



Inver Grove Heights Planning Commission
Tuesday, June 4, 2024 at 7:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Tuesday, June 4, 2024, will be provided to the Council at or before the June 4, 2024 meeting.

1. **Call to Order**
2. **Oath of Office**
3. **Roll Call**
4. **Election of Officers**
 - A. Election of 2024 Planning Commission Chair, Vice-Chair, and Secretary.
5. **Consent Agenda**
 - A. Minutes of the May 7, 2024, Planning Commission Meeting.
6. **Public Hearing**
 - A. Variance to allow outdoor storage in the IOP, Industrial Office Park District for property located at 8450 Courthouse Boulevard. (Toll Company - Case No. 24-15V)
 - B. Planned Unit Development Amendment to construct a daycare facility located at 7761 Amana Trail. (InSite Development Services - Case No. 24-16PUD)
 - C. Ordinance Amendment to Title 10 of the City Code (Zoning Regulations) specifically Chapter 2, Section 10-2-2, Chapter 9C, Section 10-9C-1, Chapter 9C, Section 10-9C-2, Chapter 9C, Section 10-9C-3, Chapter 13, Article J, Section 10-13J-5, and Chapter 15 relating to regulations for multiple family districts. (City of Inver Grove Heights - Case No. 24-17X) Open Public Hearing and then Table Action until June 18, 2024.
7. **Regular Business**
8. **Adjourn**

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Stacy Bodsberg, Community Development Support Specialist, at 651.450.2545 or sbodsberg@ighmn.gov.

June 4, 2024 - Planning Commission Agenda

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, May 7, 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
Lance Twedt
Robert Heidenreich
Aida Schaefer
Dennis Wippermann
VACANT SEAT

Commissioners Absent: Trisha Presley (excused)

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

3. CONSENT AGENDA

A. Minutes of the April 16, 2024, Planning Commission Meeting.

Motion by Heidenreich, Second by Twedt, to Approve the minutes as submitted.

Ayes: 7

Nays: 0 Motion Carried.

4. PUBLIC HEARING

A. Rezoning request to change from the current R-1C, Single-Family Residential District to B-3, General Business District. (Nicholas Bazan - Case No. 24-13Z)

Reading of Public Notice

Vice-Chair Clancy read the Public Hearing Notice. Notices were mailed to 33 property owners on April 19, 2024.

Presentation of Request

City Planner Hunting presented a summary of the staff report.

Planning Commission Discussion

Motion by Heidenreich, Second by Twedt, to Adopt an additional letter from a resident into public record.

Ayes: 7

Nays: 0 Motion Carried.

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Opening of Public Hearing

Nicholas Bazan, 6211 Concord Boulevard, Applicant, stated he has read and understands the staff report. He said that when he and his father bought the property, he was told they would be able to park their work trucks on it. He added that he has a letter from another neighbor to add to the record.

Commissioner Clancy questioned if the use of the property is only parking, and no other business uses. Mr. Bazan confirmed that it is only for storing trucks.

Juan Salas, 6080 Concord Boulevard, stated that he owns the property across the street, and he was simply wondering if his neighbor would get permission.

Chair Weber closed the Public Hearing.

Planning Commission Discussion

There was some discussion regarding future redevelopment along Concord and would it be in the best interest of the city to encourage building a home on the property, as it may impact future development. Commissioner Heidenreich recommended allowing the applicant to continue using the property for parking in the interim, on the condition that a house not be built. Given the current uses of the area, which include car dealerships, dumpster companies, and a gas station, interim use for parking seems appropriate.

Commissioner Clancy stated that rezoning the property to B-3 (General Business) did not seem appropriate given the plan for Concord Boulevard, but he also does not want to preclude the Applicant's use of the property. He suggested denying the motion but adding a note to the City Council and Mayor to allow the Applicant to continue parking his work trucks on the lot.

Chair Weber inquired about parking allotments on residential lots. Hunting stated that 1 off-street parking space is required per single-family residential lot. Also, parking must be on the driveway (or a hard-surface parking pad adjacent to it) or in the side yard; parking is not allowed on the grass or in the backyard area.

Chair Weber asked about impervious surface allotment for this lot. Hunting responded that he did not know off-hand, the ratio factors in lot size.

Commissioner Clancy asked whether the issue is the lack of hard surface. Hunting answered that the issue is that the vehicles are not personal vehicles but commercial vehicles.

