street – Application for RRP
Date: July 27, 2026
From: Jess Long, Planner and Julia Mullin, Community Development Director

APPLICANT: Kris Myer, 823 Courtland Court, Shakopee, MN 55378

PROPERTY OWNER: Jack Bennett, 1 Center St, Excelsior, MN 55331

LOCATION: 150 Bell Street

CASE NO.: PC No. 2026-11

60/120-DAY REVIEW 8/24/2026 10/23/2026

DEADLINE:

BACKGROUND

The applicant is requesting a Residential Review Permit (RRP) for the demolition of an existing detached single car garage and for the construction of a new two car detached garage at 150 Bell Street. The parcel is 6,767 square feet and located in the R2 zoning district. The Planning Commission recently reviewed and approved a RRP for the addition of a second story on the existing home. The building permit for the home was issued in February and construction has been ongoing.

The proposed garage meets zoning standards. The applicant has submitted a survey with the location and proposed driveway sketched in. The City Architect has provided a more accurate site plan with the proposed garage accurately shown. Staff has a concern that the proposed driveway may make entrance to both garage stalls difficult to navigate with a car. The applicant is aware that a survey with exact proposed hardcover measurements will be required prior to building permit issuance. Staff has reviewed the application for building coverage provided in floor plans.

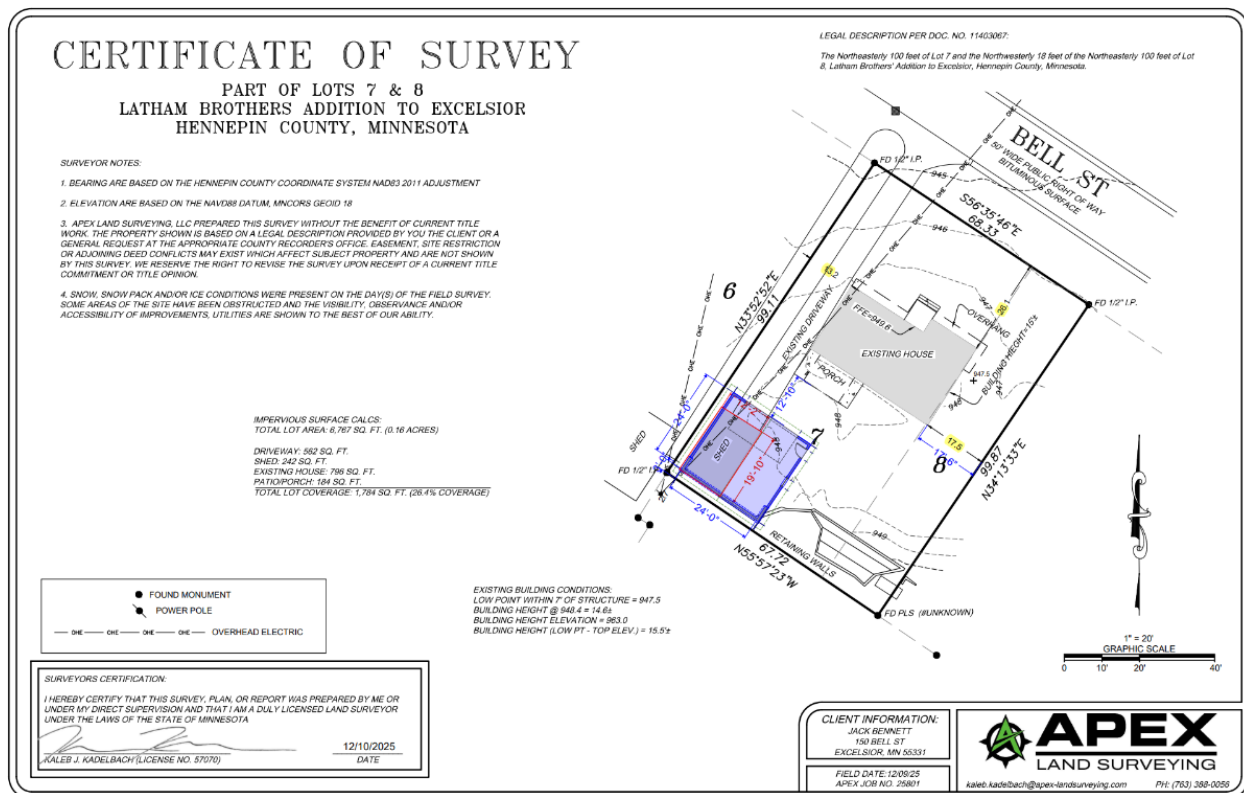


Figure 1 Site Plan with dimensions prepared by City Architect

1. RESIDENTIAL REVIEW PERMIT APPLICATION REVIEW

NEIGHBORHOOD CHARACTER

The neighborhood is made up of a mixture of one, one and half, and two story homes. The street also has a mixture of garage types and sizes. The adjacent homes, 140 Bell and 160 Bell Street, have detached single car garages that are similar to the existing garage at 150 Bell. There are also attach single and double car garages on other homes along the street. The proposed two car garage is consistent within the character and style of the existing properties in the neighborhood.

DETAILS/ANALYSIS

Standard	Required – R2 District	Existing	Proposed
Minimum Lot Area	10,000 sf	6,767 sf	6,767 sf
Minimum Lot Width	60'	68.33'	68.33'
Side yard setback (detached garages)	3'	8'	8'
Rear yard setback (detached garages)	3'	3'	3'
Maximum Building Coverage	25% of lot area = (1,691 sf)	1,222 sf (18%)	1,556 sf (22.9%)
Maximum Lot Coverage (1)	42% of lot area= (2,842 sf)	1,784 sf (26.4%)	2,283 sf (33.7%)
Maximum Height	16		14' 10"

- (1) *Exemptions.* Up to 500 square feet of lot coverage is exempt from the lot coverage limits if a garage is detached, set back 60 feet or more from the front property line, and accessed from the front of the property. The exemption applies only to that portion of the driveway that is required between the rear of the primary structure and the detached garage.

Neighborhood Notification and Opportunity to be Heard

As required by Ordinance *Section 42-7 (c) Neighbor Notification and Opportunity to be Heard*, property owners within 500 feet of the property have been mailed notice of the meeting and the opportunity to provide feedback at the regularly scheduled Planning Commission meeting on July 27, 2026.

RRP Criteria

The City Architect's review is attached. The following is planning staff's review.

1. Massing and scale of new structure should be compatible with neighboring structures.

Initially the proposed garage was 16' tall. The applicant reduced the height of the garage so that a variance would not be required. The proposed garage with a height of 14' 10" is compatible with the home on the parcel as well as the homes adjacent to 150 Bell Street. The proposed garage will be partially hidden from the street view by the principal structure.

2. The size and mass of a new structure should be compatible with the size of the property.

The detached garage is larger than the existing single car garage, however the new two garage does not overwhelm the lot. The position of the garage to the rear of the parcel reduces the visual impact from the public right of way.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties.

The existing detached garage is located at the rear of the parcel. The neighboring properties, 140 Bell and 160 Bell, also have garages located at the rear of the parcel. The proposed garage will maintain the existing alignment with the neighboring properties.

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls.

The proposed garage will be near the existing retaining wall. The applicant will need to verify if the retaining wall will be impacted by the project. Changes to the retaining wall will require engineered plans reviewed by the City Engineer.

5. Consider front porch element in design of new structures.

Not applicable to this proposal.

6. A new structure should be detailed as four-sided architecture.

The proposed garage has a simple design that is consistent with the existing garage and the neighboring garage. The simple design will not overwhelm the design of the new second story addition to the principal structure.

7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.

The expanded garage will have minor impact on the views privacy and sunlight of neighboring properties.

Recommended Conditions of Approval.

Staff recommends the following conditions with approval of this Residential Review Permit application:

1. The applicant shall obtain all necessary City, watershed district, and other government entity

permits and approvals including but not limited to building permits, grading, and erosion control plans, etc.

2. The applicant shall submit survey with proposed lot coverage and building coverage calculations prior to issuance of building permit and staff will verify that they conform with zoning standards.
3. The RRP shall expire one year from the date of adoption of the resolution if not acted upon.
4. The applicant shall submit any grading or retaining wall designs to the City Engineer for review.

