



Inver Grove Heights Planning Commission
Tuesday, March 7, 2023 at 7:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Tuesday, March 7, 2023, will be provided to the Council at or before the March 7, 2023 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Approval of Minutes from the February 21, 2023, Regular Planning Commission Meeting.
4. **Applicant Requests and Public Hearings**
 - A. Consider a Request by S.M. Hentges & Sons Inc. for a determination of short-term mining of sand and gravel being used on the nearby Lone Oak/70th Street & Argenta Trail road project. (23-04M)
 - B. Consider a Request by Gary Lusso, 7142 River Road, for a Conditional Use Permit to exceed the maximum impervious surface allowed within the Shoreland District and a Variance from the setback requirements for a garage addition. (23-05CV)
5. **Other Business**
6. **Commission and Staff Comments**
7. **Adjourn**

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Rebecca Kiernan, City Clerk, at 651.450.2513 or rkiernan@ighmn.gov.

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, February 21, 2023 - 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.

2. ROLL CALL

Commissioners Present: Elizabeth Niemioja (Chair)
Scott Clancy (Vice Chair)
Jonathan Weber
Kate Challeen
Robert Heidenreich

Commissioners Absent: Dennis Wippermann (excused)
Joan Robertson (excused)
Jaime Besser (excused)
Vacant

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

3. APPROVAL OF MINUTES

A. Approval of Meeting Minutes from the January 17, 2023, Regular Planning Commission Meeting.

Motion by Commissioner Weber, second by Commissioner Heidenreich, to approve the meeting minutes from January 17, 2023 as submitted.

Motion carried (5/0).

4. APPLICANT REQUESTS AND PUBLIC HEARINGS

A. Consider a request for a Comprehensive Plan Amendment to change the guided land use from LMDR, Low-Medium Density Residential to GI, General Industrial as part of a possible development of an approximate 200,000 square foot office/warehouse building.

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice to consider the request for Endeavor Development, Case No. 23-03PA for property located at 7925, 7927, 7985 Argenta Trail, identified by PID#'s 20-00700-52-050, 20-00700-52-041, 20-00700-52-030. The request consists of a comprehensive plan amendment to change the guided land use from LMDR (Low Medium Density Residential) to GI (General Industrial) to allow for an industrial building to be constructed. Notices were mailed to 66 property owners on February 8, 2023.

Presentation of Request

City Planner Allan Hunting gave a presentation and summary of the staff report for the Planning Commission. The request is to change the current land use from LMDR to GI General Industrial. The concept is for an office/warehouse building in a 200,000 square foot range. During 2021 the city conducted a small area study for the all of the land in the northwest area south of Highway 55. The study looked at different land uses, one of which was expanding industrial. At that time, the Planning Commission unanimously supported the plan and recommended approval. When going before the City Council, there was opposition of the plan by residents in the area. Residents were opposed to the plan and the impacts of industrial, increased traffic, potential road changes, and improvements, and wanted to leave things as currently designated. The City Council did not adopt the plan and left the guiding as it currently stands in the 2040 Comprehensive Plan.

There are concerns with higher volumes of traffic on Argenta as it comes from the uses in Eagan, going out Argenta, and heading up to 55. Dakota County has looked at this and provided comment. Dakota County has the Mendota Lebanon Hills Regional Trail constructed north of 55 through the Blackstone developments. The trail will eventually run along Argenta and along the border of Eagan and Inver Grove Heights. There will be an easement for the trail and an underpass so the trail can get on the other side of Yankee Doodle. Utilities developed will come from Eagan as a part of the Joint Powers Agreement

The site has some pros/cons:

Pros:

- There is already abutting industrial in Eagan
- Industrial along the border of Eagan in Inver Grove Heights
- Expansion could be considered consistent with this plan
- Abutting higher volume streets with Yankee Doodle and Argenta, traffic volumes and noise may not be the best location for low density residential
- Change of land use has the potential to generate more employment, tax base, and a variety of services

Cons:

- Changing to industrial could have an impact on the existing residential neighborhood to the east, to the larger lot further to the south, and the manufactured home park
- Traffic concerns
- Recently, the Council did not adopt a small area plan that showed a change to industrial

Questions for the Planning Commission:

- Determine if a change of land use is a benefit and good fit for the city
- Instead of a larger scale/smaller area, this looks at a small pocket on the farther northern side. Has the least amount of impact on the neighborhood.

He mentioned that the question is if this made sense or if the city should continue on with the comprehensive plan that is in place.

Chair Niemioja asked how the city was doing on General Industrial in terms of numbers.

Community Development Director Heather Rand replied there are not a lot of acres available for industrial use. United Property has five lots and have developed three. They are hoping by this summer they would be leased up and full. She said there is land by 117th Street, west of Highway 52. Staff was hopeful to be able to identify additional spots. Industrial development generates tax base and day traffic which helps commercial businesses thrive.

Commissioner Clancy asked if the city had a discussion with a certain business owner/entity about what could possibly be built there.

Commissioner Heidenreich questioned if the Metropolitan Airport Commission has weighed in on this. The property is located directly between parallel runways. He said it seemed like residential would generate calls to the city and the Airport Commission. He questioned if there was a zoned industrial corridor they were supposed to maintain.

Mr. Hunting replied there are noise zones. One encroaches a bit into Inver Grove Heights with most of it in Eagan. If having a residential development, it would have to meet a noise attenuation standard; there is nothing for industrial.

Commissioner Challeen referenced the small area study and asked if there has been any interest in using that property for low or medium density residential.

Mr. Hunting replied that no applications have been received, there have not been any recent discussions regarding residential in this area.

Chair Niemioja asked if there were any soil remediation issues in the area.

Mr. Hunting replied he was unsure. It wasn't something that is looked at, at this point. The applicant may have that information.

Chair Niemioja mentioned that she has received 10 emails from citizens in opposition.

Motion by Commissioner Weber, second by Commissioner Challeen, to have the emails received into the public record.

Motion carried (5/0).

Chair Niemioja stated there is a quorum of five Commissioners with one Commissioner abstaining. She believes they can move forward on a vote of four. If a motion is tied, it would count as a failed motion.

Opening of Public Hearing

Evan Mattson, 10 Creekside Lane, St. Paul, Minnesota, stated that Endeavor Development has done a lot of these around the metro area. They provide a lot of benefits to the community and job opportunities to the companies they serve. He displayed an aerial photo of the area indicating there is industrial guided and industrial development to the west and south that has occurred within the past three years. To the south there was a comprehensive amendment plan and rezoning that changed the dynamics of the corner and shifted the best and highest use to general industry. He mentioned that Argenta Trail acts as a natural barrier between commercial on the west and residential on the east. Their project bolsters the tax base. Using projections based on other developments in the area, they anticipate and project \$380,000 a year in additional tax revenue. There are long term employment opportunities; industrial has held strong even in times of economic uncertainty in recent years.

He shared that there are three developments they have done/built in the area that are very similar to what is being proposed for this site. The projects have attracted a variety of different tenants. He highlighted Pilot Knob stating that the building was separated out into three different spaces for three different tenants: Now Micro, ITS, and Wedding Shoppe. These are three different uses that are completely different; there is office, warehouse, and value add in those spaces. That provides benefits to the community by hosting those companies and bringing in jobs. He said this is the highest and best use for the area given recent developments.

Chair Niemioja asked what the vacancy was like in properties 2 and 3.

Mr. Mattson replied they are zero; 100% leased. The projects were developed in 2020, they leased up before construction was completed.

Commissioner Clancy asked what takes up residence in the buildings, if it was manufacturing, office, or showroom space.

Mr. Mattson responded it is a variety of different uses. They all have an office component, a warehouse component, and a value-add component. He said this is a great location, the project is being proposed speculatively, they cannot promise users. In the southeast market of Eagan and Inver Grove Heights they see a variety of different uses.

Commissioner Challeen stated sometimes when seeing a building of this size she thinks of big semis and trucks. She questioned if that could be anticipated with this proposed use.

Mr. Mattson referenced the proposed site plan stating there will be semi's; there will not be space on the site for trailer parking. Due to that, there would not be as heavy of a user. Semis would be facing the south and shielded from Yankee Doodle Road.

Jess Donnelly, 1712 - 82nd Street West, stated she is in opposition. She said they have RM Ranch, a horse boarding facility in the area. Adding this would increase traffic. There are young kids learning to ride horses on the road in the area, this would increase noise and pollution which would have a significant impact. She said this is one of the only pieces of land left where you can enjoy quiet time with a horse where everything else is city. She felt it would bring down the area with pollution, noise, and a lot of traffic. She mentioned she was just here one year ago suggesting that the road doesn't go through, now they are here again going against the same thing. She said she would like to discourage it from going through.

Chair Niemioja asked Ms. Donnelly how she felt about low/medium density residential going in.

Ms. Donnelly replied residential would be better.

