

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 4, 2022 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

Chair Niemioja called the Planning Commission Meeting to order at 7:00 p.m.
The Pledge of Allegiance was recited.

Commissioners Present: Elizabeth Niemioja (Chair)
Dennis Wippermann
Anthony Scales
Scott Clancy
Robert Heidenreich
Joan Robertson
Kate Challeen
Jaime Besser
Jonathan Weber

Staff Present: Allan Hunting, City Planner
Heather Botten, Associate Planner

2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR SEPTEMBER 20, 2022:

The Planning Commission Meeting Minutes for September 20, 2022, were approved as submitted.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS:

A. Consider the following requests for the property located at 6685 Cahill Avenue (Scott & Lou Ann Brunfelt - Case No. 22-43ZPA):

- a. Comprehensive Plan Amendment to change the land use from Mixed Use to LDR, Low Density Residential.**
- b. Rezoning of the property from B-1, Limited Business District to R-1C, Single Family Residential District.**

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice to consider the request for Scott & Lou Ann Brunfelt - Case No. 22-43ZPA for property located at 6685 Cahill Avenue. The request consists of a Comprehensive Plan Amendment to change the land use from MU, Mixed Use to LDR, Low Density Residential and Rezoning of the parcel from B-1, Limited Business to R-1C, Single-Family Residential.

Notices were mailed to 70 property owners on September 21, 2022.

Presentation of Request

City Planner Hunting gave a presentation and summary of the staff report for the Planning Commission.

Chair Niemioja inquired about the guidance from City Council and keeping the commercial in the area. Mr. Hunting stated that it seems the City Council would like to retain as much commercial as possible, and that they wouldn't want to lose opportunities forever.

Commissioner Scales questioned if the city has any future plans to purchase the other residential homes to the south of the proposed property. Mr. Hunting stated that the city does not.

Commissioner Challeen inquired if the major concern is the potential for spot zoning. Mr. Hunting stated that is one of the concerns, but also the uses of the properties and would be considered non-conforming since the residents are strictly living in the homes and not operating a business out of them.

Commissioner Clancy questioned if the city offers any resources to help residents attract potential buyers. Mr. Hunting stated that the city does not. There are other resources and programs available that help start up businesses that the city is associated with.

Commissioner Wippermann questioned if the property is rezoned to residential, could the new owners operate a business out of the home. Mr. Hunting stated that once the zoning changes that the property would not be able to operate a business and be used only as residential.

Opening of Public Hearing

Scott Brunfelt, 6685 Cahill Avenue, Applicant, stated that he has reviewed and understands the Planning Commission report. Mr. Brunfelt read a prepared statement detailing the history of living and growing their insurance business and family at their home, 6685 Cahill Avenue. The Brunfelts are closing their insurance business and moving up north. The family that would like to purchase their property cannot get a mortgage with the property currently zoned B-1, the property zoning needs to be changed to single family residential use.

Commissioner Robertson inquired about the size and future of the parking lot that is currently on the property. Mr. Brunfelt stated that there are six parking stalls and it's expected to stay a parking lot. The lot will be beneficial for the future buyer as there is not parking allowed along Cahill Avenue.

Commissioner Robertson questioned if there would be additional expectations for the parking lot. Mr. Hunting stated that it is existing and there would be no additional expectations.

Chair Niemioja closed the public hearing.

Planning Commission Discussion

Commissioner Weber stated that extending the LDR one more lot fits with what is currently in place with the surrounding residential properties to the south.

Commissioner Scales stated that either way the property will be a residential home, with the business closing. The change in zoning should be made to reflect that change. The original zoning plans have changed throughout the years in Inver Grove Heights, and we should adjust.

Commissioner Robertson stated that she agrees with the previous Commissioners and that the concrete building commercial sites for this sort of business are becoming less and going more digital. Makes sense to adjust the zoning to residential.