RECOMMENDED PLANNING COMMISSION ACTION

The Planning Commission shall hold a public hearing for the Residential Review Permit application. Staff recommends that the Planning Commission approve the Residential Review Permit application with the proposed conditions.



Excelsior Good Neighbor Guidelines PLAN Review

150 BELL STREET 01/21/2026

Guidelines (7)	Review Criteria
1. Massing and scale of a new structure should be compatible with neighboring structures	• Ensure that the massing and scale of a new structure is visually compatible with neighboring structures, with special attention to design of upper levels and roofs. • Consider incorporating the following mass mitigation techniques to align with neighborhood patterns: ▪ Street facing gable ▪ One story open front porch ▪ Step-downs ▪ Upper level components that are 1/2 story rather than full story ▪ Roof planes that are broken up (no large unarticulated planes) ▪ Offset structure components to break up bulk and large flat planes (gable and wing) ▪ Separate components by breezeway or one story element ▪ Garage located 60' back from front street ▪ Highly creative design that reduces the perception of bulk ▪ A "tunnel effect," which results from tall walls placed close together, should be avoided through one-story additions or step-backs • Maintain consistency with the street wall on all sides (including corner lots) and design façade width to reflect the established range of neighboring structure widths. • Ensure that the height of a new structure is within the height range of neighboring structures and floor-to-floor heights are compatible with those of neighboring structures. • Position taller portions of a structure away from neighboring structures of lower scale to minimize looming effects and shading of neighboring structures, or step down the structure toward lower-scaled neighboring structures.

The project proposes demolishing an existing rear-yard single stall garage (plan dimensions about 12-0 x 20-0) and replacing it with a new two-stall garage (plan dimensions about 24-0 x 24-0, with a 14-10 high gabled roof). The existing driveway will continue to be used to access the garage. The extent of proposed new driveway paving connecting to the garage is unclear from the application materials. It appears the location and size of the proposed garage results in only about 13-4 from garage door to existing house's rear porch, possibly limiting vehicular access to the full width of the garage. Applicant should clarify and provide an accurate site drawing indicating proposed paving and coverages.

The proposed garage is in the southwest corner of the site (as the existing garage was), with a proposed 3-0 setback at side and rear yards. The property immediately adjacent to the garage sideyard (140 Bell) has an existing 1-stall garage, set back a similar sideyard distance.

Generally, the height, massing and scale of the proposed garage seem compatible with neighborhood structures and context.

2. The size and mass of a new structure should be compatible with the size of the property	• Ensure that the structure's visible building envelope (bulk) is compatible with the property size and with neighboring structures. • Locate the garage to respect existing neighborhood patterns and minimize the garage's impact on structure massing and street face.
--	---

The size of the garage relative to its lot size seems reasonably compatible; detached rear-yard garages are seen in other neighboring properties including a one-stall garage in the adjacent lot at 140 Bell.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties	• Respect the established structure location, alignments and open space patterns between neighboring structures when locating a new structure. • Maintain the traditional rhythm of the street face, the orientation pattern and the proportion of built to open space of structures facing the street, including each side of a corner lot. • Design the site footprint of a structure to be compatible with the existing lot coverage pattern of neighboring structures.
---	--

The garage is generally located where the existing smaller garage was, adjacent to a neighboring garage, and follows existing neighborhood pattern alignments.

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls	• Ensure that grade changes do not change the character of the street face or the relationship of the structure to neighboring structures. • Respect the site's natural slope and minimize cut, fill and retaining walls. • Use structure setbacks and stepdowns at the slope to break up massing and continuous walls.
--	---

The site has a steep grade up in the rear yard with an extensive retaining wall. Drawings do not clearly show how the proposed structure and retaining wall intersect. Applicant should clarify how retaining wall and garage relate to each other, and how grades and drainage are managed around the rear of the garage.

5. Consider front porch element in design of new structures	• Use an unenclosed single story front porch to break up a structure's massing on the street face.
---	--

Not applicable

6. A new structure should be detailed as four-sided architecture	• Use an unenclosed single story front porch to break up a structure's massing on the street face. • Arrange openings to reflect the traditional alignment of openings in neighboring structures to avoid large, unbalanced wall expanses.
--	---

The design detailing, new windows and siding materials should be consistent with the house, but only a front and side elevation of the garage are provided. Drawings are unclear as to siding materials and detailing.

Garage should have siding types and consistent with main house and window and corner details also consistent. Drawings are unclear about these siding materials and details; applicant should clarify what is intended. No windows are indicated in plan at one side or rear elevations. Typically, four-sided design may indicate windows to be in two or all three of the non-garage door elevations, but considering the location of this garage and the obscured visibility of the side and rear elevations, a single window on the door side elevation may be acceptable. The small horizontal window shown, however, should be larger and more vertically proportioned to be consistent with window proportions of the house.

The side elevation indicates a full-height gray area at rear of garage. This should be explained by applicant: is this gray area a proposed material change, or is it related to grade and retaining walls? No rear or opposite side building elevations are provided to indicate what materials and detailing are proposed here. Applicant should clarify.

7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.	• Locate decks, balconies, and pools to consider privacy of neighboring properties. • Minimize interruption of the sunlight, skyplane, and views for neighboring structures.
---	---

Due to location on site and size, and rear-yard grading, the garage should have little impact on neighbor views, privacy and sunlight.



Residential Review Permit Application
350 Highway 7, Ste. 230, Excelsior, MN 55331
952-653-3674
Email permit to: permits@excelsiormn.org

APPLICANT INFORMATION		
Name: <u>Kris Meyer</u>	Business Name: <u>Cortland Custom Home LLC</u>	
Address: <u>823 Cortland Con</u>		
City: <u>Shakopee</u>	State: <u>MN</u>	Zip Code: <u>55379</u>
Telephone: <u>612 272-2143</u>	E-Mail: <u>[REDACTED]</u>	
OWNER INFORMATION (if different)		
Name: <u>Jack Bennett</u>	Business Name:	
Address: <u>1 Center St.</u>		
City: <u>Excelsior</u>	State: <u>MN</u>	Zip Code:
Telephone: <u>952-843-3952</u>	E-Mail: <u>[REDACTED]</u>	
TYPE OF APPLICATION (check all that apply)		
☐ Sketch Plan	☒ Residential Review Permit	
PROJECT INFORMATION		
Street Address: <u>150 Bell Street</u>	Zoning District (R-1 or R-2):	
Property Identification Number(s) (PIN #s): <u>341172312 0080</u>	PAID <u>\$1000.00</u>	
Legal Description (attach if necessary):	DATE <u>6/25/2026</u>	
Description of Proposal (attach additional information if needed): <u>Replace existing garage same location expand to 24x24</u>	CHECK# <u>CC</u>	
Reason(s) to Approve Request (attach additional information if needed): <u>Garage is deteriorated and unsafe or usable.</u>	RECEIPT <u>18313</u>	
FEES & ESCROW		
Residential Review Permit	\$500 Escrow	
Residential Sketch Plan	\$ 50 fee	

APPLICANT'S STATEMENT

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: [Signature]

Date: 6-3-2026

OWNER'S STATEMENT

I am the owner of the above described property and I agree to this application.

Signature: [Signature]

Date: 6-4-2026

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

9. How will you mitigate any negative sunlight impacts on neighbors? (Guideline #7)

☐ Locate structure on lot to minimize impact

☒ Adjust building height, or portions of building, to minimize impact

☐ Other: _____

10. Will the proposed addition or structure significantly affect your neighbor's privacy? (Guideline #7)

☐ House to right: NO

☐ House to left: NO

☐ House to rear: NO

11. How will you mitigate impacts on neighbors' privacy? (Guideline #7)

☒ Offset/locate windows to reduce impact

☐ Decks, balconies, and pools, as applicable, positioned away from windows of neighboring properties

☐ Use landscaping elements for screening

☐ Other: _____

12. How is the structure detailed as four-sided architecture?

☐ Solid to void ratio is related, and there is consistent detailing on all sides to those of neighboring structures.

☒ Openings are arranged to reflect traditional alignment of openings in

neighboring structures to avoid unbalanced solid wall expanses.