Kassandra Fries, 7920 Alberta Way, stated she opposes the proposed item. She said it was mentioned that the industrial buildings bring additional revenue to the businesses in the area. She commented that the employees in those buildings would likely not be visiting Inver Grove Heights; Eagan would be the area they would be shopping and eating due to location. She said it was mentioned that Argenta forms a natural barrier between industrial and residential areas. Both areas were included in the proposed plan that was rejected one or two years ago. She said the area currently under discussion and the area to the east of Argenta are continuous, industrial keeps encroaching on the residential area. She lives in the neighborhood across the street from Argenta. They can hear planes, snow overflow being unloaded, and slamming noises further west. There are a lot of bright lights in the evenings. She said these were the same things she argued about last year. It is a beautiful area of the city; they moved here from Apple Valley three years ago after searching for the perfect spot for a decade. She said this was like a diamond in the rough with the horses and gravel road. She said she didn't believe it was a benefit to our city to develop it in this way. It would likely benefit the neighboring city.

William Stoerzinger, 7923 Argenta Trail, said it was disheartening to see the city go backwards. He moved into the area in 1967 when it was beautiful. The county took some of his land for Yankee Doodle, then the city/county took more of his land in the front. He felt he was left with little. He said they do not need the building; it would not bring much money into city coffers. He said the trees are not replaceable. He has a well and asked if sewer and water would be supplied by the City of Eagan. He does not think this was a good idea.

City Planner Hunting replied utilities would come from Eagan for any development of sewer and water. There is a Joint Powers Agreement between the two cities.

Thomas Schaefer, 8420 Alverno Avenue, questioned what changed from last year when there were roughly 100 people in attendance against any of the changes proposed.

Chair Niemioja replied that did not take place at the Planning Commission meeting. They did not have anyone at that meeting.

Mr. Schaefer commented the nice part about the buildings behind the cemetery are that they were low, they cannot be seen from the road very well. This building would be right in everybody's face; he is totally against that. He said it was mentioned by the Community Development Director that the city is running out of land; he asked why. He questioned if it was all the changes they were making to the plan. He is against this.

Grant Rabuse, 7940 Alberta Way, mentioned he has the closest lot to the development. He is opposed. He moved into the area 37 years ago. A lot of people in the community made decisions to find a rural area, out in nature, with rolling hills, and quiet. They continue to ask the city to keep that type of environment for the Inver Grove Heights Community. It's a beautiful area. By continuing to encroach, it brings down the value of their property. He asked the Planning Commission to reject this proposal based on a long tradition of the city supporting the culture of that type of rural environment where lots of people have looked to live in.

Aida Schaefer, 8420 Alverno Avenue, said she has attended several meetings to oppose every time something has come up for industrial development in this area. She said the neighbors in the area have to get together to tell the City Council that they want this to be residential. They live in the area, this is what characterizes their neighborhood, it's the trees and land, not hearing and seeing the sites and noises. They do not want it to be developed into industrial. She suggested having a senior community or a senior residential facility. There are different things that could go in there that would preserve the look and feel of the area. She invited the Commission to drive into the area with the dirt road and horses. She wants their home to be what it is right now. She said she wasn't notified, her neighbors let her know, but she understands the 350-foot rule. She requests that they do not do this.

She mentioned that Dakota County notified them and she read aloud what was said stating that their private property is located within a conservation focus area. This is land that has significant natural areas, unique habitats, geologic features or bodies of water, making it a critical area for land conservation.

She referenced where she lives on a diagram stating that any type of water issues/seepage/contamination, would come straight toward them, their well, and their fields. It would damage their property. She said that conflicts with what the County states. She asked what they could do to make a determination once and for all against an industrial site on the left or right of Argenta. She asked how to be notified when changes are being made.

Chair Niemioja commented that the 350-foot notice just came up at a recent City Council meeting. It is State mandated but expensive to send out letters. She mentioned that there is a way to sign up for notifications on the city website.

Ms. Schaefer replied the website sign up was a blanket notification for everything; the whole agenda, not what pertains to an area of interest. She said the land abuts industrial, the north, east, and southeast are completely residential. She commented that anyone who buys a house there knows the airport is close by. The noise was there before they were. She said there is industrial land zoned on the southern side of the city, it would be great to find out how much of that land is still available or what other commercial land has been developed that hasn't been successful. She said they request more of a buffer, not increased industrial encroaching into their neighborhood.

Ralph Taylor, 8334 Argenta Trail, said the agreement with Eagan is one he also sees because his property line is Eagan/Inver Grove Heights. He wants people to understand what is happening here. With traffic, he said people don't realize what is really happening with the interstate and interstate traffic. He mentioned that UPS was expanding and nobody is taking into consideration where that traffic is going. Eagan has said those would use Highway 149. He felt that was wrong. He said nobody is looking at the infrastructure it is taking to support the properties. He said he has been involved in the engineering of the watermain that is going in up to Auburn. He was unsure why Eagan would spend that kind of money to go 600 feet. That would be \$100,000 a year in water to Eagan. It would be for mixing windshield washer fluid at a facility. He said there would be 6 semis a day equaling 6,000 gallons of water a day they would use of infrastructure. He questioned who is paying for it. He felt nobody was looking at the big picture for the land, destroying their homes. He said the semis were not going to go up to Yankee Doodle and 149, they cut through. He said the city wasn't looking at buffers. He asked the Commission to think about what is being done out there. Every building over 4,500 square feet is required to be sprinkled. He suggested the city talk to the County.

Ms. Schaefer stated at the City Council meetings they hear about density ratios. She commented that taking out a residential area makes the problem worse. She recommends taking into account the residents, not an industrial developer who is not living in the city.

Commissioner Weber asked if he could step away from the Commission to sit out in the audience since he is abstaining.

Community Development Director Rand replied he technically should not be sitting at the dais if abstaining.

Sarah Meyer, 1712 82nd Street West, representing RM Ranch, said she also opposes. She has been at the ranch at least 30+ years. She said it is a great area. There are 60+ boarders who come from all over. She said adding an industrial building would change the look of the area. Once an area changes, the trees cannot be put back. She suggested having something else other than industrial that would just bring in traffic. She would like to keep it less traffic and to keep the rural look.

Jonathan Weber, 10394 Andrea Trail, shared that the property to the south was taken over in 2010 by his father; in 2023 he took it over himself and runs a green cemetery business. He said he worked with Industrial Equities on the property to the west of them to keep the grade low so it wasn't visible to residents to the east. He said their hill is well below some of the grade levels of the subject site. He was concerned that the property would sit prominently over everything else in the area. He commented that giant industrial buildings do not fit with the mentality of running a green cemetery business. He said keeping something everyone is saying is a buffer is something they want to look at as the agreement they made with Industrial Equities to keep the tree line. This plan looks like it would be within five feet from the property line and would consist of cement. He said that doesn't work well with their business. He referenced the statement regarding pipelines in the area and said a lot of the plans have pipes going through their cemetery area, which cannot be done due to burials. Because of that it would have to be re-routed which could cause issues in the surrounding area. He addressed the snow dumping and said they were trying to refill their pond to make it a natural burial area; they are using snow to fill the pond back in. He apologized for the noise.

Mr. Mattson addressed the comments regarding utilities and said those are available on the southwest corner. There is an easement in place on the Industrial Equities site that goes all the way down. It would not be going through the natural cemetery. He addressed another property in the area, Janssen, who has felt infringed upon by the Industrial Equities site and no longer believes it is an adequate site for residential due to the development that has happened in the area.

Ms. Schaefer responded to the last comment made by Mr. Mattson and said if the owner of that property doesn't feel it's a great place to live because of the industrial facility right next to him, that person is living it. She said that is what they do not want. She asked to keep the residential area residential.

Chair Niemioja closed the Public Hearing.

Planning Commission Discussion

Chair Niemioja stated the Commission is currently down to four members. She said a point was well made by a resident who said that nothing has changed since the last time the City Council has viewed this. She was unsure how necessary it is to go through this change. She said the concept of having a buffer was really important. There seems to be a natural buffer; continuing to encroach would continue to change things. She was pleased residents said that some sort of development was fine. She said she lives near the new industrial area property and that most of her neighborhood opposed it at the time. Now that the development is in, they have been really great neighbors. She said there were unexpected consequences of the Fire Station coming in, which the area wanted, now they hear sirens and coyotes every time the alarms go off. She said it was tough to anticipate some of the issues that may come up. She was unsure if that justified enough for her to change this. She said she drives the road a lot, notices the semis. She said she wasn't inclined to see enough pros to see this change, or enough change in the city to justify the need.

Commissioner Clancy said the question the Commission is often asked to judge is what the practical difficulty was for; instating, re-instating, taking away, or doing something. After listening to residents speak and the information provided by staff, he said there is nothing in the way stating this cannot happen. He said he felt it would be foolish not to heed the input from the community the Commission is meant to represent. He said from an emotional standpoint, he knows where he would vote.

Chair Niemioja stated the standard for a comprehensive plan amendment is not practical difficulty.