Commissioner Heidenreich added that the lot is currently covered with a park able surface (Class 5).

Chair Weber clarified that the issue is commercial versus personal vehicles.

Chair Weber questioned if driveway access is shared with the property to the south. Hunting responded that he was not certain. Chair Weber commented that it looks like the entire driveway is within the Applicant's property, based on the property lines.

Chair Weber inquired about the home occupation rule for commercial vehicles. Hunting responded that only one commercial vehicle is allowed per residential lot under the home occupation rule. That rule allows an individual contractor to park one commercial truck on their

Planning Commission Meeting Minutes

Tuesday, May 7, 2024

residential lot. Otherwise, home occupation parking must occur within a residential structure. An outdoor parking/storage lot is not an allowed use within a residential district.

Commissioner Schaefer questioned whether the Applicant would be allowed to have just one commercial vehicle parked on the lot. Hunting stated no, because the property is currently a vacant lot. There would need to be a single-family home on the property to allow for one commercial vehicle to be parked.

Chair Weber clarified that the parking use became nonconforming when the house was torn down. Hunting confirmed in the affirmative.

Commissioner Heidenreich stated that the application to rezone the property could not be approved, but that forcing someone to put a house there may not be an advantage for future development, and parking should be allowed until a future date.

Chair Weber stated that the only zoning that allows for the applicant's current use of the property is B-3.

Commissioner Heidenreich stated that approving the rezoning request would constitute spot zoning, which should be avoided.

Planning Commission Recommendation

Motion by Clancy, Second by Heidenreich, to Deny the Rezoning request based on adherence to the Comprehensive Plan, with a note to City Council recommending no action on the applicant's current use of the property.

Ayes: 7

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on May 28, 2024.

5. REGULAR BUSINESS

None.

6. ADJOURN

Motion to adjourn the meeting at 7:20 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.



Planning Commission Report

MEETING DATE:	June 4, 2024
CASE NO:	24-15V
APPLICANT:	Toll Company
PROPERTY OWNER:	Stag Industrial Holdings, LLC
REQUEST:	Variance
LOCATION:	8450 Courthouse Boulevard
COMPREHENSIVE PLAN:	Industrial Office Park
ZONING:	IOP, Industrial Office Park
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

The tenant of the building, Simpson Strong Tie, is requesting a Variance to allow outdoor storage of a tank containing nitrogen that is used as part of their metal fabrication business.

BACKGROUND

Title 10, Chapter 11B-3, Performance Standards, 2.B states that no outdoor storage of materials, product, refuse or any other material construed as outdoor storage shall be permitted in the IOP district. Staff interprets this to mean all aspects of a business in the IOP district shall be conducted within the building, other than parking of vehicles.

In this case, the applicant is proposing to construct a 782 gallon tank that would contain nitrogen. The tank would be located adjacent to the east wall of the building on the grass area between the building and the parking lot. The tank would be approximately nine feet tall and the pad area about six feet wide.

Nitrogen gas is non-toxic or reactive and not flammable. It will displace oxygen and therefore adding nitrogen gas into a confined area, such as inside the building, would reduce the oxygen concentration if a leak occurred, creating an unsafe condition. Therefore, the applicant is requesting the variance to allow the tank to be placed outside.

EVALUATION OF REQUEST

The subject property is surrounded by:

North:	Highway 55		
East:	Courthouse Boulevard, Highway 55		
West:	InverPoint Business Park	Zoned: IOP, Industrial Office Park	Guided: Industrial Office Park
South:	Single-Family Homes	Zoned: E-1, Estate District	Guided: RDR, Rural Density Residential

VARIANCE REVIEW

Title 10, Chapter 11B-3, Performance Standards, 2. B. states that no outdoor storage of materials, products, refuse or any other material construed as outdoor storage shall be permitted in the IOP district.

City Code Title 10, Chapter 3. Variances, states that the City Council may grant Variances when they are in harmony with the general purposes and intent of the Zoning Ordinance and consistent with the Comprehensive Plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested Variance, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. The Variance request is in harmony with the general purpose and intent of the City Code and consistent with the Comprehensive Plan.

a) The use of the tank is associated with an existing tenant of the most eastern building in the industrial park. The tank and slab it would be constructed on is located adjacent to the building next to the parking lot. The outdoor storage is not located in the parking lot or does not take up any other open space or create a highly visible distraction. The use of the tank is consistent with an allowed use in that district. The only difference is the tank is outside the building.

2. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.

The proposed location of the tank appears to be in a reasonable location that does not conflict with the intent of the outdoor storage restriction. The tank is located next to the building in a green space between the building and the parking lot.

3. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

The reason to locate the tank outside appears to be one of safety, since a nitrogen leak inside a building does displace oxygen which would create an unsafe condition for the occupants of the building.

4. The Variance will not alter the essential character of the locality.

The single tank located next to the building does not appear to change the character of the area or the industrial park.

5. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis or a sole basis for this request.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

A. Approval. If the Planning Commission finds the application acceptable, the Commission should make the following recommendation:

- Approval of the **Variance** to allow outdoor storage of a nitrogen tank subject to the following condition:

1. The plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Site Layout Plan dated 5/21/2024

Plan & Elevation View dated 5/21/2024

Practical Difficulty:

- Safety reasons to have tank outside of the building.
- The tank is located between the building and parking lot. There is open grass area along the building. Not impacting any other open space or parking areas or any other operational aspects of the site.

B. Denial. If the Planning Commission does not favor the request, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

The location of the tank does not appear to have an impact on any operational aspects of the site or any parking areas or required open space. Safety of indoor air quality also appears as a basis for the Variance.

Staff would recommend approval of the Variance request as proposed.

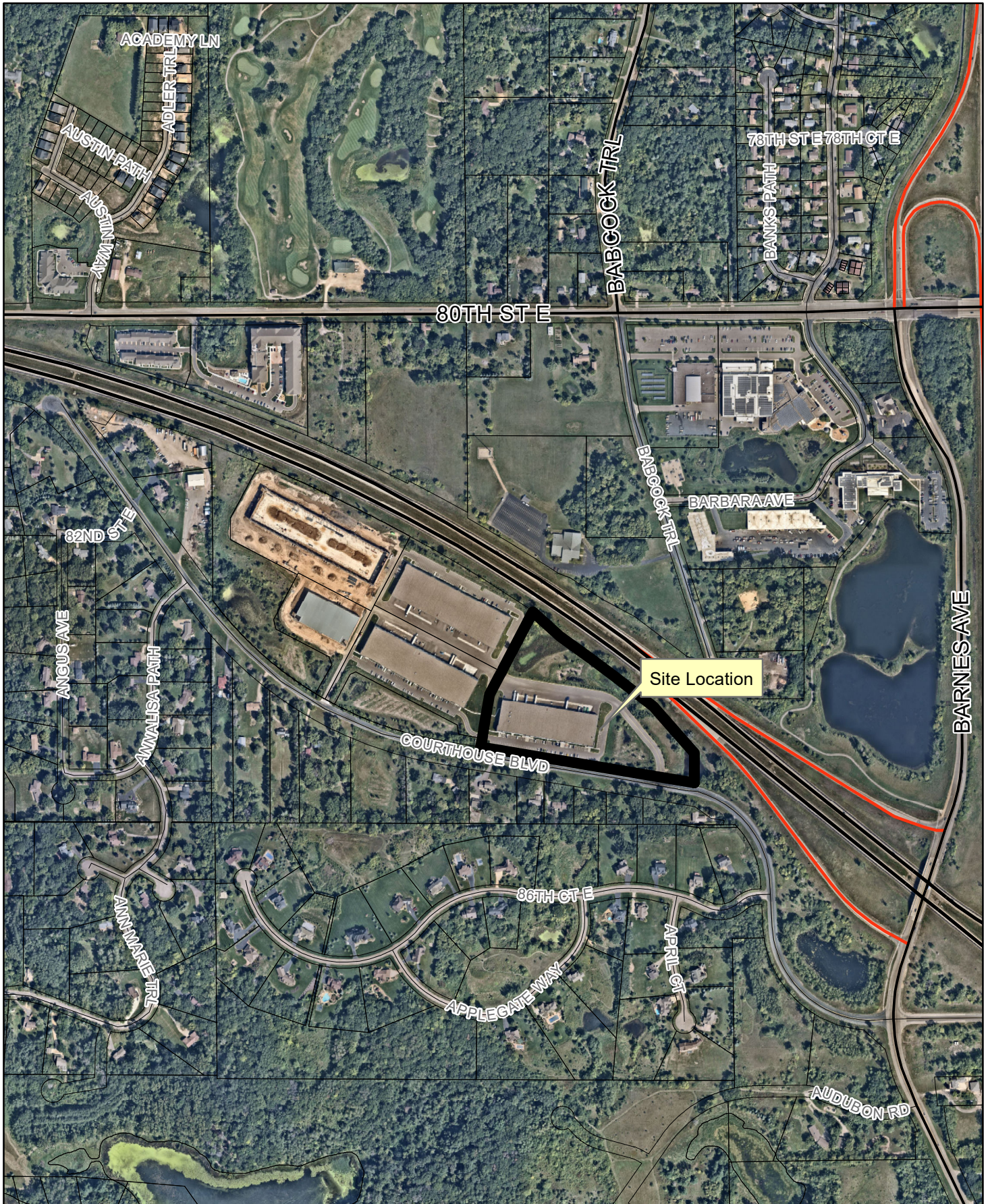
ATTACHMENTS

1. Location Map
2. Narrative
3. Site Layout Plan
4. Tank Details



Location Map

Case No. 24-15V



Narrative