13. Have you spoken to your neighbors about the proposed addition or structure?

☒ Yes

☐ No

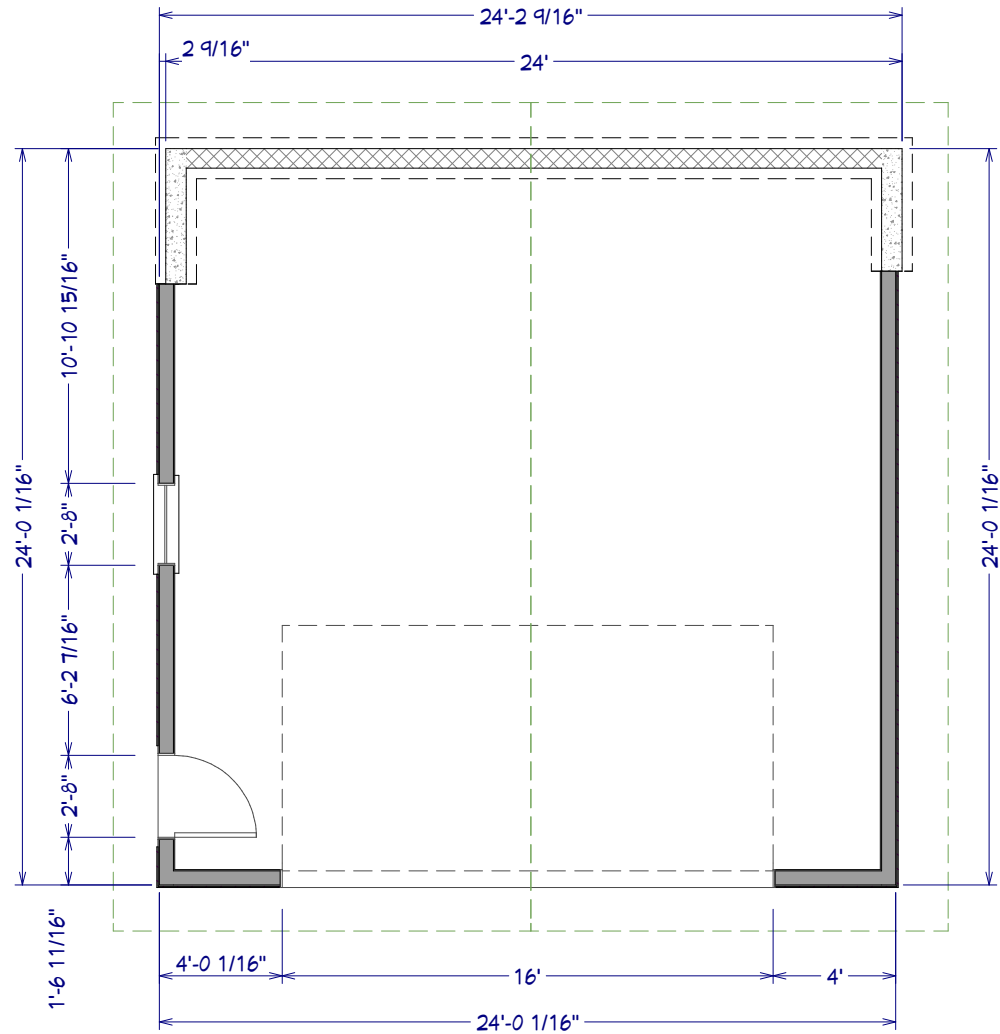


1. Prevailing neighborhood streetfront setback: (Guidelines #3 and #7) Detached
Prevailing setback on block (est.) General
Average setback on block (est.) Rear of Lot
Proposed new house setback _____
2. Is the pattern of homes on in your neighborhood 1, 1 1/2, or 2 stories high? (Guidelines #1 and #7) Main House
Stories 1 1-1/2 2 Side/Corner
House on right ☐ ☐ ☐
House on left ☐ ☐ ☐
House to rear ☐ ☐ ☐
Prevailing on block ☐ ☐ ☐
Proposed new house ☐ ☐ ☐
3. Prevailing front porch pattern in your neighborhood: (Guidelines #1 and #5)

	Front Porch	None
House on right	☐	☐
House on left	☐	☐
House to rear	☐	☐
Prevailing on block	☐	☐
Proposed new house	☐	☐
4. Prevailing garage location pattern in your neighborhood: (Guidelines #1 and #2)

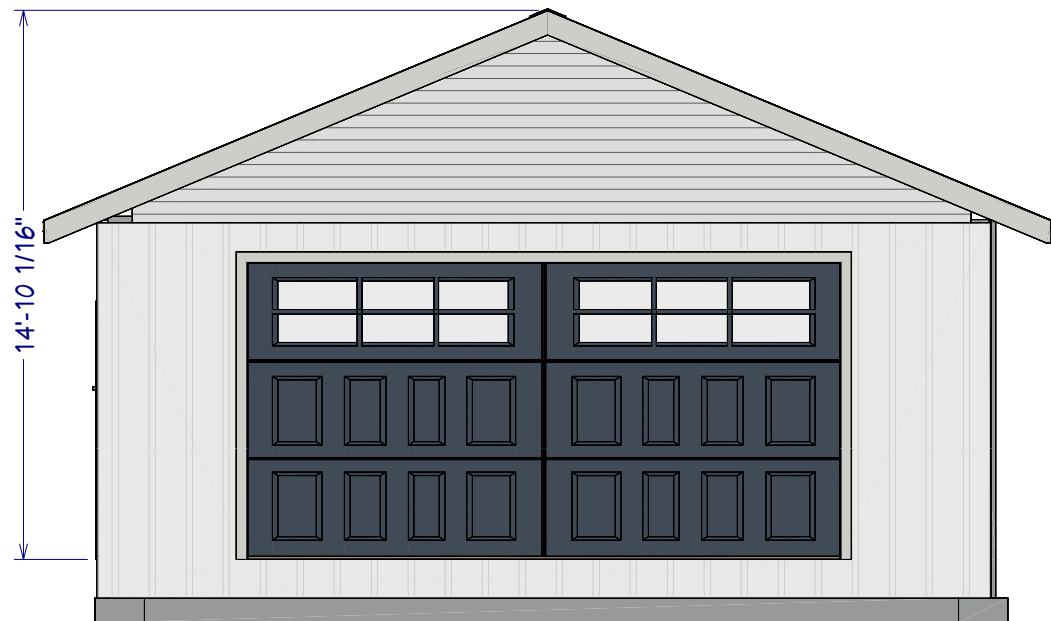
	1 stall garage	2 stall garage	3 stall garage
House on right	☒ <u>Detached</u>	☐	☐
House on left	☒ <u>Detached</u>	☐	☐
House to rear	☐	☒	☐
Prevailing on block	☐	☒	☐
Proposed new house	☐	☒	☐
5. Is the proposed addition or structure compatible in form and detail with the design character of the main house? (Guideline #2) Roofing/ Sides to Match
6. If the proposed addition or structure location, setbacks, size or general design character does not fit prevailing neighborhood patterns, how do you propose to reduce its impact on the neighborhood and streetscape?:

7. Does the proposed addition or structure work with natural slopes and contours of the property? (Guideline #4)
☐ Structure sited parallel to slope
☒ Building designed to reduce cut and fill (minimize retaining walls)
☐ Landscaping incorporated into grading changes
 Notes: Use Garage to Repair a Portion of Retaining Wall
8. Will the proposed addition or structure significantly affect your neighbor's access to sunlight in adjacent yards, patios or rooms? (Guideline #7) NO
 House to right: _____
 House to left: _____
 House to rear: _____
 Notes: _____

