

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, December 19, 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 (Secretary)
Dennis Wippermann
Jason Teiken
Trisha Presley
Robert Heidenreich
Aida Schaefer
Lance Twedt

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

3. CONSENT AGENDA

A. Minutes of the December 5, 2023, Planning Commission Meeting

The minutes from the December 5, 2023 meeting were approved as presented.

4. PUBLIC HEARING

A. Request for an Amendment to the Bishop Heights Ordinance to allow a fast-food restaurant within the existing multi-tenant building and adjusting trip generation for the parcel located at 5751 Blaine Avenue (Tono Pizzeria - Case No. 23-50ZCA).

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice. Notices were mailed to 20 property owners on November 30th, 2023.

Presentation of Request

City Planner Allan Hunting discussed the area off of 55th Street and Blaine Avenue. This is a two part amendment to Bishop Heights Ordinance to allow for a fast/casual restaurant. Parking requirements and demands have been checked. Staff feels there is adequate parking. The trip generation would go up. A running tab is kept for all uses in the Bishop Heights Ordinance. Staff sees no issues with the use or parking and recommends approval of the Amendment to the Ordinance that addresses the use and trip generation.

Opening of Public Hearing

Dario Klasic, 905 Jefferson Avenue, St. Paul, stated he has read and understands the report. He stated that they own the strip mall and would like to put the restaurant they own into the strip mall and bring the community another food choice.

Commissioner Schaefer asked if the space was right next to the Caribou Coffee.

Planning Commission Meeting Minutes

Tuesday, December 19, 2023

Mr. Klasic replied it is not. It is the space that used to be a massage business. The current chiropractic business located next door would like to downsize so they would also be using some of the square footage from the chiropractic office.

Chair Niemioja closed the public hearing.

Planning Commission Recommendation

Motion by Weber, Second by Clancy, to Approve the Amendment to the Southeast Quadrant PUD Ordinance to allow the uses for the Lot 3, Block 1, Bishop Heights 4th Addition, for the retail restaurant with drive thru, changing it to sit down restaurant, and amending the trip generation table to include the trips assumed for the new restaurant for the request located at 5751 Blaine Avenue (Tono Pizzeria - Case No. 23-50ZCA).

Ayes: 9

Nays: 0 Motion carried.

This item tentatively goes before the City Council on January 22, 2024.

5. REGULAR BUSINESS None.

6. ADJOURN

City Planner Allan Hunting mentioned this would be Chair Niemioja's last meeting as she has been elected to the School Board. The City of Inver Grove Heights prepared a plaque thanking her for her eight years of service.

Chair Niemioja thanked staff for all they have done along with the multiple Mayor's, Councilmembers, and colleagues. She has enjoyed every minute.

Motion to adjourn the meeting at 7:09 p.m.

Respectfully submitted by Recording Secretary Sheri Yourczek