At Simpson Strong Tie, Nitrogen gas is used in the manufacturing process as an assist gas for LASER cutting of steel parts. This is a very common practice in the metal fabrication industry. Today, nearly all steel parts are cut using LASER. The process requires a large volume of Nitrogen gas. The gas is normally supplied from a cryogenic bulk storage vessel. I have attached technical literature within this building package: The P&ID depicts the component function and flow-path inside the tank. The O&D shows dimensions, weight, capacity, etcetera. I have also included an SDS for Nitrogen as a cryogenic liquid. And a second SDS for Nitrogen as a gas. Below is a brief explanation of the storage vessel. The tank is a 3,000 Liter, 500 psig, vacuum insulated, cryogenic vessel. The gross capacity of the tank is 782 gallons. The cryogenic contents are converted from liquid to gas outside the vacuum insulated inner barrel of the tank. The tank can be set up to hold, Argon, Oxygen, Nitrogen, CO2, Etcetera. In this case "NITROGEN". The expansion ratio of Nitrogen is approximately 700 to one. The volume of Nitrogen gas when converted from liquid is 72,800 scf. The gas is not toxic or reactive, but it will displace oxygen. Adding Nitrogen gas into a confined area will reduce the oxygen concentration. If too much Nitrogen is added it will reduce the Oxygen concentration, creating an unsafe condition. The bulk tank is not required to be placed outdoors, but for the safety reasons listed above we avoid placing them indoors whenever possible.

Lot 1, Block 1, Inverpoint Business Park First Addition.

Lot 1, Block 1, Inverpoint Business Park First Addition.

HWY 55

Skyline Displays

Road Equipment, Parts Center

SIMPSON
BUILDING 1
80,000 S.F.
OF 120

STRONG TIE

Court House Blvd.

SIMPSON STRONG TIE

PLAN & ELEVATION VIEW

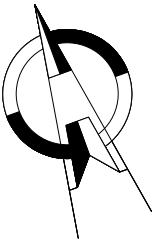


2) 12" x 3' treads, 1) 12" x 3' foot pad at curb line

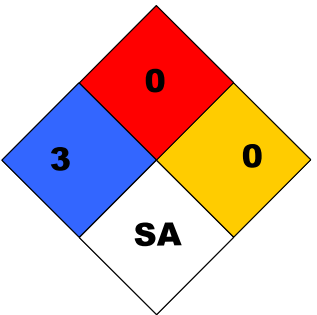
3) 7" risers...21" pad elevation at 1ft behind curb

Concrete: 4000 PSI @ 28 days
Reinforcing: ASTM A615 grade 60
Soil Bearing Capacity: 2000PSF min.
Grounding: Per NFPA 70, NEC Article 501 & PIP-2
Expansion joints: Use ½" polyfoam board
(use of asphalt impregnated board is prohibited)
Use Chem Seal CS2727 sealant
by Neely Industries 800 242-1483