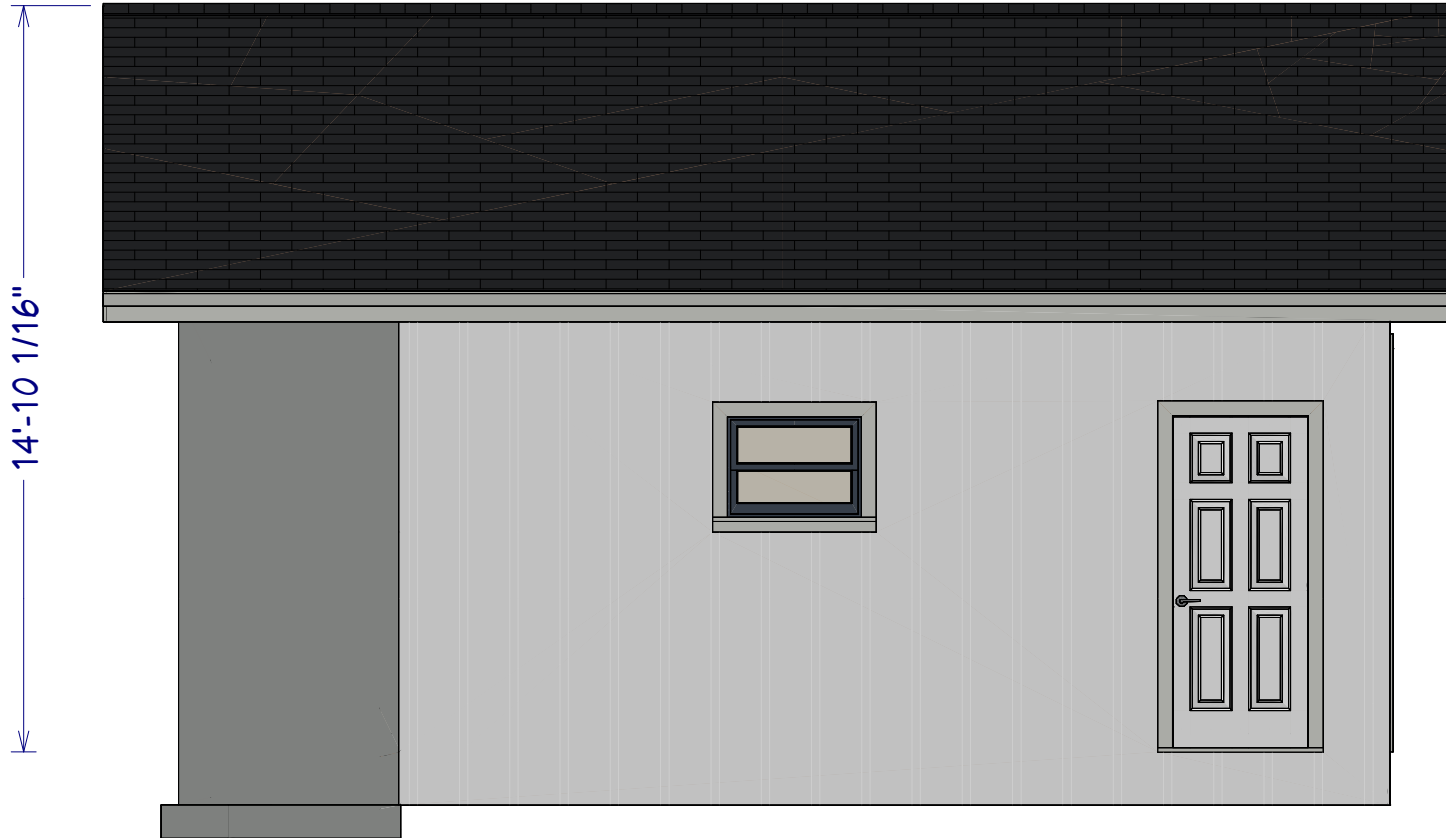


LIVING AREA
576 SQ FT

150 Bell st
Proposed Garage



150 Bell Street
front elevation
7/9/2026



150 Bell Street
Left elevation
7/9/2026

CERTIFICATE OF SURVEY

PART OF LOTS 7 & 8

LATHAM BROTHERS ADDITION TO EXCELSIOR

HENNEPIN COUNTY, MINNESOTA

LEGAL DESCRIPTION PER DOC. NO. 11403067.
The Northeastly 100 feet of Lot 7 and the Northwestly 18 feet of the Northeastly 100 feet of Lot 8, Latham Brothers Addition to Excelsior, Hennepin County, Minnesota.

SURVEYOR NOTES:

1. BEARING ARE BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM MAD83 2011 ADJUSTMENT
2. ELEVATION ARE BASED ON THE MAD88 DATUM, MINCORS GEOID 18
3. APEX LAND SURVEYING, LLC PREPARED THIS SURVEY WITHOUT THE BENEFIT OF CURRENT TITLE WORK. THE PROPERTY SHOWN IS BASED ON A LEGAL DESCRIPTION PROVIDED BY YOU THE CLIENT OR A GENERAL REQUEST AT THE APPROPRIATE COUNTY RECORDER'S OFFICE. EASEMENT, SITE RESTRICTION OR ADJOINING DEED CONFLICTS MAY EXIST WHICH AFFECT SUBJECT PROPERTY AND ARE NOT SHOWN BY THIS SURVEY. WE RESERVE THE RIGHT TO REVISE THE SURVEY UPON RECEIPT OF A CURRENT TITLE COMMITMENT OR TITLE OPINION.
4. SNOW, SMOG/PACK AND/OR ICE CONDITIONS WERE PRESENT ON THE DAY(S) OF THE FIELD SURVEY. SOME AREAS OF THE SITE HAVE BEEN OBSTRUCTED AND THE VISIBILITY, OBSERVANCE AND/OR ACCESSIBILITY OF IMPROVEMENTS, UTILITIES ARE SHOWN TO THE BEST OF OUR ABILITY.

IMPERVIOUS SURFACE CALC.
TOTAL LOT AREA: 6,787 SQ. FT. (0.16 ACRES)
DRIVEWAY: 582 SQ. FT. *127 proposed*
SHED: 244 SQ. FT. *5-76*
EXISTING HOUSE: 788 SQ. FT.
PATIO/PORCH: 184 SQ. FT.
TOTAL LOT COVERAGE: 1,784 SQ. FT. (26.4% COVERAGE)

2083 (33.7%) coverage proposed

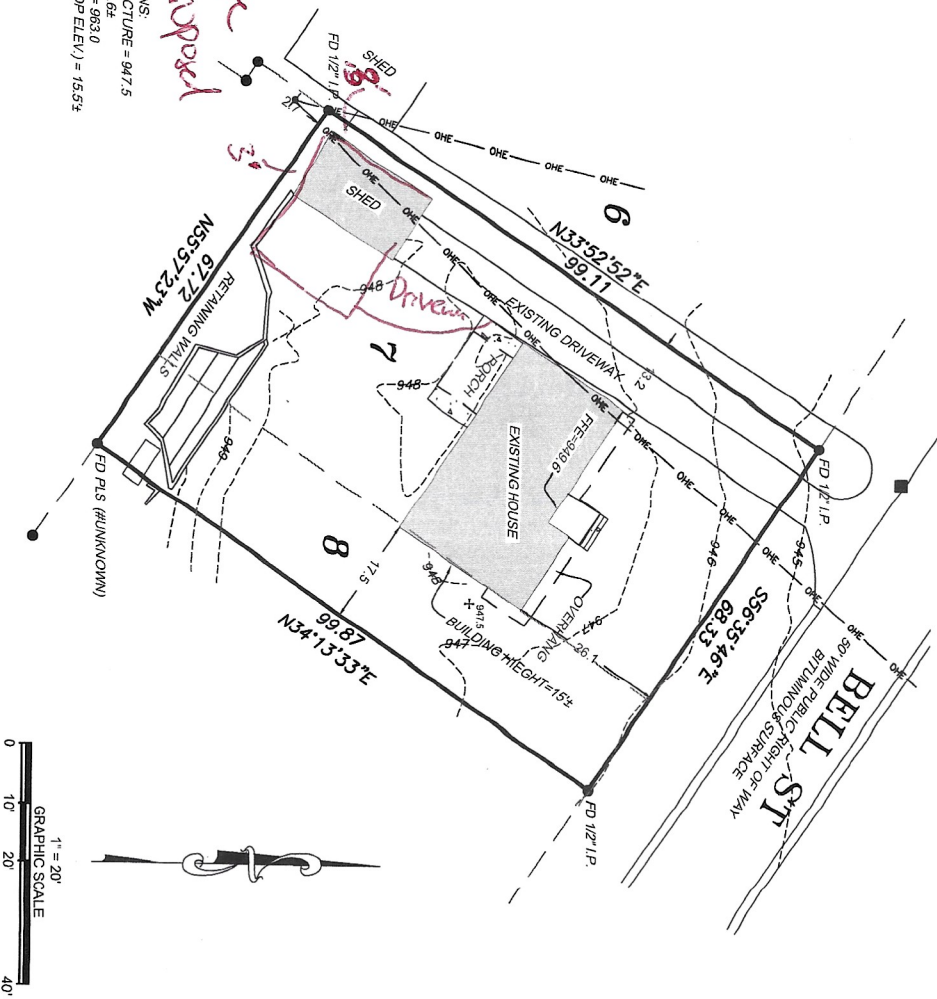
EXISTING BUILDING CONDITIONS:
LOW POINT WITHIN 7' OF STRUCTURE = 947.5
BUILDING HEIGHT @ 948.4 = 14.6±
BUILDING HEIGHT ELEVATION = 963.0
BUILDING HEIGHT (LOW PT. - TOP ELEV.) = 15.5±

