

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*)
Trisha Presley (*Secretary*)
Jason Teiken
Robert Heidenreich
Aida Schaefer
Dennis Wippermann
VACANT SEAT

Commissioners Absent: Lance Twedt - 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 20, 2024, Planning Commission Meeting.

Minutes were approved as submitted.

4. PUBLIC HEARING

A. Variance request to construct an additional accessory structure on property at 3834 64th Street East and identified as PID No. 20-81500-01-040. (Michael & Diane Christensen - Case No. 24-03V)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice. Notices were mailed to 4 property owners on February 14, 2024.

Presentation of Request

Associate Planner Botten presented a summary of the staff report.

Planning Commission Discussion

Commissioner Weber inquired about the drainage and utility easement on the property. Botten stated that there is a 10-foot easement on the rear property line.

Commissioner Wippermann stated that there is a hoop structure, covered with tarps on the property and inquired if that was permitted use. Botten stated that it is not.

Opening of Public Hearing

Diane Christensen, 3834 64th Street East, Applicant, stated that she has her husband, Michael, on speaker phone. Mr. Christensen stated that he did read the staff report and is surprised by staff recommendation of denial. Was under the impression that the request was supported.

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Chair Weber stated that our City Code only allows one accessory structure in their zoning district, that is the rationale for the recommendation of denial.

Commissioner Schaefer inquired if the applicant could expand onto their existing structure for what they need. Mr. Christensen stated that wouldn't be feasibly possible.

Chair Weber closed the public hearing.

Planning Commission Discussion

Commissioner Heidenreich stated that if the Commission approves the request, they would be setting a precedence for future applications. Recommends denying the request and move it along to City Council for their final decision.

Chair Weber stated that he would agree. The Commission must follow what the City Code states.

Planning Commission Recommendation

Motion by Clancy, Second by Teiken, to Deny the Variance request based on the three rationales listed in the staff report.

Ayes: 7

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on March 18, 2024.

B. Rezoning request to change from the current B-4/PUD, Commercial Planned Unit Development to R-3C/PUD, Multiple Family Planned Unit Development on the westerly 10 acres of PID No. 20-12050-00-040. (Rise Capital - Case No. 24-06RZ)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice. Notices were mailed to 137 property owners on February 15, 2024.

Motion by Schaefer, Second by Presley, to Adopt two emails into the public record that were received for this specific item.

Ayes: 7

Nays: 0 Motion Carried.

Presentation of Request

City Planner Hunting presented a summary of the staff report.

Planning Commission Discussion

Commissioner Schaefer asked for further clarification on the request and if it includes the request from 2023. Hunting stated that what is being requested is the Rezoning, to be consistent with the Comprehensive Plan, and only for the westerly 10 acres. Does not include what was requested last year.

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Commissioner Wippermann inquired about where on the property was deemed unbuildable. Hunting stated that the applicant could elaborate more, but that was located more in the eastern portion of the lot.

Opening of Public Hearing

David Fisher, 6718 Cove Point Road, Minnetrista, Rise Capital, Applicant, stated that he has read and understood the staff report. A PowerPoint presentation explaining the project was presented. Rise Capital plans to own and run the development, long term. The unbuildable soil is mostly the pond, but may spill over onto Outlot C, which would then be used as a parking lot. Market rate housing for the development, starter home options. The green/open space will be available to the neighbors if they choose to use.

Commissioner Clancy inquired when the impacted soil was filled in. Mr. Nick Monson stated that it was the early 2000's. Clancy questioned when the geotechnical report was completed. Mr. Fisher stated that was done in 2022.

John Munkelwitz, 7660 Addisen Court, stated that when he built his house, was told that the lots across the street would stay zoned for commercial. Doesn't want to see the additional traffic and noise that the development would bring. Would like to see a one level commercial building instead.

Chair Weber stated that according to the current City Code, the current zoning an applicant would be allowed to build a 65-foot-tall building on this lot.

Nick Monson, 10050 Crosstown Circle, Suite 600, Eden Prairie, MN 55344, Hempel Real Estate, Property Owner, stated that this property has been vacant for decades. If all the lots could handle commercial, it would have happened by now. The goal is to get all of Argenta Hills developed. The remaining acreage will be filled with commercial.

Chair Weber closed the public hearing.

