

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, November 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)
Jonathan Weber (Secretary)
Dennis Wippermann
Lance Twedt
Trisha Presley
Robert Heidenreich
Aida Schaefer

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

Commissioners Absent: Scott Clancy (Vice Chair) (Excused)
Jason Teiken (Excused)

3. CONSENT AGENDA

A. Minutes of the November 7, 2023, Planning Commission Meeting

The minutes from the November 7, 2023, meeting was approved as presented.

4. PUBLIC HEARING

A. Request for a Variance to construct a garage that encroaches on the side setback on property located at 2694 96th Street East. (Jim Norton - Case No. 23-45V).

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice. Notices were mailed to 4 property owners on November 2, 2023.

Presentation of Request

City Planner Allan Hunting discussed the request for construction of a detached garage behind the existing house. The existing driveway would be utilized for access. The proposed structure requires a 50-foot setback due to the size being over 1,000 square feet. The applicant proposes at least 10 feet from the side property line. The applicant stated they have spoken with their neighbor to the east regarding this; the neighbor has no issues with the request. Staff mentioned that the lot has significant topographical challenges to allow the structure to be placed in a reasonable and logical location and supports the request as presented.

Opening of Public Hearing

Jim Norton, 2694 96th Street East, Applicant, stated that he has read and understands the report.

Chair Niemioja closed the Public Hearing.

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Planning Commission Recommendation

Motion by Weber, Second by Heidenreich, to Approve a Variance to construct a detached accessory structure within the side setbacks subject to the three (3) conditions listed, using the rationale given in the staff report for property located at 2694 96th Street East.

Ayes: 7

Nays: 0 Motion carried.

This item tentatively goes before the City Council on December 11, 2023.

B. Request for a Conditional Use Permit to operate a contractor's yard, outside but enclosed with a fence located at 6840 Dixie Avenue. (Ivan's Tree Service - Case No. 23-47CUP)

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice. Notices were mailed to 21 property owners on November 2, 2023.

Presentation of Request

City Planner Allan Hunting discussed property located between Concord and Dickman Trail at 68th Street. The area is zoned I-1. A contractor's yard with outdoor storage is a conditional use permit in this zone. The operation is a tree cutting and removal service. The applicant would utilize the site as it exists. The current building needs improvements to be up to date with the building code. They would store equipment and company trucks as previously used. This would be the base location with approximately 15 employees. Operations would take place from approximately 7:00 a.m. to 7:00 p.m. There is an additional condition. The existing fencing along Dickman Trail with portions in disrepair and should be replaced. The end of June 2024 is the date that has been selected for repair of the fence sections as required by City Code. Staff does not see any issues with the request and recommends approval with the conditions listed in the staff report.

Chair Niemioja asked if the users would be brand new to the property.

City Planner Hunting replied they are new, they do not have anything on the property at this time. The trucks currently there would be gone if this property changed hands.

Chair Niemioja referenced the long-term plan for the Concord Boulevard area and questioned if this fits in with that plan.

City Planner Hunting responded it fits in the sense that the industrial zones are there. At some point the city may look to do an updated plan. There are no current plans to change anything.

Commissioner Twedt asked if the existing Conditional Use Permit for welding would go with the new permit or if it would sunset.

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City Planner Hunting replied that a Conditional Use Permit runs with the land. If it is not used for that purpose for more than one year the existing CUP goes away. He said it was likely gone at this point due to the existing truck operation.

Opening of Public Hearing

Keyly Hernandez, 10651 Grey Cloud Trail South, Cottage Grove, Ivan's Tree Service, Applicant, stated she has read and understands the report.

Chair Niemioja closed the Public Hearing.

Planning Commission Recommendation

Motion by Weber, Second by Presley, to Approve the Conditional Use Permit for the contractor's yard with outdoor storage subject to the four conditions listed for property located at 6840 Dixie Avenue.

Ayes: 7

Nays: 0 Motion carried.

This item tentatively goes before the City Council on December 11, 2023.

5. REGULAR BUSINESS None.

6. ADJOURN

Motion to adjourn the meeting at 7:14 p.m.

Respectfully submitted by Sheri Yourczek, Recording Secretary