● FOUND MONUMENT
● POWER POLE
— ONE — ONE — ONE — OVERHEAD ELECTRIC

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

KALEB J. KADELBACH (LICENSE NO. 57070)
DATE: 12/10/2025



CLIENT INFORMATION:

JACK BENNETT
150 BELL ST
EXCELSIOR, MN 55331
FIELD DATE: 12/09/25
APEX JOB NO. 25801

APEX
LAND SURVEYING
kaleb.kadelbach@apex-landsurveying.com
PH: (763) 388-0056



Residential Review Permit Application
350 Highway 7, Ste. 230, Excelsior, MN 55331
952-653-3674
Email permit to: permits@excelsiormn.org

APPLICANT INFORMATION		
Name: Kris Meyer	Business Name: Cortland Custom Home LLC	
Address: 823 Cortland Cir		
City: Shakopee	State: MN	Zip Code: 55379
Telephone: 612 272-2143	E-Mail: Cortlandcustomhomes@gmail.com	
OWNER INFORMATION (if different)		
Name: Jack Bennett	Business Name:	
Address: 1 Center St.		
City: Excelsior	State: MN	Zip Code:
Telephone: 952-843-3952	E-Mail: Jackbennett11@gmail.com	
TYPE OF APPLICATION (check all that apply)		
☐ Sketch Plan	☒ Residential Review Permit	
PROJECT INFORMATION		
Street Address: 150 Bell Street	Zoning District (R-1 or R-2):	
Property Identification Number(s) (PIN #s): 3411723120080	PAID \$1000.00	
Legal Description (attach if necessary):	DATE 6/25/2026	
Description of Proposal (attach additional information if needed): Replace existing garage same location expand to 24x24	CHECK# CC	
Reason(s) to Approve Request (attach additional information if needed): Garage is deteriorate and unsafe or useable.	RECEIPT 18313	
FEES & ESCROW		
Residential Review Permit	\$500 Escrow	
Residential Sketch Plan	\$ 50 fee	

APPLICANT'S STATEMENT

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: _____

Date: 6-3-2026

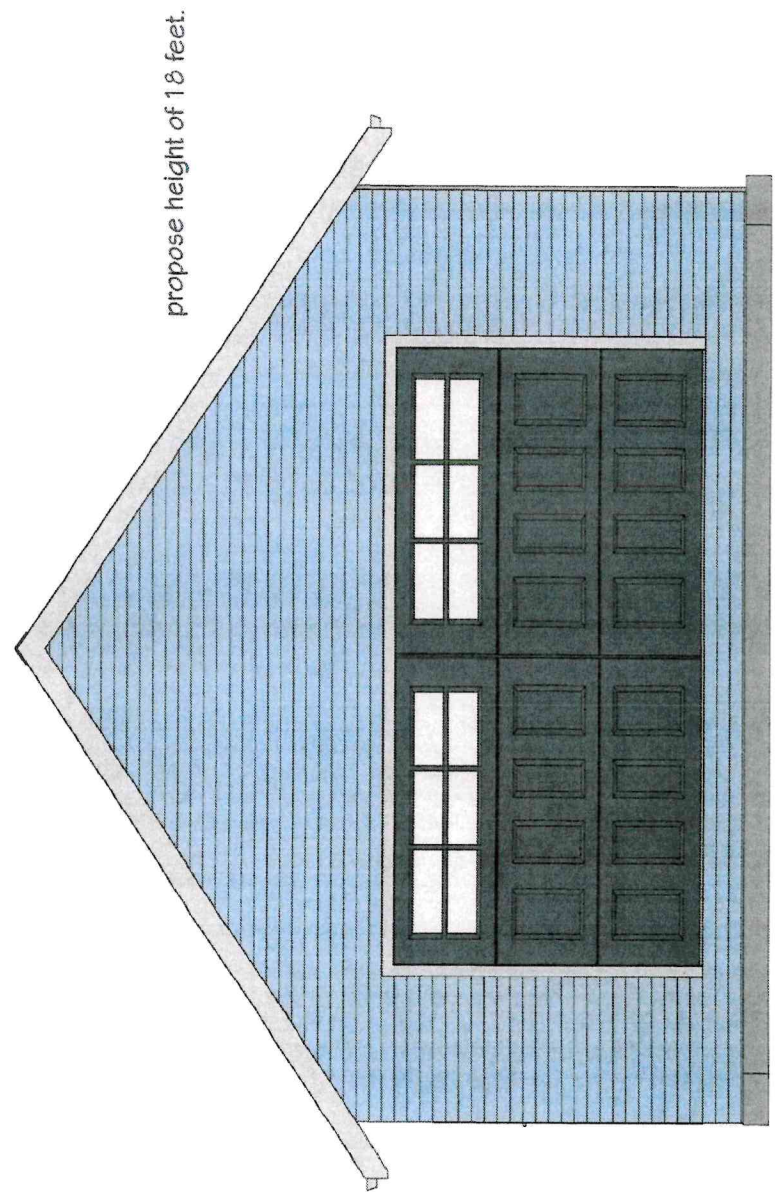
OWNER'S STATEMENT

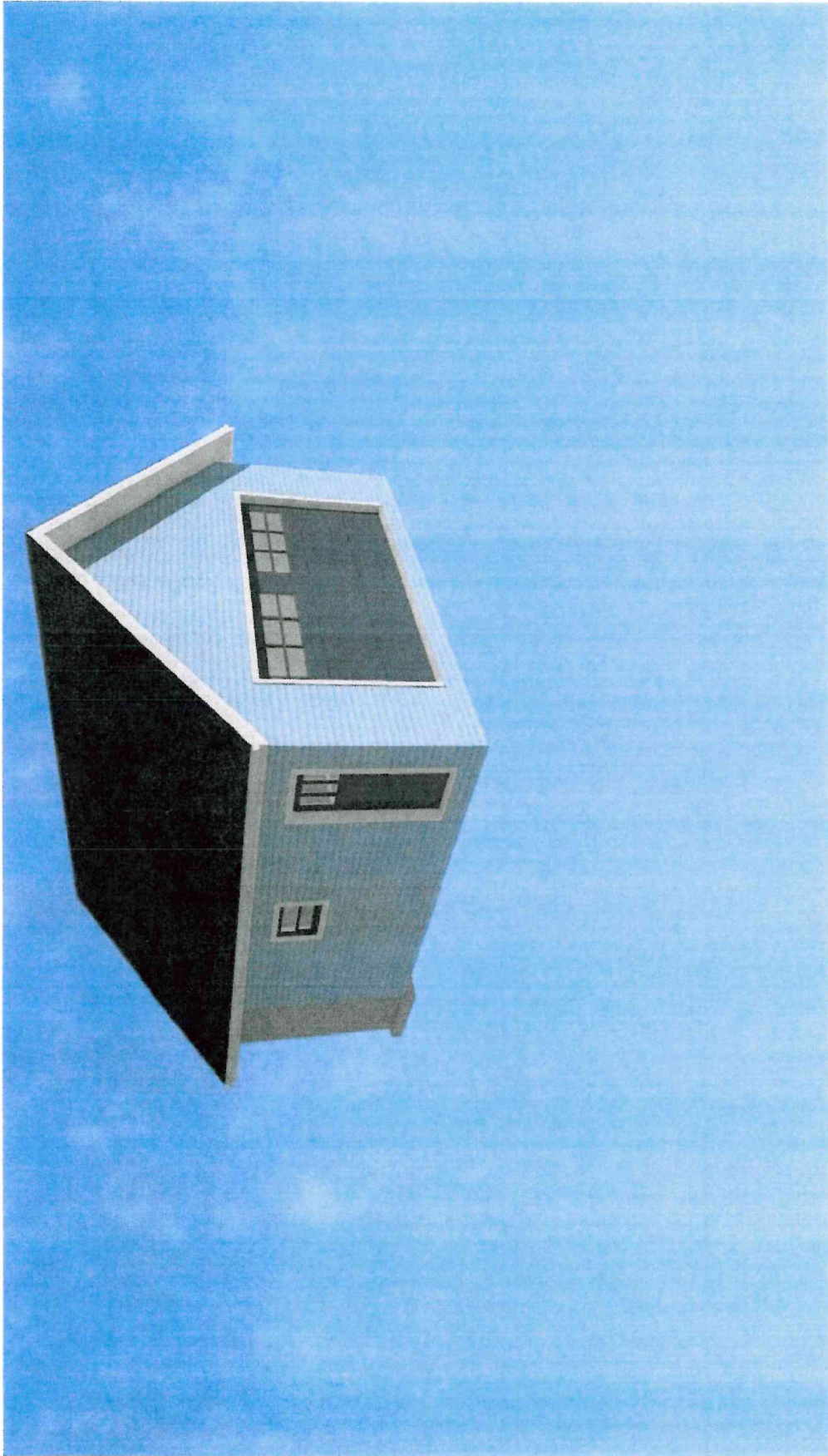
I am the owner of the above described property and I agree to this application.