Commissioner Heidenreich said he understands the emotional part, he wouldn't want to have a building in his neighborhood. He said it didn't appear to be an ideal property for residential because there is air traffic overhead, nearby facilities, and pollution being created that most families may not want to live underneath. He said it doesn't seem like an ideal area for residential. He commented that the current residents have the perfect wilderness. If only wanting residential, they may never have a neighbor which would be perfect. He wasn't sure that fits the needs of the city. He sees a need to change it but said he doesn't want to be a bad person, he doesn't want to have a commercial building in his back yard, but he has a business in Apple Valley. It's residential, he is in commercial, his business was there first. He said that the Commission sees this all the time. Nobody wants apartments, townhomes, or anything on undeveloped land. He sees both sides and thinks he would vote to accept the change.

Commissioner Challeen said this could or could not be a benefit to the residents and the City of Inver Grove Heights. She agrees that if built, people who work there would likely go to Eagan to do business. It would for tax base as a benefit. With that, she did not see it as a benefit to Inver Grove Heights. She said she has driven that road for years, there are semi's, this would make it worse. She said someone had mentioned infrastructure, she felt the term was correct, that road is risky on a good day in a car, with all the truck traffic, she didn't feel it was set up to handle another large industrial building.

Planning Commission Recommendation

Motion by Commissioner Clancy, second by Commissioner Challeen, to deny the request for a Comprehensive Plan Amendment to change the guided land use from LMDR, Low-Medium Density Residential, to GI, General Industrial, as part of the possible development of an approximate 200,000 square foot office/warehouse building.

Motion carried (4/0). Abstain - Weber. This item goes before the City Council on March 13th, 2023.

5. OTHER BUSINESS

6. ADJOURN

Motion to adjourn the Planning Commission Meeting at 8:05 p.m.

Respectfully submitted, Sheri Yourczek, Recording Secretary



Planning Commission Report

MEETING DATE:	March 7, 2023
CASE NO:	23-04M
APPLICANT:	S.M. Hentges & Sons, Inc.
PROPERTY OWNER:	Jon Riley
REQUEST:	Determination for Short-Term Mining for Road Construction.
LOCATION:	North Side of 70th Street, West of Highway 3: 1165 & 1287 70th Street
COMPREHENSIVE PLAN:	N/A
ZONING:	N/A
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

The Planning Commission is asked to make a recommendation to the City Council regarding a provision in the Sand and Gravel section of the Ordinance (Title 10, Chapter 13, Article G) which allows waiver of certain requirements of the Sand and Gravel Ordinance for an operation to be conducted over a short period of time to mine sand deposits for the sole purpose of construction of a public highway.

BACKGROUND

The Applicant is the General Contractor for Dakota County on the CSAH 26/63 road improvements (Lone Oak Road/70th Street West and Argenta Trail). There are some sand deposits on the Jon Riley property just north of the road project. This sand would be used to build the road sections for the remaining segments of construction of 70th Street (County Road 26). The road construction project is to be completed by October 31, 2023. The sand excavation would begin sometime in May/June and the sand excavation would be completed no later than September 30, 2023. No crushing of material is proposed with this excavation.

Normally, a sand excavation/mining operation would be conducted through the regulations of Title 10, Chapter 13, Article G, which requires a temporary Sand & Gravel zoning overlay with specific performance standards such as setbacks from property lines, fencing, berming and screening. Most sand and gravel operations are conducted over a period of years and remove vast amounts of sand from a site and usually are dug down a distance from the land elevation. These operations would require some mitigating measures since they are for very long periods of time. There is a provision in the Sand and Gravel section that provides for Short-Term Operations. It is intended for mining operations over a short period of time and the purpose is for construction of a public highway. The City Council may waive parts of the Sand and Gravel section and only require an Excavation Permit for the above exception.

10-13G-6.E. Short Term Operations: The council may waive any part of this article, or its entirety, and only require an excavation permit for sand and gravel mining operations to be conducted over a very short period of time. This shall include, but not be limited to, mining deposits for the sole purpose of construction of a public highway.

The Ordinance does not specify a procedure for the review of such exceptions, so it was determined the Planning Commission should make a recommendation to City Council. This is not a public hearing and normal standards of such do not apply. Since the subject site is located on the property that was subject to a development proposal under the At Home Apartments proposal a year ago, it was decided a mailed notice would be sent to that neighborhood so they would be aware of the project and could ask questions.

EVALUATION OF REQUEST

Based on the short term of the mining request, the applicant is requesting the following standard requirements for mining be waived:

- Mining being closer than 300 feet to a house on the property and 75 feet to the road.
- Screening and fencing for any temporary stockpiled material or topsoil.
- The size of the operation would be less than 20 acres.
- No landscaping is planned for any setback area.
- Work would only be in the summer months. No lighting is planned.

ALTERNATIVES

The Planning Commission is asked to make a recommendation to City Council on whether the proposed sand mining project fits the criteria under Short Term Operations. If so, then a Land Alteration Permit is processed through the Engineering Department for the work. If no, then the applicant would have to apply for a Sand & Gravel Overlay District zoning to conduct the proposed sand mining.

RECOMMENDATION

Planning and Engineering both believe the request satisfies the conditions to be determined a Short-Term Operation since the sand removal would only be for approximately four months and would be for the 70th Street project, which would be a public highway. Staff recommends this project fits the determination and would only require a Land Alteration Permit which is processed by the Engineering Department.

ATTACHMENTS

1. Applicant Narrative
2. Site Location Map
3. Project Map
4. Excavation Limits Map
5. Sand & Gravel Overlay District Ordinance



January 26, 2023

City Planning
City of Inver Grove Heights
8150 Barbara Ave
Inver Grove Heights, MN 55077

Projects: CSAH 26 & CSAH 63 IMPROVEMENTS
EAGAN CITY PROJECT NO. 1275, INVER GROVE HEIGHTS CITY PROJECT NO. 2015-08, 2016-04
AND 2016-05, DAKOTA COUNTY PROJECT NO. 26-54 AND 63-27

Property: 1165 & 1285 70th St W

Subject: Request for Inver Grove Heights City Council to consider a short-term mining operation.

Attention: Mr. Allan Hunting

Regarding approvals needed for a short-term mining operation at 1165 & 1285 70th St West ("Property"), S.M. Hentges & Sons, Inc ("SMH") is requesting Council approval to waive the need for rezoning and other requirements of the City's Sand and Gravel Overlay District (Title 10, Chapter 13, Article G) and instead consider a short-term mining operation on the Property which may be approved via an excavation permit. This Council action is permitted per Section 10-13-G(6)(E) of the City Code.

- Section 10-13-G(6)(E) Short Term Operations states, "The council may waive any part of this article, or its entirety, and only require an excavation permit for sand and gravel mining operations to be conducted over a very short period of time. This shall include, but not be limited to, mining deposits for the sole purpose of construction of a public highway."

In accordance with this article, the material generated during this short-term mining operation is for the sole purpose of construction of nearby public highway projects noted above.

Therefore, SMH request for Council approval per Section 10-13-G(6)(E) to waive certain requirements of Title 10, Chapter 13, Article G and allow the short-term mining of sand and gravel on the Property with an excavation permit. If this exception is granted, a separate excavation permit application containing all the information required for an excavation permit per Title 9, Chapter 4, as well as all the information and items found in Title 10, Chapter 13, Article G except those waived by the City Council pursuant to this application will be submitted for formal council review and approval.

In addition, although not requesting a zoning change, this short-term operation will meet most of the criteria and performance standards of the Sand and Gravel Overlay District with the exception of:

- Screening for any temporary stockpiled material or topsoil.
- The size of the operations area will be less than the minimum required area of 20 acres.
- No landscaping is planned for any set back area.
- This work is planned for the summer months, no additional lighting is planned, therefore a lighting plan will not be needed.
- Again, no rezoning to Sand and Gravel Overlay District.





SMH is the General Contractor for Dakota County on the CSAH 26/63 Improvements project located in the Cities of Inver Grove Heights and Eagan. This roadway project includes the need for select granular embankment (sand) to build the roadway section. Some of the materials were found within the project limits, however, the project needs additional sand. All of the sand that has been used for the 2022 construction were found on the project directly adjacent to the property located at 1165 & 1285 70th Street in Inver Grove Heights.

In accordance with Section 10-13-G(6)(E) Short Term Operator, SMH would request an “excavation permit for sand and gravel mining operations to be conducted over a very short period of time” to obtain material from this property. In 2023, SMH will be building both the westbound and eastbound travel lanes from Roberts trail to the Eagan border to Inver Grove. We will also be building the section in Eagan to Hwy 55. Material generally located at 1165 & 1285 70th Street will be utilized, “for the sole purpose of construction of a public highway”. Utilizing this material alleviates the need to haul sand over public roads thru Inver Grove Heights to place on the roads in the City of Inver Grove Heights and Eagan as we will utilize the construction area for our hauling needs which is a benefit to the residents, public roadways, and the environment. See attached map.

