

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, March 6, 2024 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

Chair Weber called the Planning Commission Meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

2. ROLL CALL

Commissioners Present: Jonathan Weber (*Chair*)
Scott Clancy (*Vice-Chair*)
Jason Teiken
Robert Heidenreich
Aida Schaefer
Lance Twedt
VACANT SEAT

Commissioners Absent: Trisha Presley (*Secretary*) - excused
Dennis Wippermann - excused

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

3. CONSENT AGENDA

A. Minutes of the February 6, 2024, Planning Commission Meeting.

Minutes were approved as submitted.

4. PUBLIC HEARING

A. Comprehensive Plan Amendment request to change the land use designation from the current MDR, Medium Density Residential to HDR, High Density Residential on property at 6050 Cahill Ave (Lupe Development Partners, LLC - Case No. 24-02CPA).

Reading of Public Notice

Vice-Chair Clancy read the Public Hearing Notice. Notices were mailed to 22 property owners on February 2, 2024.

Presentation of Request

Associate Planner Botten presented a summary of the staff report.

Planning Commission Discussion

Commissioner Clancy inquired what the maximum building height is under the HDR, High Density Residential designation. Botten stated that under the R-3C designation it would be 35 feet but is allowed to go higher with a Conditional Use Permit.

Commissioner Schaefer inquired whether individual renters received the public hearing notice. Botten stated that the notice would have been sent to the property owner.

Commissioner Teiken questioned if there are any other distinctions, besides units per acre, between MDR and HDR that might be relevant to this item. Botten stated that usually HDR has more apartment building uses and MDR is usually more townhome uses.

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Opening of Public Hearing

Aaron Diederich, 1801 County Road B West, Suite 201, Roseville, Lupe Development Partners, LLC, Applicant, stated he has read and understands the report. Local developers develop a lot of affordable housing, but Lupe prides themselves on their developments not looking or feeling affordable.

Commissioner Clancy questioned if affordable housing would include subsidized housing and government assistance. Mr. Diederich stated that the project would not be subsidized or section 8 housing, it is all independent, affordable living.

Alexis Reis, inquired about the design of the apartment buildings and process of the developer's application process with the city.

Dustin Haberland, 5982 Cahill Ave, stated that he owns property nearby and is in favor of the proposal and will eventually like the same change on their property as well.

Commissioner Heidenreich stated that on the submitted proposal the applicant labeled building one as workforce/affordable housing and inquired if that is the same definition used by Dakota County Community Development. Mr. Diederich stated that they don't use the Dakota County definition, the rents and income levels are determined by HUD and based by County.

Commissioner Schaefer questioned why the property couldn't stay at MDR, Medium Density Residential. Mr. Diederich stated that at 8-12 units per acre they wouldn't be able to move the development forward with the current land price. They are under contract with the sellers, the per unit cost for the land wouldn't work.

Chair Weber closed the public hearing.

Planning Commission Discussion

Commissioner Schaefer questioned if there are other similarly sized lots within the city that are zoned HDR, High Density Residential. City Planner Hunting stated that the only properties that are guided for that zoning density are in the Northwest Area and scattered in a couple other areas. Schaefer inquired if a change to high density would help if we're in a situation where there is a need for more. Hunting stated that there have not been situations that have lowered the density. Schaefer questioned how the city would benefit from making this change. Hunting stated that the change would provide affordable housing goals.

Chair Weber stated that when reviewing the 2040 Comprehensive Plan for the Cahill Avenue area it was reviewed that bringing in the density would be beneficial for the businesses in the area.

Commissioner Clancy stated that as the city grows and utilizes this area of Cahill Ave this is a smart choice and supports the high density in this area, on this lot.

Commissioner Teiken stated that the definition of affordable housing and what it is and how necessary it is. We can address it by the housing supply and having more affordable housing available. Likes that the proposed development includes apartments and senior housing. Supportive of the change as well.

Commissioner Schaefer stated that she supports the change but is concerned about where the additional kids will play outside.

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Commissioner Twedt stated that the proposed change makes sense and is in support.

Planning Commission Recommendation

Motion by Clancy, Second by Teiken, to Approve the Comprehensive Plan Amendment from MDR, Medium Density Residential to HDR, High Density Residential subject to the condition's listed in the staff report.

Ayes: 6

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on March 11, 2024.

5. REGULAR BUSINESS

A. 65th Street Small Area Plan: Overview Presentation of the 65th Street Small Area Plan.

Presentation of Request

City Planner Hunting introduced Samantha McKinney with TKDA that will be presenting the work that has gone into this effort to date.

The consultant ran through a slideshow presentation providing background on what a small area plan is, what the scope of the 65th Street Small Area Plan entails, and the work done to date.

The next round of public input will be at Open House #2 on February 29, 2024, at the Community Center. A final document will be reviewed by the City Council in either March or April.

6. ADJOURN

Motion to adjourn the meeting at 8:02 p.m.

Respectfully submitted by Stacy Bodsberg, Community Development Support Specialist.