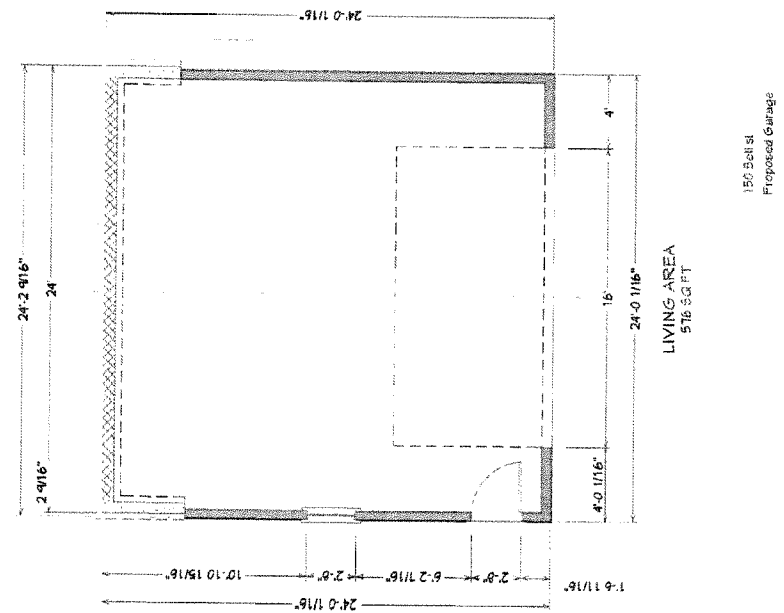
Signature: _____

Date: 6-4-2026

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.







LIVING AREA
576 SQ FT

576 50 ST
/ING ARRI

150 Bells
Proposed Garage

Proposed grade

9. How will you mitigate any negative sunlight impacts on neighbors? (Guideline #7)

- ☐ Locate structure on lot to minimize impact
- ☒ Adjust building height, or portions of building, to minimize impact
- ☐ Other: _____

10. Will the proposed addition or structure significantly affect your neighbor's privacy? (Guideline #7)

- ☐ House to right: NO
- ☐ House to left: NO
- ☐ House to rear: NO

11. How will you mitigate impacts on neighbors' privacy? (Guideline #7)

- ☒ Offset/locate windows to reduce impact
- ☐ Decks, balconies, and pools, as applicable, positioned away from windows of neighboring properties
- ☐ Use landscaping elements for screening
- ☐ Other: _____

12. How is the structure detailed as four-sided architecture?

- ☐ Solid to void ratio is related, and there is consistent detailing on all sides to those of neighboring structures.
- ☒ Openings are arranged to reflect traditional alignment of openings in

neighboring structures to avoid unbalanced solid wall expanses.

13. Have you spoken to your neighbors about the proposed addition or structure?

- ☒ Yes
- ☐ No

1. Prevailing neighborhood streetfront setback: (Guidelines #3 and #7) Detached
Prevailing setback on block (est.) General
Average setback on block (est.) Rear of
Proposed new house setback Lot

2. Is the pattern of homes on in your neighborhood 1, 1 1/2, or 2 stories high? (Guidelines #1 and #7) Main house
Stories 1 1-1/2 2 Side/Colon
House on right ☐ ☐ ☐
House on left ☐ ☐ ☐
House to rear ☐ ☐ ☐
Prevailing on block ☐ ☐ ☐
Proposed new house ☐ ☐ ☐

3. Prevailing front porch pattern in your neighborhood: (Guidelines #1 and #5)
- | | Front Porch | None |
|---------------------|--------------------------|--------------------------|
| House on right | ☐ | ☐ |
| House on left | ☐ | ☐ |
| House to rear | ☐ | ☐ |
| Prevailing on block | ☐ | ☐ |
| Proposed new house | ☐ | ☐ |

4. Prevailing garage location pattern in your neighborhood: (Guidelines #1 and #2)
- | | 1 stall garage | 2 stall garage | 3 stall garage |
|---------------------|---|-------------------------------------|--------------------------|
| House on right | ☒ <u>Detached</u> | ☐ | ☐ |
| House on left | ☒ <u>Detached</u> | ☐ | ☐ |
| House to rear | ☐ | ☒ | ☐ |
| Prevailing on block | ☐ | ☒ | ☐ |
| Proposed new house | ☐ | ☒ | ☐ |

5. Is the proposed addition or structure compatible in form and detail with the

design character of the main house?
(Guideline #2)
Roofing/ Sides to match

6. If the proposed addition or structure location, setbacks, size or general design character does not fit prevailing neighborhood patterns, how do you propose to reduce its impact on the neighborhood and streetscape?:

7. Does the proposed addition or structure work with natural slopes and contours of the property? (Guideline #4)
- ☐ Structure sited parallel to slope
☒ Building designed to reduce cut and fill (minimize retaining walls)
☐ Landscaping incorporated into grading changes

Notes: Use Garage to
Reduce a portion of
Retaining wall

8. Will the proposed addition or structure significantly affect your neighbor's access to sunlight in adjacent yards, patios or rooms? (Guideline #7) NO
House to right: _____
House to left: _____
House to rear: _____
Notes: _____