Dakota County CSAH 26/63 project will complete on October 31st, 2023. SMH will be requesting to commence operations on or around April 1st, 2023 and will complete no later than September 30th, 2023. As shown in our proposal for this permit, SMH will be removing/lowering the existing hill that is on this property. The Dakota County project is lowering the roadway in front of this property by 25ft. Thus, as a part of our restoration plan, we will minimize the final elevation difference between the new roadway and this property. This will improve the general appearance and visibility of the roadway corridor between Roberts Trail and Argenta Trail thus meeting the criteria of the Short Term Operator Provision of Article 10 Document.

S.M. Hentges appreciates all of the work that staff has done so far to assist us in the changes that we are making to the community of Inver Grove Heights during the construction of the Dakota County project through your City.

If you have any questions or would like to discuss further, please contact me accordingly.

Sincerely;
SM HENTGES & SONS, INC.

Joe Miller
Project Manager

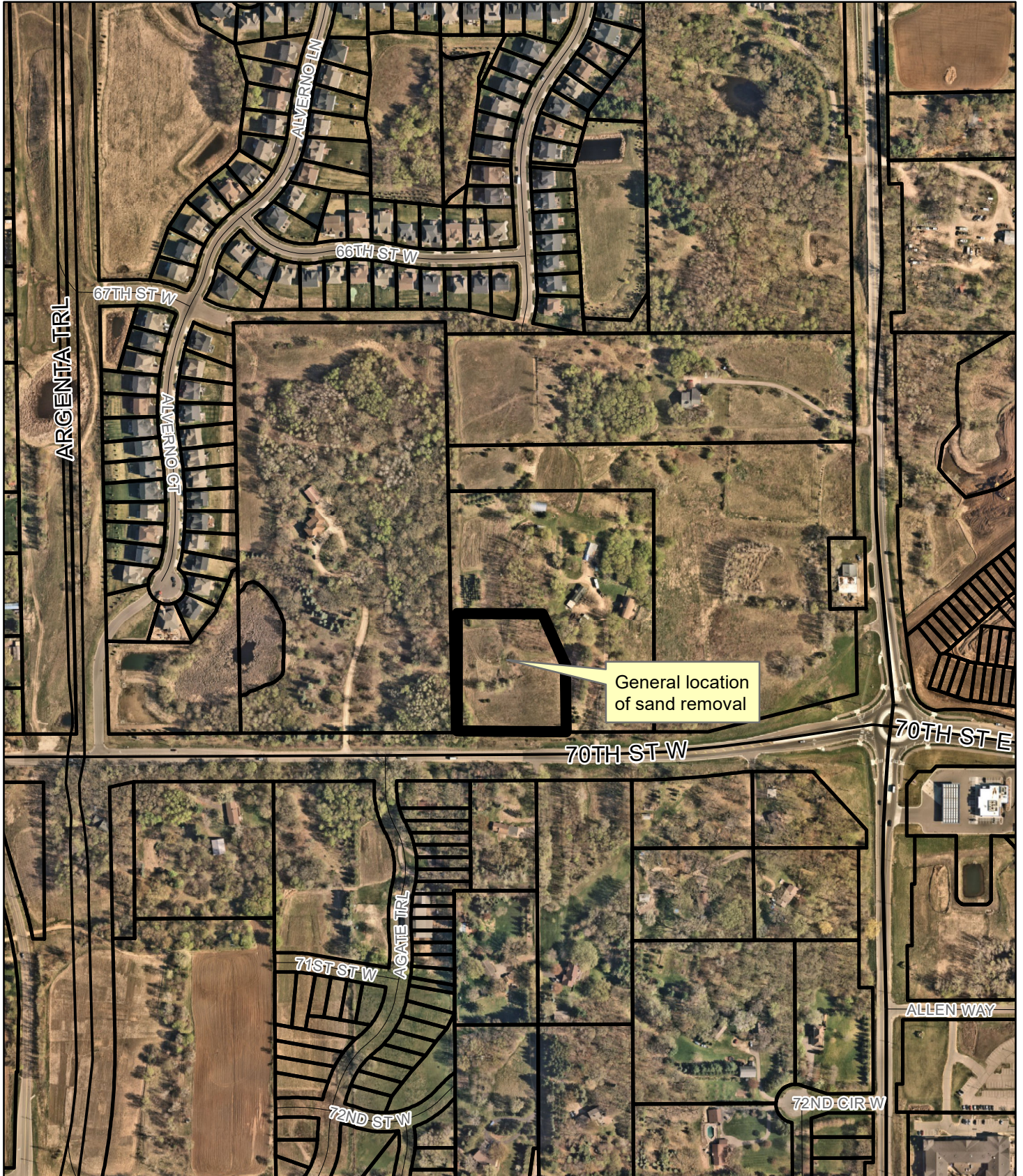


Equal Opportunity Employer



S.M. Hentges - Case No. 23-04M

Location map



21-1171 CSAH 26 & 63 Dakota County

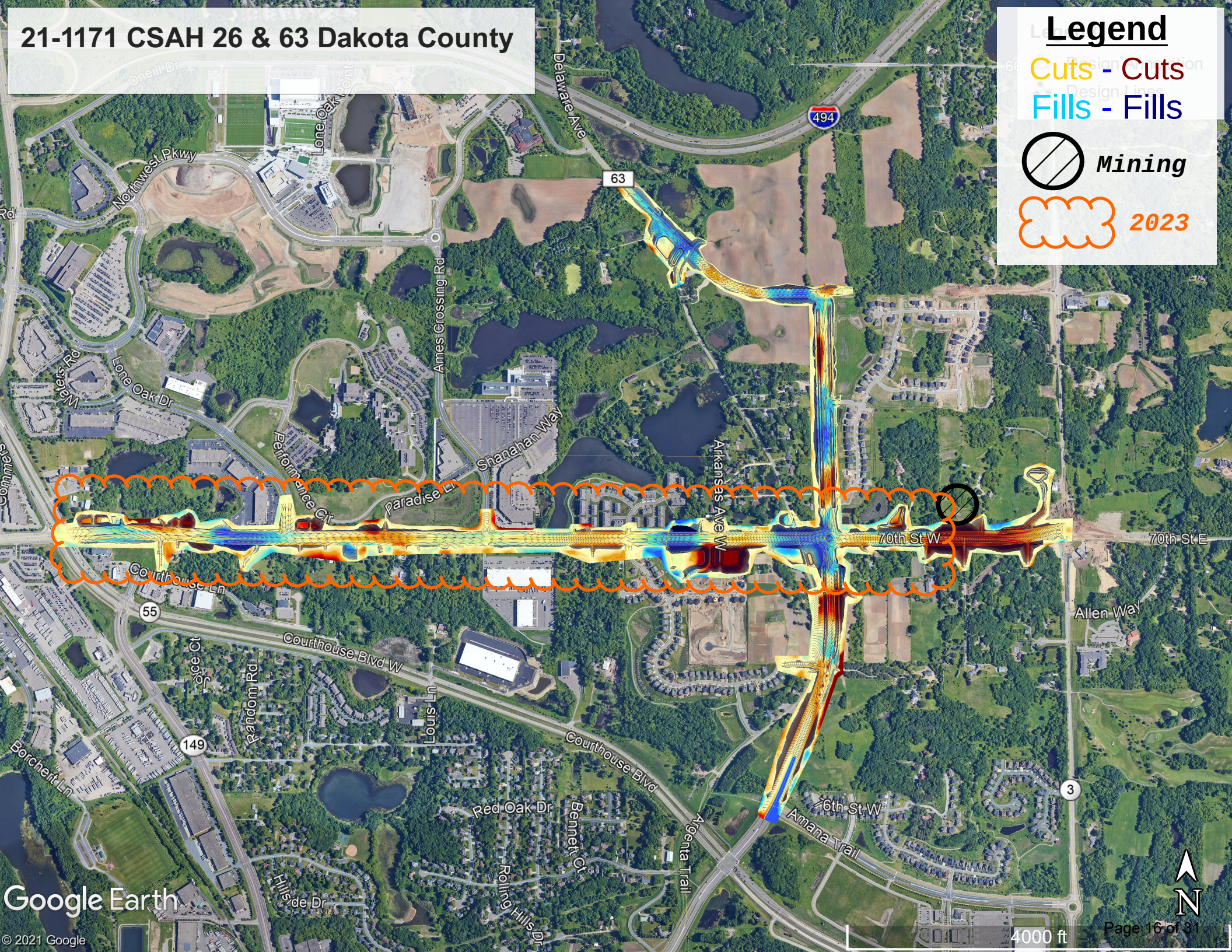
Legend

Cuts - Cuts

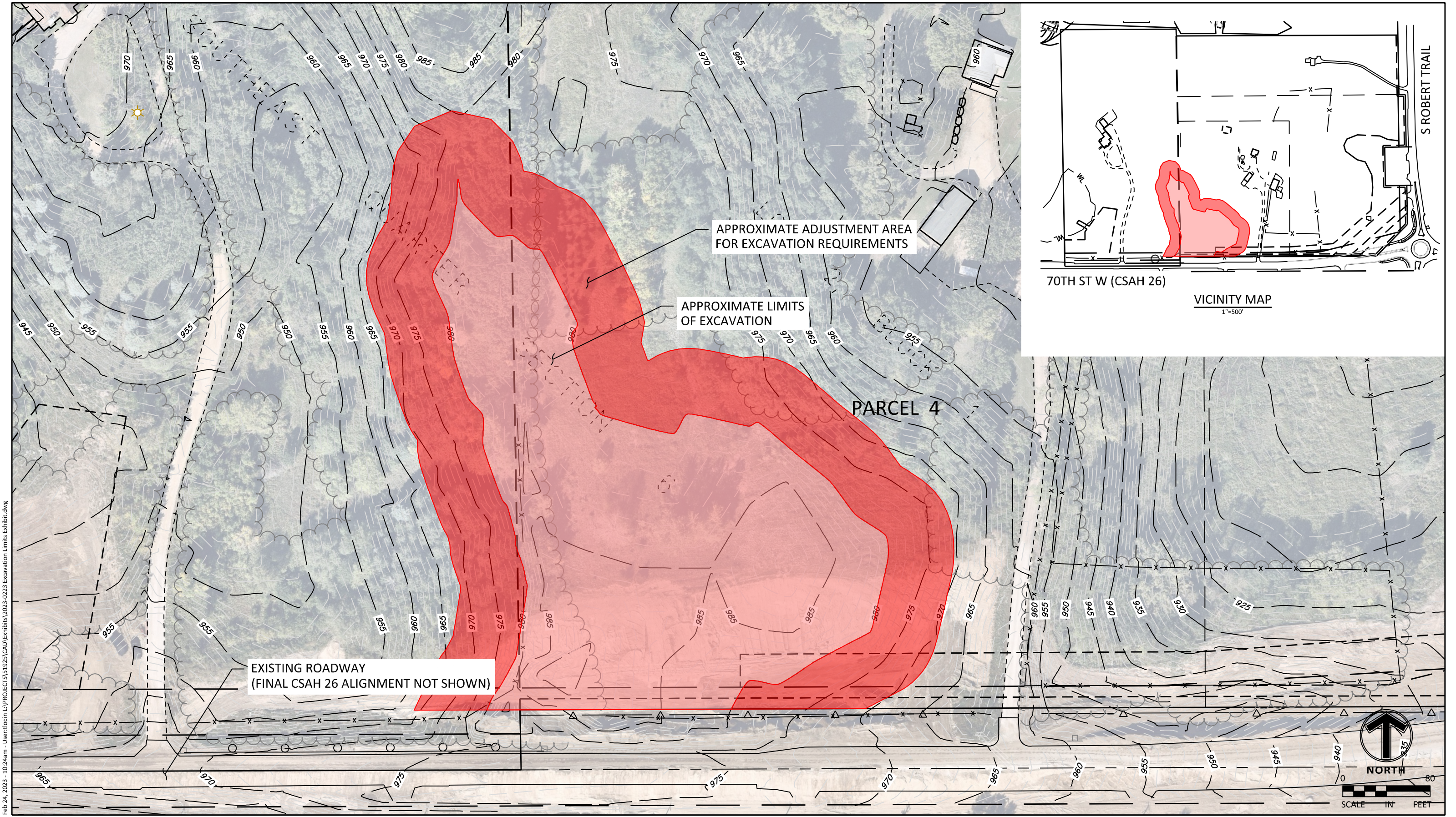
Fills - Fills

Mining

2023



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DRAWN BY:	TLL
DESIGNED BY:	TLL
CHECKED BY:	TLL
ISSUED:	02/24/2023
REVISION:	
REV DATE:	



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EXCAVATION LIMITS EXHIBIT		SHEET EX-1	
S.M HENTGES & SONS			
INVER GROVE HEIGHTS, MN		PROJECT NO: 51925 Page 17 of 31	

ARTICLE G. SG SAND AND GRAVEL OVERLAY DISTRICT

SECTION:

10-13G-1 Purpose

10-13G-2 Criteria

10-13G-3 Permitted Uses

10-13G-4 Conditional Uses

10-13G-5 Performance Standards

10-13G-6 Administration Of Provisions

10-13G-1: PURPOSE:

This article is adopted for the purpose of:

- A. Providing for the economical availability of sand, gravel, rock, soil and other materials vital to the continued growth of the city and the surrounding area.
- B. Establishing for the economical and uniform limitations, safeguards and controls for the future production of sand, gravel, rock, soil and other natural resources.
- C. Controlling noise, dust, hazards, effect on adjacent property, and other factors related to the active mining and/or excavating operation.
- D. Providing for control of the extent of excavation compatible with the surroundings, and for the restoration of the mining area after termination of the removal operation to make the site compatible with the surroundings and suitable for the urban development.
- E. Controlling pollution caused by erosion or sedimentation. (Ord. 1098, 11-8-2004)

10-13G-2: CRITERIA:

In establishing a sand and gravel zoning district, the council shall find that:

- A. The excavation, mining or processing of sand and gravel deposits will be conducted over a limited time and in such manner that the excavation or processing will not adversely affect the existing or anticipated development for adjacent properties.
- B. The rehabilitation of the area is designed particularly for those uses to be permitted after the expiration of the temporary sand and gravel zoning district.
- C. There are sand and gravel deposits of sufficient quantities and quality to warrant a sand and gravel operation on a continuing basis over the area designated sand and gravel district.
- D. The rehabilitation of the area is designed so that it will not detract therefrom or materially alter the development anticipated for adjacent properties.
- E. Existing uses within the area will not be adversely affected.
