PLANNING COMMISSION MINUTES – CITY OF INVER GROVE HEIGHTS

Tuesday, January 16, 2024 – 7:00 p.m.
City Council Chambers – 8150 Barbara Avenue

1. CALL TO ORDER

Vice-Chair Clancy called the Planning Commission Meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

2. ROLL CALL

Commissioners Present:	Scott Clancy Jonathan Weber Dennis Wippermann Jason Teiken Trisha Presley Robert Heidenreich Aida Schaefer Lance Twedt VACANT SEAT
Staff Present:	Heather Botten, Associate Planner Stacy Bodsberg, Community Development Support Specialist

3. ELECTION OF OFFICER

Vice-Chair Clancy stated that with the resignation of Elizabeth Niemioja, the standing Chair. An election needs to be held for the Chair position.

Commissioner Heidenreich nominated Commissioner Weber for the position of Chair.

Motion by Wippermann, Second by Twedt, to elect Jonathan Weber by unanimous consent to the position of Chair.
Ayes: 7 (Weber Abstained)
Nays: 0 Motion Carried.

Chair Weber stated that since he currently holds the position of Secretary, an election needs to be held to fill that position.

Commissioner Teiken nominated Commissioner Presley for the position of Secretary.

Motion by Weber, Second by Clancy, to elect Trisha Presley by unanimous consent to the position of Secretary.
Ayes: 7 (Presley Abstained)
Nays: 0 Motion Carried.

4. CONSENT AGENDA

A. Minutes of the December 19, 2023, Planning Commission Meeting

Motion by Wippermann, Second by Twedt, to Approve the minutes as submitted.
Ayes: 8
Nays: 0 Motion Carried.

5. PUBLIC HEARING

A. Variance request for a parking pad that encroaches into the side and rear setbacks of the property at 4020 75th Street East. (Marco Contreras – Case No. 23-49V).

Reading of Public Notice
Secretary Presley read the Public Hearing Notice. Notices were mailed to 7 property owners on December 27, 2023.

Presentation of Request
Associate Planner Heather Botten presented a summary of the staff report.

Planning Commission Discussion
Commissioner Clancy questioned how much of the pad would have to be removed to bring it into compliance. Botten stated about 5 feet.

Commissioner Heidenreich inquired about the impervious surface available on the lot. Botten stated that impervious surface regulations are different in commercial compared to residential zoning districts. The applicant does have documentation that he owns both the lot that the pad is located on and the empty lot next to it. Dakota County has not updated their records to show that. Once that is sorted out, the intent is to consolidate the two parcels into one parcel. If he is able to consolidate into one parcel, then the site would not exceed the maximum impervious surface available. If the consolidation does not happen the City would see how much of the slab is removed, and then, if need be, work with the applicant to figure out a stormwater solution is needed.

Commissioner Heidenreich stated that in his opinion the Commission should wait to see if the parcels are consolidated before making a decision on the proposed request. Botten stated that is an option that the Commission can take.

Opening of Public Hearing
Marco Contreras, 6237 Boland Court, Applicant, stated he has read and understands the report.

Commissioner Schaefer questioned how the slab will be used. Mr. Contreras stated that the original intent was to park a semi-truck, since that is not allowed, looking into new options. Possibly building an addition or a garage or just keeping it as is. Botten stated that building a structure would require a separate Variance application.

Commissioner Twedt inquired as to who would be parking on the slab. Mr. Contreras stated that it would be for trucks used for his business.

Chair Weber closed the public hearing.

Planning Commission Discussion
Commissioner Schaefer stated that it seems premature to be making a decision on the proposed Variance.

Commissioner Twedt stated that he agrees that it does seem premature to make a decision, before Dakota County has their part sorted out.

Commissioner Presley inquired if there is a timeline as to when a decision needs to be made.

Botten stated that the City has extended the 60-day review period to the max of 120-days, if tabled, it should be tabled to a specific date. Another option would be to make a decision and move it onto City Council.

Chair Weber stated if the applicant is allowed to keep the slab but must remove 5 feet. What would the restrictions be if the applicant decides to add onto the building. Botten stated the setbacks for a structure would be greater than a parking slab.

Commissioner Heidenreich stated that he would like to table the request until there is more information available.

Botten stated that the maximum impervious surface allowed in the B-2 zoning district is 75% of the lot size and setbacks for a building are 30 feet (front), 10 feet (side), 30 feet (rear) or 1.5 building height, whichever is greater.

Chair Weber reopened the Public Hearing and asked the Applicant to come back up to the podium. Weber asked Mr. Contreras if the pad can only stay as a parking pad, and cannot be built on, would you keep it.

Mr. Contreras stated that he would not remove it. If it were removed, there would be a hole.

Commissioner Clancy questioned if there is any interest in making a decision and adding additional conditions. The slab could stay with the removal of the area that is impeding over the setback.

Commissioner Heidenreich stated that he is concerned about the potential stormwater regulations.

Planning Commission Recommendation

Motion by Twedt, Second by Heidenreich, to Table the item for a future Planning Commission meeting within the 120-day review period (March 19, 2024).
Ayes: 8
Nays: 0 Motion Carried.

5. REGULAR BUSINESS

Next Planning Commission meeting is scheduled for Tuesday, February 6, 2024.

6. ADJOURN

Motion to adjourn the meeting at 7:34 p.m.

Respectfully submitted by Stacy Bodsberg, Community Development Support Specialist