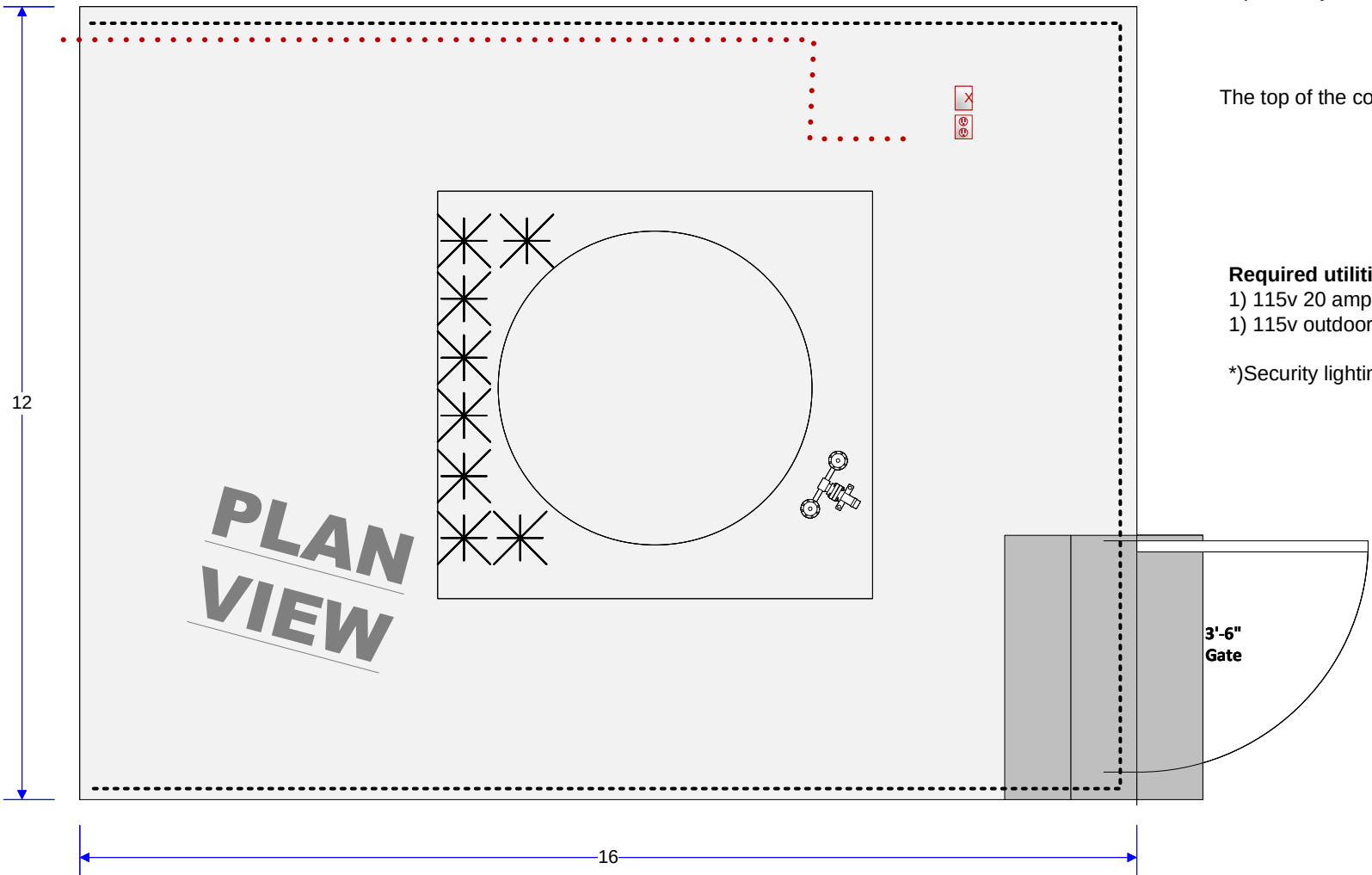
The top of the concrete converter pad to be level and @ 3" above grade on the West side