- F. The area has direct access to streets or highways of sufficient loading capacity to serve truck traffic generated by the sand and gravel operation, and such traffic will not cause undue damage to city or county streets or highways.
- G. The processing and storing or stockpiling of excavated material will be conducted and visually screened in such a manner so as not to create an eyesore, a nuisance or otherwise adversely affect the surrounding area. Screening required shall not be more restrictive than that required for the permanent zoning district in which the sand and gravel operation is located. (Ord. 1098, 11-8-2004)

10-13G-3: PERMITTED USES:

In a temporary sand and gravel district (SG), no building or land shall be used except for one or more of the following reasons:

The excavation or mining of sand and gravel deposits and such buildings and equipment, including construction yard storage, as are customarily incidental thereto. (Ord. 1098, 11-8-2004)

10-13G-4: CONDITIONAL USES:

- A. Purpose: Certain uses can be unsuitable in the sand and gravel district because of inherent nuisance characteristics created by the uses or other conditions existing in the district. However, under certain conditions, these uses may be properly located and developed in the district.
- B. Criteria: No conditional use shall be granted in the sand and gravel district unless the council shall find that those criteria used in establishing the district are met.
- C. Grounds For Issuance Of Permit: If the above conditions are met, conditional use permits may be issued for the

following uses:

1. The processing of sand and gravel deposits and such buildings and equipment as are customarily incidental thereto for a time period specified by the council. This shall include, but not be limited to, asphalt plants, block plants and concrete ready mix operations.

2. The permitted and conditional uses in the zoning district over which the temporary sand and gravel district exists are subject to those regulations as stated for that certain district. (Ord. 1098, 11-8-2004)

10-13G-5: PERFORMANCE STANDARDS:

In the temporary sand and gravel district (SG) the following performance standards shall be observed:

A. Development Plan: An overall development plan shall be submitted and approved by the city. Such development plan shall indicate:

1. Site analysis information such as trees, depth of topsoil, adjacent and on site buildings and land uses, flood levels, watercourses, elevation and percent slope within and one hundred feet (100') beyond the perimeter of the site and such other existing information necessary to analyze the site.

2. An analysis of deposit information and cross sections indicating the depth and quantities of existing sand and gravel deposits.

3. A master plan, drawn accurately to scale, illustrating the ultimate land uses projected for the property (i.e., streets, building lots, water bodies and elevations). The master plan shall be similar in detail to a preliminary plat, and proposed elevations shall be shown at two foot (2') intervals, and a boundary survey by a registered surveyor shall be required.

4. A plan indicating the operating pattern and staging or time sequence schedule for excavation and restoration of the site.

5. Such geological and hydrological data as is necessary to determine the feasibility of the proposed development plan.

B. Depth And Slope: Excavations not made to a water producing depth must be graded or backfilled to meet the following requirements:

1. All banks shall be left with a slope not greater than one foot (1') vertical to ten feet (10') horizontal, except that greater slope shall be permitted in a development plan if it is in substantial conformity to the immediately surrounding area and, in the opinion of the council, is not expected to adversely affect future development of the site. All excavated areas shall be finally graded in substantial conformity to the surrounding natural topography.