CERTIFICATE OF SURVEY

PART OF LOTS 7 & 8

LATHAM BROTHERS ADDITION TO EXCELSIOR

HENNEPIN COUNTY, MINNESOTA

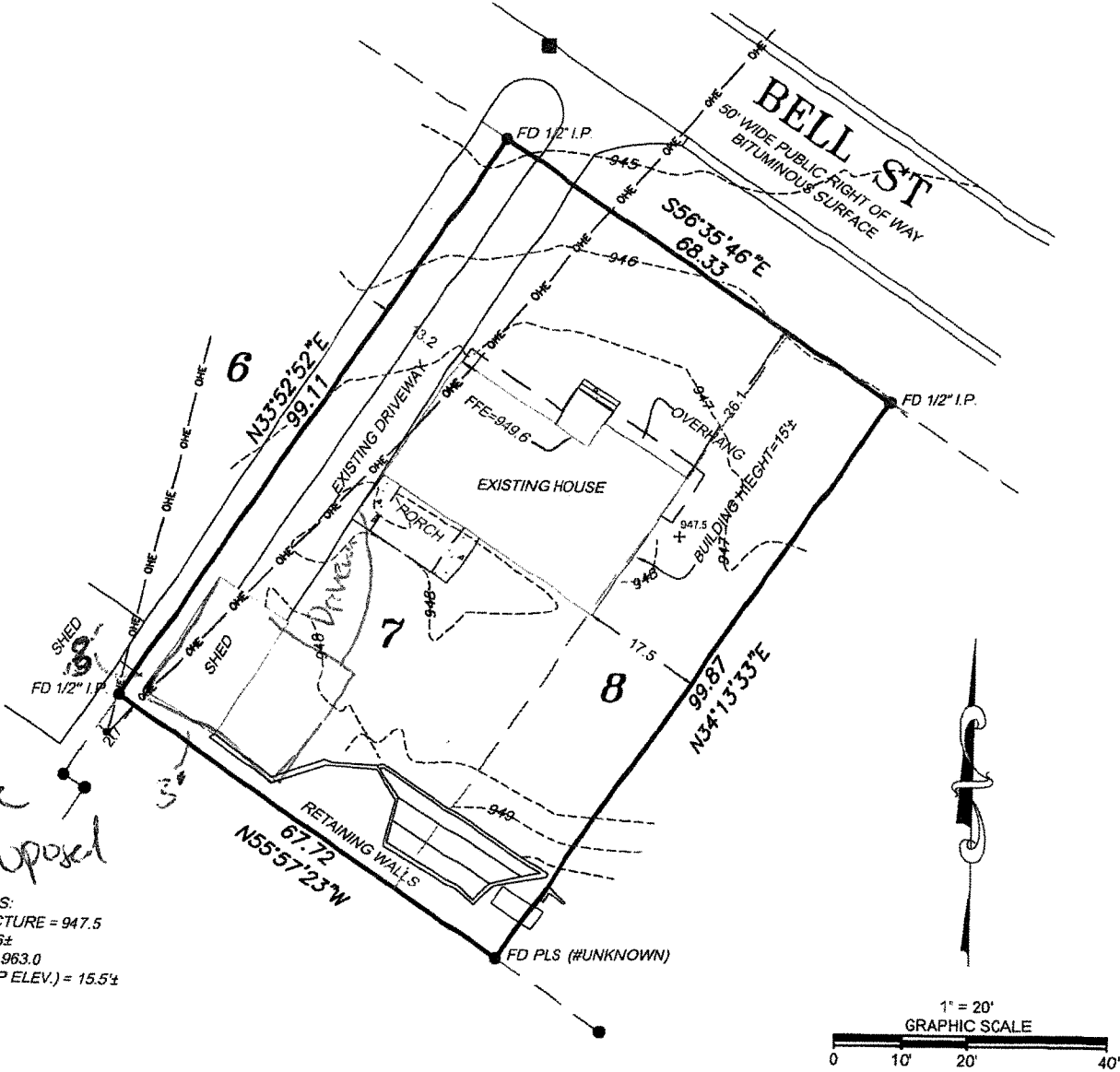
- SURVEYOR NOTES:
1. BEARING ARE BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM NAD83 2011 ADJUSTMENT
 2. ELEVATION ARE BASED ON THE NAVD88 DATUM, MNCORS GEOID 18
 3. APEX LAND SURVEYING, LLC PREPARED THIS SURVEY WITHOUT THE BENEFIT OF CURRENT TITLE WORK. THE PROPERTY SHOWN IS BASED ON A LEGAL DESCRIPTION PROVIDED BY YOU THE CLIENT OR A GENERAL REQUEST AT THE APPROPRIATE COUNTY RECORDER'S OFFICE. EASEMENT, SITE RESTRICTION OR ADJOINING DEED CONFLICTS MAY EXIST WHICH AFFECT SUBJECT PROPERTY AND ARE NOT SHOWN BY THIS SURVEY. WE RESERVE THE RIGHT TO REVISE THE SURVEY UPON RECEIPT OF A CURRENT TITLE COMMITMENT OR TITLE OPINION.
 4. SNOW, SNOW PACK AND/OR ICE CONDITIONS WERE PRESENT ON THE DAY(S) OF THE FIELD SURVEY. SOME AREAS OF THE SITE HAVE BEEN OBSTRUCTED AND THE VISIBILITY, OBSERVANCE AND/OR ACCESSIBILITY OF IMPROVEMENTS, UTILITIES ARE SHOWN TO THE BEST OF OUR ABILITY.

IMPERVIOUS SURFACE CALCS:
TOTAL LOT AREA: 6,767 SQ. FT. (0.16 ACRES)
DRIVEWAY: 562 SQ. FT. 727 proposed
SHED: 242 SQ. FT. 576
EXISTING HOUSE: 796 SQ. FT.
PATIO/PORCH: 184 SQ. FT.
TOTAL LOT COVERAGE: 1,764 SQ. FT. (26.4% COVERAGE)

2283 (33.7%) coverage
Proposed

EXISTING BUILDING CONDITIONS:
LOW POINT WITHIN 7' OF STRUCTURE = 947.5
BUILDING HEIGHT @ 948.4 = 14.6±
BUILDING HEIGHT ELEVATION = 963.0
BUILDING HEIGHT (LOW PT - TOP ELEV.) = 15.5±

LEGAL DESCRIPTION PER DOC. NO. 11403067:
The Northeasterly 100 feet of Lot 7 and the Northwestern 18 feet of the Northeasterly 100 feet of Lot 8, Latham Brothers' Addition to Excelsior, Hennepin County, Minnesota.



● FOUND MONUMENT
● POWER POLE
— OHE — OHE — OHE — OHE — OVERHEAD ELECTRIC

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
Kaleb J. Kadelbach
KALEB J. KADELBACH (LICENSE NO. 57070)
12/10/2025
DATE

CLIENT INFORMATION:
JACK BENNETT
150 BELL ST
EXCELSIOR, MN 55331
FIELD DATE: 12/09/25
APEX JOB NO. 25801
APEX
LAND SURVEYING
kaleb.kadelbach@apex-landsurveying.com PH: (763) 388-0056



MEMORANDUM

Re: Item Amendment to Zoning Article 21, CUP requirements for new pools

Date: July 27, 2026]

To: Planning Commission

From: Julia Mullin, Community Development Director
Jess Long, City Planner

Background

The Planning Commission previously reviewed a proposed amendment to Article 21 of the city zoning ordinance at the July 8, 2026 meeting intended to remove the requirement for a Conditional Use Permit and to strengthen the safety requirements for pools by requiring that they be fenced. Current ordinance requires fencing, screening, or other measures. Staff has considered comments from Commissioners and implemented them into the updated proposed amendment. The requirement for a CUP is removed, and by removing proposed language about a building permit requirement (which staff has proposed at your last meeting), it is clear that no pool is excluded from the required building permit process. Additionally, staff reworked the section to enhance readability for applicants. Lastly, staff has not proposed changes to the size of pools at this time; current size is consistent with existing CUP requirements and does not increase or decrease current safety standards. If the Planning Commission is interested in extending existing requirements to a broader group of pools, this discussion could be proposed for a future agenda.

Proposed Amendment to Existing Ordinance

Below is a “clean copy” of the proposed amendments. If amendments are adopted, this is how the ordinance will read. A redlined version of the proposed amendments is attached as Ordinance 698 for your consideration and approval.

Appendix E, Article 21, Fences, Section 21-2 (6) Swimming Pool Protection

(6) Swimming pool protection.

Swimming pools having a depth of 24 inches at any point and a surface area exceeding 150 square feet shall meet the following standards:

- a. Fencing safeguards shall be installed to prevent children from gaining uncontrolled access. Fences shall be installed and inspected and approved by the Building Official prior to filling of the pool.
 1. Fences shall be at least four feet in height.
 2. The bottoms of the fences shall not be more than four inches from the ground nor shall any open space in the fence be more than four inches.
 3. Fences shall be of a noncorrosive material and shall be constructed as to be not easily climbable.
 4. All fence openings or points of entry into the pool enclosure shall be equipped with gates or doors. All gates or doors to swimming pools shall be equipped

with self-closing and self-latching devices placed at a sufficient height so as to be inaccessible to all small children.

5. The fencing requirements of subsection 21-2(3) need only be provided around the means of access on above ground pools which have four feet high, vertical or outward inclined side walls.

b. In all residential districts, swimming pools shall be setback ten feet from all adjoining lots and, except for fences and pump enclosures, shall be located at least ten feet away from any other building or structure on the same lot and shall not be located within a drainage or utility easement. Swimming pools shall not be permitted in a front yard or in the area between the street right-of-way and the minimum required building side yard setback line.

c. Requirements contained in subsections 21-2(6) shall be satisfied by submission and approval of a site plan by the Zoning Administrator.

RECOMMENDATION

Staff recommends that the Planning Commission discuss the proposed ordinance amendments and recommend approval of Ordinance No. 698 to the City Council.

Attachments

Ordinance No. 698

ORDINANCE NO. 698

AN ORDINANCE TO AMEND APPENDIX E, ARTICLE 21, FENCING, SECTION 21-2 FENCING AND RETAINING WALLS OF THE EXCELSIOR CITY CODE TO REMOVE CONDITIONAL USE PERMIT REQUIREMENT FOR SWIMMING POOLS AND ADD FENCING REQUIREMENTS FOR SWIMMING POOLS

The City Council of the City of Excelsior hereby ordains as follows:

Section 1. Appendix E, Article 21, Section 21-2 (6) of the Excelsior City Code is amended as follows:

(6) Swimming pool protection.

