

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, April 16, 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
Lance Twedt
Robert Heidenreich
Aida Schaefer
Dennis Wippermann
VACANT SEAT

Commissioners Absent: None.

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

3. CONSENT AGENDA

A. Minutes of the March 19, 2024, Planning Commission Meeting.

Minutes were approved as submitted.

4. PUBLIC HEARING

A. Variance request for a parking pad that encroaches into the side and rear setbacks of the property located 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 March 28, 2024.

Presentation of Request

Associate Planner Botten presented a summary of the staff report.

Planning Commission Discussion

Commissioner Schaefer inquired if neighbors had any concerns. Botten stated that no comments were received.

Opening of Public Hearing

Marco Contreras, 653 Concord Street North, St. Paul, Applicant, stated he has read and understands the staff report.

Chair Weber closed the Public Hearing.

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Planning Commission Discussion

Commissioner Clancy stated that the Planning Commission tries to work with property owners to navigate the City Code requirements. Agrees with staff recommendations to approve the side setback Variance and deny the rear setback Variance in this case.

Chair Weber stated that the side setback makes sense given the existing building's location and is in favor of requiring the 10-foot setback to bring the pad in line with the rest of the parking lot.

Commissioner Twedt questioned what would happen if the rear setback was denied.

Chair Weber confirmed that the portion not in compliance would have to be removed, with sod or landscaping installed, by July 30th, 2024.

Commissioner Twedt clarified that just the rear part of the pad could be removed, and Chair Weber confirmed.

Planning Commission Recommendation

Motion by Clancy, Second by Teiken, to Approve the Variance request to allow a parking pad to be located within the side (east) setback subject to the two conditions listed in the staff report.

Ayes: 8

Nays: 0 Motion Carried.

Motion by Clancy, Second by Presley, to Deny the Variance request to allow a parking pad to be located within the rear (south) setback based on the rationale listed and subject to the one condition listed in the staff report.

Ayes: 8

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on May 13, 2024.

B. Major Site Plan Review to construct a new control building at Xcel Energy's Westcott Natural Gas Plant located at 10326 S. Robert Trail and identified as PID No. 20-03000-25-021. (TKDA - Case No. 24-11SP)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice. Notices were mailed to 42 property owners on March 28, 2024.

Presentation of Request

Associate Planner Botten presented a summary of the staff report.

Opening of Public Hearing

Kirstin Sersland, 3000 Maxwell Ave, Newport, Xcel Energy, Community Relations Manager, Applicant, stated she has read and understands the report.

Chair Weber inquired about the hatched areas shown on the plans.

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Amanda Kieffer, 444 Cedar Street, Suite 1500, St. Paul, TKDA, Civil Engineer, stated that those areas are bituminous pavement. One alternate area that could be bituminous or gravel, with more gravel areas on the outskirts as well.

Chair Weber inquired about the loading dock indicated on the plans. Kieffer responded that there are occasional deliveries and that the loading dock would facilitate the use of trolleys.

Chair Weber closed the public hearing.

Planning Commission Recommendation

Motion by Clancy, Second by Heidenreich, to Approve the Major Site Plan Review subject to the five conditions noted in the staff report.

Ayes: 8

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on May 13, 2024.

5. REGULAR BUSINESS

None.

6. ADJOURN

Motion to adjourn the meeting at 7:19 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.