2. The property shall be so graded that stagnant water will not be permitted to collect thereon.

3. Excavations made to a water producing depth shall meet the following requirements except where otherwise approved as a part of the development plan:

a. The maximum depth shall not be less than eight feet (8') measured at a low water mark.

b. All banks shall be sloped to a water line at a slope not greater than one foot (1') vertical to four feet (4') horizontal. All banks shall be so graded as to minimize erosion.

c. Such areas shall be integrated into the overall drainage plan of the city and shall be utilized as needed by the city for storm water disposal purposes.

C. Minimum Size Of Area: No sand and gravel operation will be permitted on land of less than twenty (20) acres. (This limitation shall not apply when the tract of land is contiguous to an active sand and gravel operation, provided that both tracts are being operated by the same operator.)

D. Fencing: When any open excavation has a depth of twenty feet (20') or more, or a slope of one foot (1') vertical to two feet (2') horizontal or steeper, a fence effectively controlling access to the area shall be erected by the sand and gravel operator. Said fence may be a snow fence or similar temporary type of fence unless otherwise required by the council.

E. Hours Of Operation: The maximum hours of operation in the sand and gravel district shall be seven o'clock (7:00) A.M. to seven o'clock (7:00) P.M., Monday through Saturday, unless other permission is specifically granted by the council. In no instance, however, shall said maximum hours be more restrictive than that imposed by the city upon industrial or commercial uses with similar noise characteristics for the permanent zoning district in which said operator is located.

F. Setbacks:

1. Residential Dwellings: Production, processing, excavation, sedimentation ponds and stockpiling shall not be conducted closer than three hundred feet (300') to the boundary of any residential or multiple dwelling. Nor shall such operations be conducted closer than fifty feet (50') to the boundary of an adjoining property line, except that excavation may be conducted within such limits in order to reduce the elevation thereof in conforming to the adjoining property. Setbacks may be varied, provided they are approved by the council and shown on the development plan.

2. Setback Along Streets: Sand and gravel operations shall not be conducted closer than seventy five feet (75') to the right of way line of any existing or proposed platted street, road or highway, except that excavation may be conducted within

such limits in order to reduce the elevation thereof in conforming to a street grade established by the engineer.

3. Use For Access Roads: The setback area required may be, in part, used for access roads as approved by the council.

4. Landscaping Of Setback Areas: The minimum required setback area must be landscaped and planted in accordance with a professional landscape plan. The landscape plan, through use of berms, foliage, or fencing, shall provide a solid visual screen. This site plan must be approved and filed with the city. Such areas where landscaping is required shall be owned or controlled by an easement by the sand and gravel operator during his period of operation.

G. Weed Control: Weeds and other unsightly or noxious vegetation shall be controlled as necessary to preserve the appearance of the area. Existing trees and topsoil along the existing public rights of way or proposed public rights of way shall be preserved, maintained and supplemented for the depth of the setback.

H. Access Roadways:

1. Location: Insofar as practicable, all means of access to a sand and gravel operation from any street shall be so located and designed as to avoid the routing of vehicles from the property over streets that primarily serve abutting residential development.

2. Paving: All access roads from sand and gravel operations to any public paved roadway shall be paved for a distance of at least seventy five feet (75') adjacent to the public roadway to minimize dust conditions. Said access roads shall be cleaned as needed to maintain lowest possible dust conditions.

3. Dust Control: All access roads from sand and gravel operations to any unpaved public roadway shall be treated to minimize dust conditions at least to the extent the unpaved public roadway is dust controlled.

I. Topsoil And Landscaping:

1. Graded and backfilled areas (or banks in the case of excavations made to a water producing depth) shall be covered with topsoil to a minimum depth of six inches (6"), except that no greater depth of topsoil or percentage of organic material shall be required than that originally existing on the property prior to commencement of operations.

2. Upon replacement of the topsoil, trees, shrubs, legumes, grasses or other ground cover shall be planted upon such area in order to avoid erosion as far as practicable. Such restoration shall be on a continuing basis as excavation is completed, and no area shall be left unattended for more than one year after excavation is completed.

J. Lighting: A lighting plan, including security lighting, shall be submitted and approved by the city. Lighting shall be shielded so that no direct glare can be seen from adjoining residences.

K. Travel Routes: When requested by the city, the operator shall submit a report on the proposed travel routes and truck count to and from the site.

L. Termination Or Abandonment Of Operation:

1. Within a period of three (3) months after termination or abandonment of a sand and gravel operation, all buildings, structures and plants incidental to such operation shall be dismantled and removed by and at the expense of the sand and gravel producer last operating such buildings, structures or plants, or the owner of such property. If this is not done within the specified time, the city may contract to complete the above work and charge these costs to producers last operating on the property or the owner of the property. Permanent structures, which conform to the permanent zoning district requirements in which they are located, are not required to be removed.

2. Upon the completion or abandonment of a sand and gravel operation, the producer last operating the area or the owner of the property will be responsible for grading to the proposed grades the area of operation. The proposed grades will provide for sufficient drainage so that both natural and storm water leave the property at the original or natural drainage points except where otherwise designated by the engineer. If this is not done within five (5) months, the city may contract to complete the above work and charge these costs to the producer last operating on the property or the owner of the property. (Ord. 1098, 11-8-2004)

10-13G-6: ADMINISTRATION OF PROVISIONS:

A. Excavation Permit: No person shall commence sand and gravel operations within the city without first obtaining an excavation permit and renewing same on an annual basis.

B. Change In Underlying District: The sand and gravel district shall be overlying and in addition to another permanent zoning district as designated on the zoning map, and the sand and gravel district shall only exist for the length of time specified by the council when the district is established. The permanent zoning district may be changed during the term of the overlying temporary sand and gravel district zoning.

C. Term Of Allied Operations: Operations allied to the extraction or mining of sand and gravel deposits such as asphalt plants, block plants, or ready mix plants shall be phased out consistent with the depletion of said deposits and not be considered nonconforming uses after said mining is completed. Temporary sand and gravel district zoning is not intended for those operations where sixty percent (60%) or more of the deposits used on an annual basis in said allied operations must be hauled to the site. Said allied operations shall otherwise only be conducted in the appropriate permanent zoning district.

D. Variances: The council may grant variances to any provision of this article where the intent and purpose is being met and where compliance would cause an undue hardship. In the granting of said variance, the council may impose special conditions.

E. Short Term Operations: The council may waive any part of this article, or its entirety, and only require an excavation permit for sand and gravel mining operations to be conducted over a very short period of time. This shall include, but not be limited to, mining deposits for the sole purpose of construction of a public highway.

F. Removal Of Zoning: The city shall initiate action to remove the temporary sand and gravel district (SG) zoning from any property where the sand and gravel operation is completed before the term of the temporary zoning. Said action shall also be initiated where a sand and gravel operation has been abandoned or where an excavation permit has been revoked or not renewed by the city because of failure to comply with city ordinances. (Ord. 1098, 11-8-2004)



Planning Commission Report

MEETING DATE:	March 7, 2023
CASE NO:	23-05CV
APPLICANT:	Gary Lusso
PROPERTY OWNER:	Same as Applicant
REQUEST:	Conditional Use Permit to exceed impervious surface in a Shoreland District and a Variance from the front setback.
LOCATION:	7142 River Road
COMPREHENSIVE PLAN:	LDR, Low Density Residential
ZONING:	R-1C, Single Family Residential Shoreland Overlay District Critical Area Overlay District
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

The applicant is requesting the following:

1. A Conditional Use Permit from Section 10-13B-13 to allow more than 25% impervious surface with a Stormwater Management Plan.
2. A Variance from Section 10-9A-2 to allow an addition to be located about 22 feet from the front property line whereas 30 feet is required.

BACKGROUND

The applicant is proposing an 840 +/- square foot garage and home addition to be added onto the south side of the home. The addition would be located within the required front setback and would exceed the maximum allowed impervious surface on the property. It is the applicants desire to eventually convert the existing garage into living space. The original home was constructed in 1958, prior to the City being established and prior to any shoreland regulations being in place. The home is currently located within the front setback and within the bluff line setbacks. In 2014, Mr. Lusso received setback Variance approval to add a second story onto the home and a deck within the bluff line.

The proposed addition is one-story, and not located any closer to River Road than the established setback of the existing home. The Critical Area Overlay District Ordinance (Section 10-13C), allows for the expansion of a non-conforming structure within the bluff setback provided the expansion does not extend further into the required setback than the building line of the existing principal structure. This requirement has been met, therefore a Variance from the bluff setback is not required.

The addition and driveway to the new garage would be adding an estimated 1,300 square feet of hard surface. Adding this new impervious surface will increase the total hard surface on the property to 33%. The Shoreland Ordinance (Section 10-13B) allows a maximum impervious surface of 25%. This may be increased, provided the city has approved and implemented a Storm Water Management Plan affecting the subject site and a Conditional Use Permit permitting an increase has been granted. Currently, the impervious surface on the property (house and driveway) is around 22%.