~~a. A conditional use permit, as provided for in article 4 of this Appendix E, shall be required for Swimming pools having a depth of 24 inches at any point and a surface area exceeding 150 square feet shall meet the following standards: require a building permit. Each application for a building permit conditional use permit to construct or erect a swimming pool shall be accompanied by plans of sufficient detail to show:~~

- ~~1. The proposed location of the pool and its relationship to the principal building on the lot.~~
- ~~2. The size of the pool.~~
- ~~3. Fencing and other fixtures existing and proposed on the lot, including utility location and trees.~~
- ~~4. The location, size and types of equipment to be used in connection with the pool, including but not limited to filter unit, pump fencing and the pool itself.~~
- ~~5. That the requirements contained in subsections 21-2(3)b., and c., and d. of this section will be satisfied including submission and approval of a site plan.~~

~~a. All swimming pools for which a permit is required and granted shall be provided with Fencing safeguards to prevent children from gaining uncontrolled access shall be installed and inspected and approved by the Building Official prior to filling of the pool. This can be accomplished with fencing, screening or other enclosure, or any combination thereof, of sufficient density as to be impenetrable. If~~

- ~~1. Fences are employed, they shall be at least four feet (4) in height.~~
- ~~2. The bottoms of the fences shall not be more than four (4) inches from the ground nor shall any open space in the fence be more than four (4) inches.~~
- ~~3. Fences shall be of a noncorrosive material and shall be constructed as to be not easily climbable.~~
- ~~4. All fence openings or points of entry into the pool enclosure shall be equipped with gates or doors. All gates or doors to swimming pools shall be equipped with self-closing and self-latching devices placed at a sufficient height so as to be inaccessible to all small children.~~
- ~~5. The fencing requirements of subsection 21-2(3) need only be provided around the means of access on above ground pools which have four feet high, vertical or outward inclined side walls. Prior to filling the pool, the approved fence and/or screen must be completely in place and inspected and approved by the city building official.~~

b.e. In all residential districts, swimming pools shall be setback ten (10) feet from all adjoining lots and, except for fences and pump enclosures, shall be located at least ten (10) feet away from any other building or structure on the same lot and shall not be located within a drainage or utility easement. Swimming pools shall not be permitted in a front yard or in the area between the street right-of-way and the minimum required building side yard setback line.

c. Requirements contained in subsection 21-2(6) shall be satisfied by submission and approval of a site plan by the Zoning Administrator.

Section 2. This Ordinance is effective in accordance with Section 3.06 of the Excelsior City Charter.

Adopted by the Council of the City of Excelsior, Minnesota, this _____ day of _____ 2026.

Gary Ringate, Mayor

ATTEST:

Hilary Vokovan, City Clerk

Kristi Luger, City Manager

First Reading of Ordinance:
Second Reading and Adoption:
Publication of Ordinance:
Effective Date:



MEMORANDUM

Item Amendment to porch and Pergola Definitions

Re:

Date: July 27, 2026

To: Planning Commission

From: Julia Mullin, Community Development Director

Jess Long, City Planner

Background

At the July 8, 2026, Planning Commission meeting, Staff brought suggested amendments to definitions of “pergola” and “porch” and a new definition of “enclosed porch”. The goal of clarifying the differences among these structures is to provide clear guidance for applicants and staff for when a Residential Review Permit is required for additions to a parcel and how to apply building coverage and lot coverage standards. These definitions help clarify for staff how to manage new proposed structures that are identified by manufacturers and contractors as pergolas but are considered per our zoning code to be porches.

The introduction of the Pivot 6 roof system has added new options to homeowners who want to cover their patios and decks. The Pivot 6 and other similar technologies have roofs that can open and close. When open, the roof slats allow sunlight and rain to pass through, similar to a pergola’s slatted roof. When closed the roof becomes sealed and does not allow light or water to pass through, similar to a porch. Companies selling the technology also allow for retractable screens that can be added to the system, with varying levels of opacity, and create the appearance of a totally enclosed screened porch.

Staff recommends that the definition of *pergola* be updated to clarify that it is a freestanding structure and has a roof that is permanently partially open. With this amendment, it is clear that a structure with roof that can be completely closed that is attached to the home or garage and is fully screened is not a pergola and will be included in building coverage calculations because it will add mass to the parcel, impact rain runoff and impact the visual mass of the building it is attached to.

Staff is also proposing new definitions for *covered porch* and *enclosed porch*. The current *porch* definition does not include information about roofs and may be confused with decking. Adding “covered” to the definition distinguishes porches from decks. Additionally, the proposed *enclosed*

porch definition adds additional clarity to applicants looking to add a porch with screens or windows.

Along with adding clarity through definitions, staff recommends amending *Section 42-6 (b) Exemptions* to Residential Review Permit Requirements. Currently, street-facing, single-story porches that are more than 50 percent open at the perimeter are exempt from RRP review. Staff proposes adding clarifying language that the structure must be permanently at least 50 percent open. If an applicant proposes adding retractable screens to more than 50 percent of the structure, then the Planning Commission must review for massing and scale through a Residential Review Permit application, as the enclosed porch will have an impact on mass and volume when viewed from the street.



Figure 1 Example of rear porch with slatted roof and screens



Figure 2 Pivot 6 porch system



Single-story enclosed porches with screens



single-story unenclosed porches

Adding a definition clarifies that an enclosed porch uses screens or windows to separate the space from the outdoors. Based on comments from commissioners, Staff added “or can be at least 50% enclosed” to the definition to capture porches with removable or retractable screens.

1. Proposed changes to definitions (Appendix E, Article 2, Section 2-2 Definitions):

Porch

Existing Definition

Porch. An entryway attached to a building and/or projecting from its main mass.

Proposed Definition

Porch. A covered entryway attached to a building and/or projecting from its main mass.

Pergola

Existing Definition

Pergola. An arbor or passageway with a roof or trellis work on which clinging plants are grown.

Proposed Definition

Pergola. A freestanding arbor or passageway with a permanently partially open roof or trellis work on which clinging plants are grown.

Enclosed Porch

Proposed Definition

Enclosed Porch. A porch with exterior walls that are or can be at least 50% enclosed with screens or windows.

2. Proposed change to exemptions from Residential Review Permit requirement:

Currently, *Section 42-6 Residential Review permit – When required* exempts “Street-facing, single-story porches that are more than 50 percent open at the perimeter.”

Staff proposes that this exemption be amended as: “Street-facing, single-story porches. Enclosed porches are not exempt.”

RECOMMENDATION

Staff recommends that the Planning Commission discuss the proposed amendments and recommend approval of Ordinance No. 699 to the City Council.

Attachments

Ordinance No. 699

ORDINANCE NO. 699

An Ordinance to Amend *Appendix E, Article 2 Rules and Definitions, Section 2-2 Definitions, and Article 42 Residential Review Process, Section 42-6 Residential Review Permit – When Required* of the Excelsior City Code to Add Definition of “Enclosed Porch”, “Covered Porch”, Amend Definition of “Pergola” and Clarify Exemptions from Residential Review Permit Requirements

The City Council of the City of Excelsior hereby ordains as follows:

Section 1. Appendix E, Article 2, Section 2-2 Definitions is amended as follows:

Porch. A covered entryway attached to a building and/or projecting from its main mass.

Enclosed Porch. A porch with exterior walls that are at least 50% enclosed with screens or windows.

Pergola. A freestanding arbor or passageway with a permanently partially open roof or trellis work on which clinging plants are grown.

Section 2. Appendix E, Article 42, Section 42-6 Residential review permit—When required, (b) Exemptions is amended as follows:

(4) Street-facing, single-story porches. Enclosed porches are not exempt.

Section 3. This Ordinance is effective in accordance with Section 3.06 of the Excelsior City Charter.

Adopted by the Council of the City of Excelsior, Minnesota, this _____ day of _____ 2026.

Gary Ringate, Mayor

ATTEST:

Hilary Vokovan, City Clerk

Kristi Luger, City Manager

First Reading of Ordinance:
Second Reading and Adoption:
Publication of Ordinance:
Effective Date: