

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 18, 2022 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

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

Commissioners Present: Anthony Scales (Vice Chair)
 Dennis Wippermann
 Scott Clancy
 Robert Heidenreich
 Joan Robertson
 Jonathan Weber

Commissioners Absent: Elizabeth Niemioja (excused)
 Jaime Besser (excused)
 Kate Challeen (excused)

Staff Present: Heather Rand, Community Development Director
 Allan Hunting, City Planner
 Stacy Bodsberg, Community Development Support Specialist

2. APPROVAL OF THE PLANNING COMMISSION MINUTES:

A. Approval of Minutes for October 4, 2022, Planning Commission Meeting.

The minutes were not available this evening. They will not be approved until distributed at the next meeting.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS:

A. Consider the following requests for the property generally located at Diffley Court and South Robert Trail. (IGH Partners, LLC - Case No. 22-40SV)

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice to consider the request for IGH Partners, LLC - Case No. 22-40SV. The request consists of rezoning of the property from Planned Unit Development to R-3B, Multiple Family Residential District and R-3C, Multiple Family Residential District/Planned Unit Development, Preliminary Plat for a three-lot plat to be known as Robert Curve 4th Addition, Preliminary Planned Unit Development for a 244-unit multiple family project, Vacation of drainage and utility easements within the plat of Robert Curve 3rd Addition. Notices were mailed to 51 property owners on October 6, 2022.

Presentation of Request

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

Commissioner Weber questioned if this is a Joint Powers Agreement with the City of Eagan for utilities. Mr. Hunting confirmed that it is. Commissioner Weber inquired if there is enough water for this sort of development in that area. Mr. Hunting stated that the reports show that there is.

Commissioner Robertson questioned if the applicant is requesting for the maximum allowance of impervious surfaces. Mr. Hunting stated that specific code requirement only applies to single family lots. Commissioner Robertson inquired about the building height, since the standard is 35 feet, and the applicant is proposing 50 feet. Mr. Hunting stated that the proposed project is a four-story building at 50 feet. They have included that request in their PUD Amendment. There is at least one other apartment building in the city at that height.

Opening of Public Hearing

Roger Fink, Senior Vice-President, Trident Development, 1200 28th Avenue South, St. Cloud, Applicant, stated that he has read, understands, and agrees with the planning staff report. Mr. Fink stated that a neighborhood meeting was held on August 10th and seemed like the biggest concern was the traffic impact. Because of that concern another traffic impact study was completed. The traffic improvements are still adequate with the addition of the proposed development. The proposed project will be a rental community with apartments and townhomes with shared amenities. The property will be managed by a third-party management company.

Andy Brummer, Development Manager, Trident Development, 1200 28th Avenue South, St. Cloud, Applicant, described the specific details of the buildings and amenities included in the proposed development.

Vice Chair Scales closed the public hearing.

Planning Commission Discussion

Commissioner Robertson stated that some of the requests for flexibility is concerning. Ms. Robertson questioned how the parking was configured when 475 is the standard need and the project was proposed with 383 parking spots and no back up parking spots. Mr. Fink stated that a formal parking demand analyst has not been completed. The proposed parking spaces was configured on past experience. With the unit mix of the apartment building, with studios and one unit, that brings down the need for spaces. Commissioner Robertson stated that residents of this project will most likely need their own vehicle as this area doesn't have easy access to local transportation. Commissioner Robertson questioned that when calculating the townhome parking was 4 spaces included, and were those spaces included in the 383 parking spots. Mr. Hunting stated that the 383 is the parking spots for the apartment building (surface and below ground parking). The townhome parking spots are calculated separate. Mr. Fink stated that there are 190 units in the apartment building, so there are about 2 spots per units in the apartment building.

Commissioner Wippermann stated that the apartment building height has only been exceeded in the Northwest Area of the city, would this project set a new standard for other potential projects in the future. Mr. Hunting stated that with the unique location of the project, the four-story height won't set a new standard for other locations in the city.

Commissioner Robertson stated that the city currently has an apartment building that exceeds the 35 feet. Mr. Hunting stated that is correct, The Crossings off 80th Street.

Commissioner Wippermann stated that The Crossings is located within the Northwest Area. Mr. Hunting confirmed that is correct.

Commissioner Scales questioned why the City has set the maximum apartment height at 35 feet. Mr. Hunting stated that he is thinking it may have been because of fire equipment, and it's also the max for single family homes. It is currently not problematic because now all of the apartment buildings are sprinkled, and other fire apparatuses are utilized. Commissioner Scales suggested that maybe in the future the Commission should look at raising the maximum height.

Commissioner Heidenreich stated that there is concern for the additional traffic along Highway 3. Mr. Hunting stated that with the studies from the original design of the intersection, and from the traffic study that shows no further impact from this development.

Commissioner Robertson stated that using a traffic study from 2015 is probably not the most accurate study seeing that the area has changed in the last seven years. Mr. Hunting stated that the applicant did conduct a new and current traffic study did look at the current traffic counts. Mr. Fink stated that the traffic study was conducted after the neighborhood meeting and the conclusion was that the proposed development would create less traffic counts than the original traffic study counts.

Commissioner Clancy questioned if there are proposed trails to attach to the current Inver Grove Heights network. Mr. Brummer stated there are sidewalks and walking trails around the development to create a walkable community.

Commissioner Wippermann inquired about the proposed cost of rent. Mr. Brummer stated that the studios could start around \$1,200 a month, 1 bedroom around \$1,500 a month, 2 bedrooms around \$1,700 a month, and 3 bedrooms around \$2,000 a month. Those numbers are based solely on market research.

Commissioner Weber stated that with review the engineering reports. The diagram that shows the water going to the roadways and not being managed onsite. Is that accurate. Mr. Hunting stated that there is ponding in the northwest corner of the property and on the south side of Diffley. Engineering has reviewed and feel like there is adequate ponding on site.

Planning Commission Recommendation

Motion by Commissioner Robertson, second by Commissioner Clancy to approve the:

Rezoning to multiple family residential subject to the conditions listed in the staff report.

Preliminary Plat, Preliminary PUD and Variance of Easements subject to the conditions listed in the staff report.

Motion carried (6/0). This item goes before the City Council on November 14, 2022.

4. OTHER BUSINESS

Community Development Director Rand stated that at the Planning Commission meeting on October 4th a question had been asked by a commissioner if the City of Inver Grove Heights ever assists businesses with closing. The city does not directly, but there are resources available on the city website to existing or future businesses.

5. ADJOURN

The Planning Commission meeting adjourned at 7:57 p.m.

Minutes prepared by Community Development Support Specialist Stacy Bodsberg.