EVALUATION OF REQUEST

The following land uses, zoning districts and comprehensive plan designations surround the subject property:

North - Single family; zoned R-1C; guided LDR.

East - Mississippi River

West - Single family; zoned R-1C; guided LDR.

South - Single family; zoned R-1C; guided LDR.

VARIANCE

City Code Title 10, Chapter 3. Variances, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the Zoning Ordinance and consistent with the Comprehensive Plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, the City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. The Variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.

The setback location of the addition appears to meet the intent of the zoning code. The addition would not be any closer to River Road than the existing, established setback of the home. The use of the property is a single-family residence with an accessory dwelling unit in the lower level, complying with the zoning and comprehensive plan designations of single-family.

2. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.

One of the functions of setbacks is to maintain consistency of structure placement and aesthetic qualities from river, street, and neighboring views. The proposed improvements would not be out of character for the area and would be consistent with setbacks found on neighboring properties and setbacks already established on the applicant's property. The home addition does not appear to conflict with any other performance standards of the zoning ordinance such as side and rear setbacks, or building materials. A CUP is being requested for impervious surface on the property, which is the process required by the shoreland ordinance.

3. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

The location of the existing home was established in 1958, prior to the adoption of the City Code. The addition will not be any closer to the property line than the existing home. The setback will be about 35 feet from River Road, leaving enough space for vehicles to park on the driveway.

4. The Variance will not alter the essential character of the locality.

The proposed addition does not appear to alter the essential character of the area. There are other homes in the neighborhood that encroach within the front setback. The addition would be located over 35 feet from River Road and in-line with the existing home.

5. Economic considerations alone do not constitute an undue hardship.

Economic considerations do not appear to be a factor in this request.

IMPERVIOUS SURFACE CUP

The findings in the Critical Area Overlay Ordinance state: "The city finds that the Mississippi River corridor is a unique and valuable local, state, regional and national resource. The river is an essential element in the local, regional, state and national transportation, sewer and water and recreational system and serves important biological and ecological functions. The prevention and mitigation of irreversible damage to this resource and the preservation and enhancement of its natural, aesthetic, cultural, and historic values is in furtherance of the health, safety and general welfare of the City."

Shoreland and Critical Area Ordinance requirements are in place to minimize the impact to the shoreland and protected water bodies. A number of the homes in this area along the river were built prior to the City Code adoption and prior to any shoreland or critical area regulations, which are legal non-conforming properties. Any new improvements, alterations, and additions shall follow current ordinance requirements.

The Shoreland Ordinance (Section 10-13B) allows a maximum impervious surface of 25%. This may be increased, provided the city has approved and implemented a Storm Water Management Plan affecting the subject site and a Conditional Use Permit permitting an increase has been granted. The Shoreland Ordinance states that when constructed facilities are used for storm water management, documentation must be provided by a qualified individual that they are designed and installed consistent with the field office technical guide of the local soil and water conservation districts.

The property is currently around 22% impervious surface (2,639 square feet). The proposed garage and driveway addition (roughly 1,300 square feet) would increase the impervious surface on the property to an estimated 33% impervious surface. The applicant is required to treat any amount over 25%.

The applicant is in the process of finding a qualified individual or company to help him create a Stormwater Management Plan to treat the impervious surface above the 25% maximum. A condition of approval at the end of the report states staff shall approve a Stormwater Management Plan prior to the request going to City Council.

DNR REVIEW

The request was sent to the DNR for review. They responded stating they are not able to review the request until a more detailed plan is sent to them for review and comment.

ENGINEERING

The Engineering Department is working with the applicant on the stormwater and grading requirements. The applicant shall continue to work with the City to secure final approval of the construction and stormwater plans.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

A. Approval.

If the Planning Commission finds the application to be acceptable, the following action should be taken:

1. A Variance from Section 10-9A-2 to allow an addition 22 feet from the front property line, whereas 30 feet is required subject to the following conditions:

- a. The site shall be developed in substantial conformance with the site plan on file with the Planning Department done by Blue Sky Design.
- b. Approval of the Conditional Use Permit to exceed impervious surface shall be done prior to City Council review of the Variance.

2. A Conditional Use Permit from Section 10-13B-13 to allow more than 25% impervious surface with a stormwater management plan subject to the following conditions:

- a. The applicant shall meet all the conditions outlined in the City Engineers correspondence and subsequent correspondence.
- b. A Stormwater Facilities Maintenance Agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long-term maintenance of the approved facilities.
- c. The site shall be developed in substantial conformance with the site plan on file with the Planning Department dated: TBD
- d. Staff shall approve a Stormwater Management Plan to exceed impervious surface prior to the request going to City Council.

B. Denial.

If the Planning Commission does not favor the proposed application, or portions thereof, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff believes a home/garage addition to be a reasonable use of the property. The request is in harmony with the general purpose of the City Code and the intent of the Comprehensive Plan. Staff does not believe the addition would have an adverse effect on the neighborhood and believes a practical difficulty can be found based on the age and location of the existing home and other setbacks that are currently established along River Road.

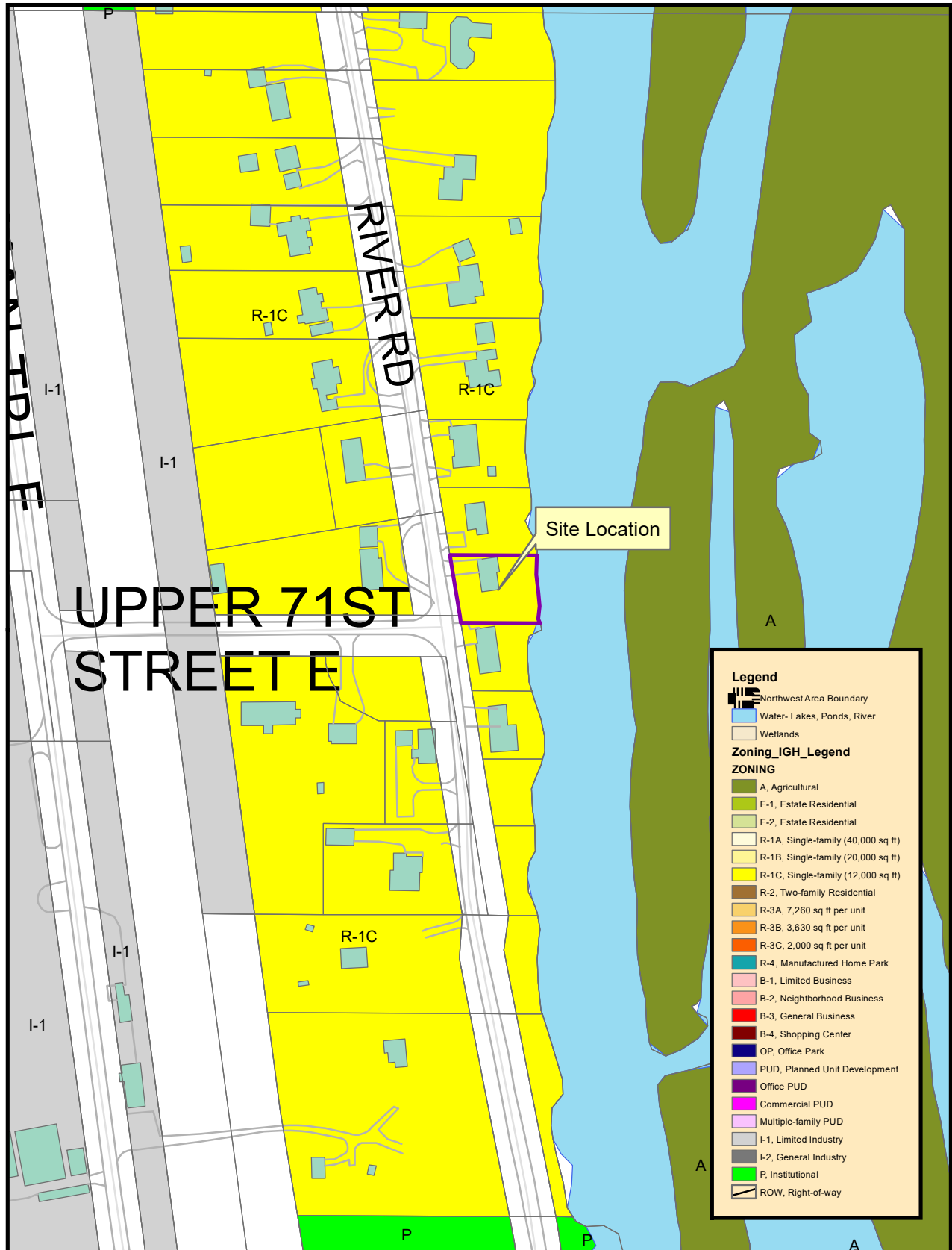
With the approval of a Stormwater Management Plan, staff recommends approval of the setback Variance and Conditional Use Permit to exceed the impervious surface with the conditions listed in Alternative A.