Commissioner Challeen inquired about changing all of the B-1 properties to residential. Chair Neimioja stated that would be the recommendation for City Council but not the motion before the Commission tonight.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Heidenreich to approve the:

Comprehensive Plan Amendment to change the land use designation from Mixed Use to LDR, Low Density Residential subject to the conditions listed in the staff report.

Rezoning from B-1, Limited Business District to R-1C, Single Family Residential District subject to the conditions listed in the staff report.

Planning Commission also recommends that the City Council rezones the three properties to the south to R-1C, Single Family Residential District.

Motion carried (9/0). This item goes before the City Council on October 24, 2022.

B. Consider the following requests for the property located at 2855 47th Street East (Bethesda Lutheran Church - Case No. 22-38SZ):

- a. Comprehensive Plan Amendment to change one portion of the subject site from Public/Institutional to LDR, Low Density Residential and a portion of Lots 1, 2, 3, Block 2, Lametti Addition from LDR, Low Density Residential to Public/Institutional.**
- b. Rezoning of two portions of the subject site from P, Public District to R-1C, Single Family Residential District.**
- c. Preliminary and Final Plat for a 3-lot Subdivision.**
- d. Vacation of drainage and utility easements for a portion of the property.**
- e. Variance to allow existing garage on church property to be less than 50 feet from a new property line and any other Variances related thereto.**

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice to consider the request for Bethesda Lutheran Church - Case No. 22-38SV. The request involves property located at 2855 47th Street East and 4612 Bower Path and consists of:

- Comprehensive Plan Amendment to change two portions of the subject site from Public/Institutional to LDR, Low Density Residential; and
- Rezoning of two portions of the subject site from P, Public to R-1C, Single Family Residential; and
- Preliminary and Final Plat for a 3-lot subdivision; and
- Vacation of drainage and utility easements for a portion of the property; and
- Variance to allow existing garage on church property to be less than 50 feet from a new property line and any other Variances related thereto.

Notices were mailed to 87 property owners on September 21, 2022.

Presentation of Request

Associate Planner Botten gave a presentation and summary of the staff report for the Planning Commission.

Commissioner Robertson questioned if there is a need to show a practical difficulty for any of the items. Ms. Botten stated that the need to show practical difficulty is only needed for the Variance. Commissioner Robertson questioned why the need to change the portion of the new residential lot back to Public/Institutional. Ms. Botten stated that there is only enough land to make the one residential lot.

Opening of Public Hearing

David Hohle, 127 10th Avenue South, So. St. Paul, Applicant, stated that he read and understood the report. Mr. Hohle stated that the new residential lot stated that with that portion of the lot going from Residential to Public/Institutional it provides the church with a 50-foot side set back from the existing church to the property line.

Commissioner Robertson questioned what the use will be with that portion of land that will be converted back to Public/Institutional. Mr. Hohle stated that the land will remain as is, as a play area.

Linda Weimer, 4609 Bower Path, questioned what the vacation of easement was. Ms. Botten stated that around all properties there are perimeter easements. The easement vacation is in reference to the existing property at 4612 Bower Path, new easements will be dedicated on the plat.

Chair Niemioja closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber. Second by Commissioner Clancy to approve the:

Comprehensive Plan Amendment to change one portion of the subject site from Public/Institutional to LDR, Low Density Residential to Public/Institutional and Rezoning of two portions of the property from P, Institutional District to R-1C, Single-Family Residential District subject to the conditions listed in the staff report.

Vacation of Drainage and Utility Easements on Lot 2, Block 3, Seidl Lake Addition subject to the conditions listed in the staff report.

Preliminary and Final Plat for a 3-lot subdivision to be known as Bethesda 2nd Addition subject to the conditions listed in the staff report.

Variance to allow an accessory building 10-feet from the property line whereas 50-feet is required subject to the conditions listed in the staff report.

Using the rational that is listed in our Planning Commission packet.

Motion carried (9/0). This item goes before the City Council on October 24, 2022.

4. OTHER BUSINESS

None.

5. ADJOURN

The Planning Commission Meeting adjourned at 7:42 p.m.

Minutes prepared by Community Development Support Specialist Stacy Bodsberg.