Planning Commission Discussion

Commissioner Heidenreich stated that he is in support of this project. Understands that the area needs more density to bring in the commercial.

Commissioner Teiken stated that the land is vacant, the commercial use hasn't materialized. There is currently a housing shortage.

Commissioner Schaefer questioned how they plan to fit 400 plus cars into the area from the development. Chair Weber stated that Almana Trail is a county road. Hunting stated that that there would be no additional entrances or exists. Almana Trail was designed to handle commercial use, which generates more trips per day than multi-family. The road should be able to handle the development and the future commercial development.

Chair Weber clarified that the driveways from the townhomes will be going towards the private road and not onto Almana Trail. Hunting confirmed that is correct.

Commissioner Clancy stated that what has been proposed is a very well thought out development and is supportive.

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Planning Commission Recommendation

Motion by Clancy, Second by Presley, to Approve the Rezoning of 10 acres to R-3C/PUD, Multiple Family Residential/Planned Unit Development subject to the two conditions noted in the staff report.

Ayes: 7

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on April 8, 2024.

Chair Weber recused himself and joined the audience before the next item.

C. Zoning Code Amendment request for a Recreational Center to be a conditional use in the IOP, Industrial Office Park Zoning District and a Conditional Use Permit request to allow a Recreational Center use in 24,000 square feet of the existing building for a soccer club at 8360 Courthouse Boulevard, Suite 100. (Wave Soccer Club, Inc. - Case No. 24-05ZA)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice. Notices were mailed to 13 property owners on February 15, 2024.

Presentation of Request

Associate Planner Botten presented a summary of the staff report.

Planning Commission Discussion

Vice-Chair Clancy inquired that for future applications would there be parking requirements or would the parking be reviewed. Botten stated that each use would be reviewed separately.

Commissioner Schaefer inquired how many parking spots there are currently. Botten stated that for the current space, they are designated 42 spots. But that there are more spots for each tenant.

Opening of Public Hearing

Jonathan Weber, 10394 Andrea Trail, Wave Soccer Club, Applicant, stated that he has read and understood the staff report. The club is excited to have a home space.

Commissioner Wippermann questioned if tournaments would be held in the space. Mr. Weber stated that there will not be tournaments, the space will only be used for training purposes.

Benjamin Davidson, 8453 Courthouse Boulevard, stated that his property is directly across the street from the main entrance. Concerned about the amount of traffic that the club will bring. Would like to see better signage for the entire facility.

Vice-Chair Clancy closed the public hearing.

Planning Commission Discussion

Vice-Chair Clancy stated that he's excited that this space is being utilized with a different sort of use.

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Commissioner Teiken stated that soccer is the most popular sport in the world. The sport also requires the existence of clubs like this. This opportunity is something good for the kids of the community.

Commissioner Schaefer requested that the applicant respond to the concerns raised by the resident.

Opening of Public Hearing

Vice-Chair Clancy re-opened the Public Hearing at 7:59pm.

Vice-Chair Clancy asked the applicant to address the concerns raised by the resident, Mr. Davidson.

Jonathan Weber, 10394 Andrea Trail, Wave Soccer Club, Applicant, stated that the club has come up with a plan for how their parents will drop off and pick up so that there is no disruption. On the older teams there are around 18 kids, most ride share, there won't be a huge amount of traffic. Willing to work with the neighbors.

Benjamin Davidson, 8453 Courthouse Boulevard, questioned why the public hearing notice wasn't sent out to neighbors past the standard of 350 feet.

Ms. Botten stated that the requirements in the City Code are 350 feet from the property, and that is what was followed. Mr. Davidson stated that when the buildings were first constructed the mailings went to property owners a lot further than that. Ms. Botten stated that for a specific use of a building, it would just be 350 square feet.

Planning Commission Recommendation

Motion by Heidenreich, Second by Teiken, to Approve the Zoning Code Amendment and Conditional Use Permit requests subject to the conditions listed in the staff report.

Ayes: 6

Nays: 0

Motion Carried.

The item is tentatively scheduled to go before the City Council on March 18, 2024.

5. REGULAR BUSINESS

Next Regular Planning Commission Meeting is Tuesday, March 19, 2024.

6. ADJOURN

Motion to adjourn the meeting at 8:04 p.m.

Respectfully submitted by Stacy Bodsberg, Community Development Support Specialist.