ATTACHMENTS

1. Zoning Map
2. Application Narrative
3. Site Plan
4. Elevation
5. Aerial with house and driveway



7142 River Road



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Exhibit A
Zoning and Location Map

Variance

Dear City Planners

Subject: Attached two car garage

I'm requesting a variance (like the one previously approved). It requires building it inline with the previous remodel to look aesthetically correct. The variance is minor. The property line actually angles so the distance to the road is almost 30 ft.

I can't build further (the back) toward the river because it would encroach on the back deck and walkway.

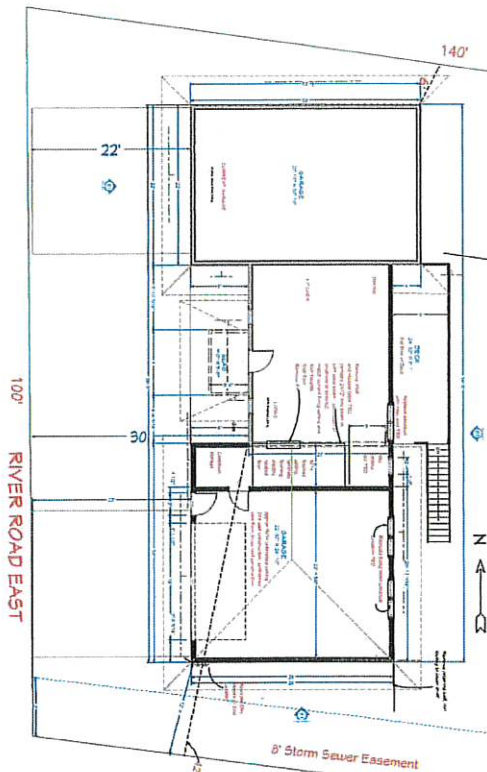
The size of the garage is necessary to allow for a room expansion.

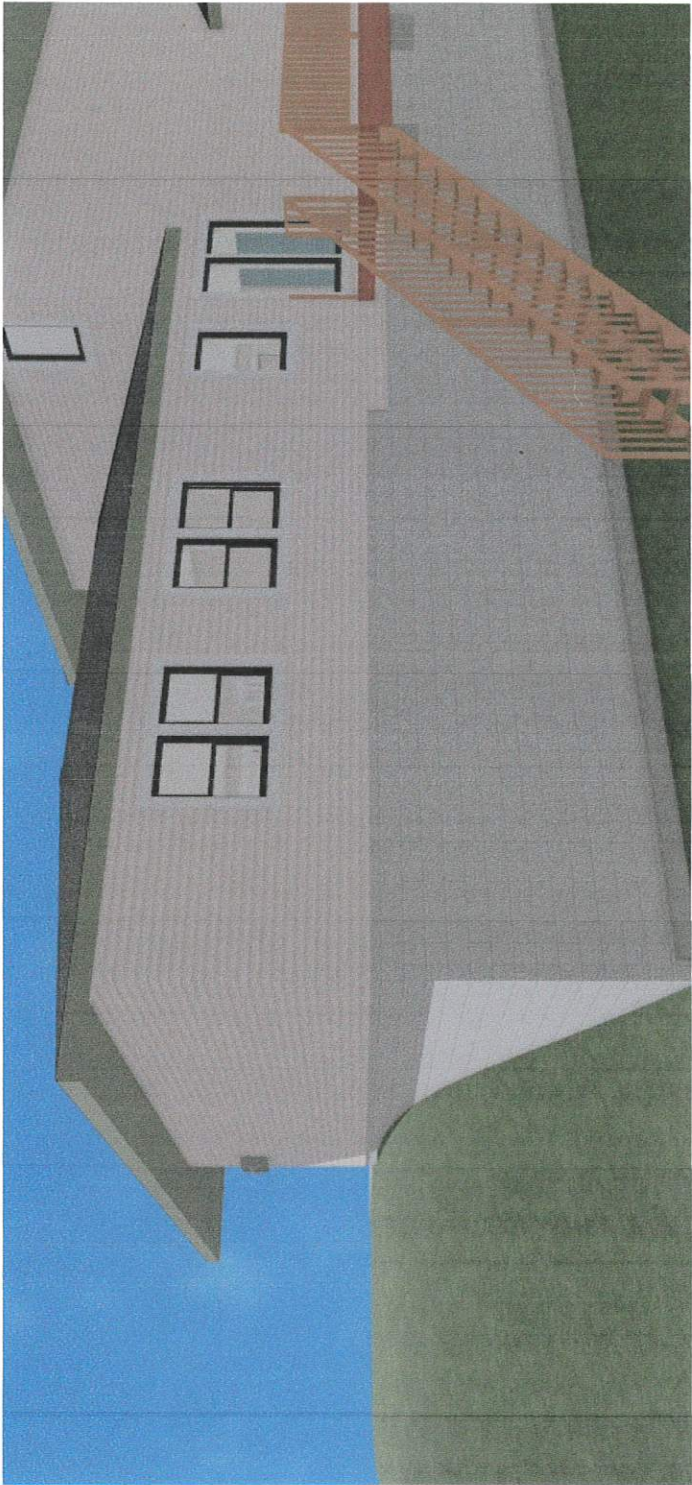
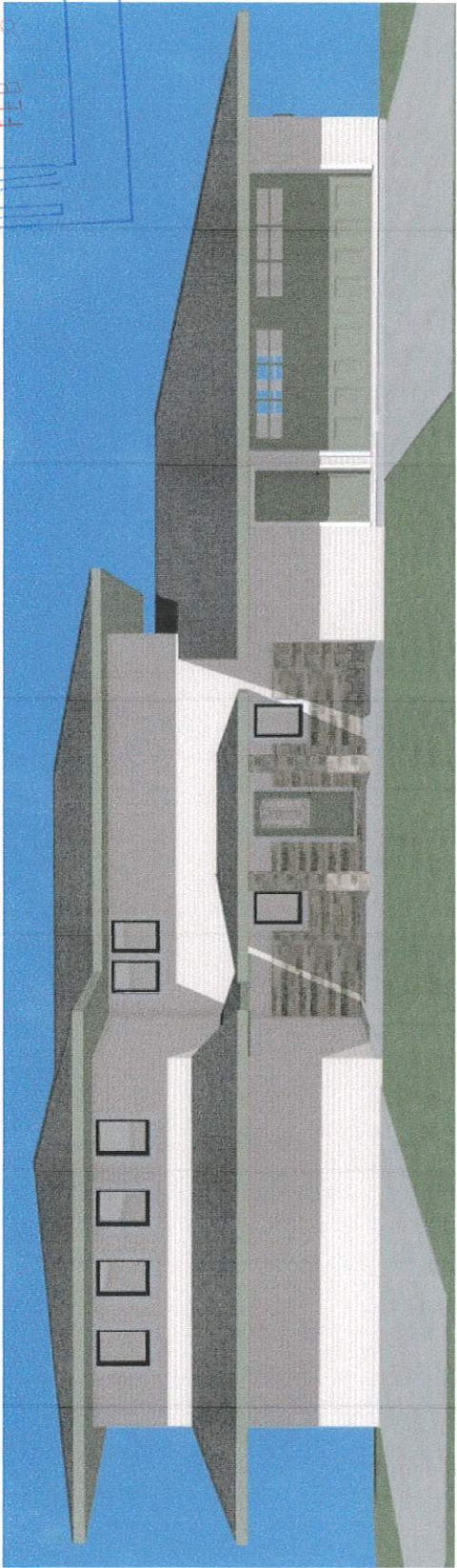
The garage addition allows for converting the existing garage into a bedroom because of age I need to be able to live on the main level. That is the practical and beneficial use, and reason for the garage addition. Plus, the living room expansion is beneficial.

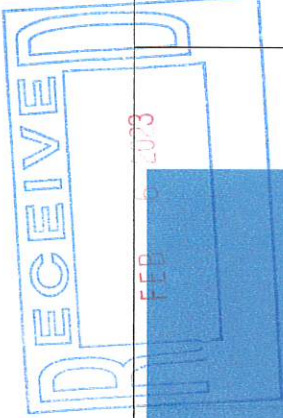
Thank you for your consideration.

G. Lusso
Gary M. Lusso

Feb 06, 2023



Blue Sky Design 651-647-5225 Page 1	Scale: 1/8" = 1 foot	Verify measurements on site before ordering materials	Lusso Addition 7142 River Rd, Inver Grove Hts
 Architectural rendering of a building exterior. The building is a multi-story structure with a light-colored, textured facade. It features several rectangular windows, some of which are grouped. A prominent orange staircase with a metal railing is visible on the right side of the building. The building is set against a clear blue sky and a green lawn.			
 Architectural rendering of a building exterior. The building is a multi-story structure with a light-colored, textured facade. It features several rectangular windows, some of which are grouped. A prominent stone wall is visible on the right side of the building. The building is set against a clear blue sky and a green lawn.			





7142 River Road



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Exhibit A Zoning and Location Map

Map not to scale Page 31 of 31