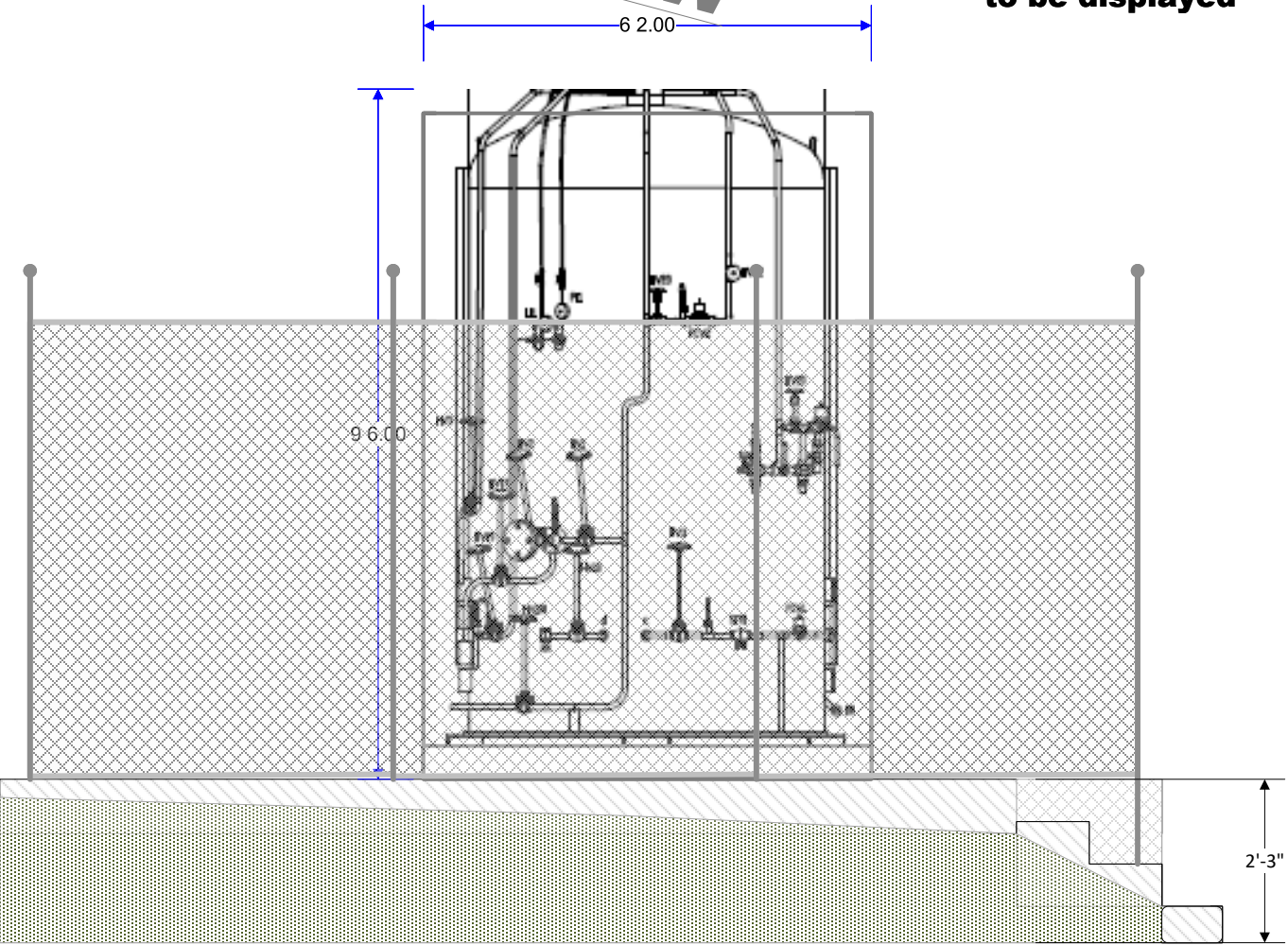
Required utilities
1) 115v 20 amp courtesy receptacle (5 Feet High)
1) 115v outdoor outlet box X-Tra deep cover, for telemetry
(All @ 5 ft. high)
)Security lighting



NFPA placard to be displayed



ELEVATION VIEW

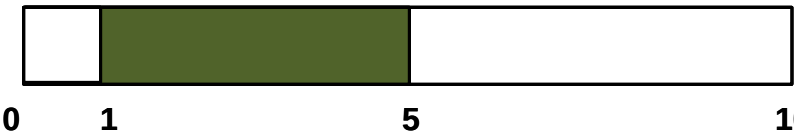


Facility Requirements
1) converter pad
1) six foot cyclone security fence
1) 42" ft man gate
1) NFPA placards
) 24hr clear transport tanker access

Pour (1) 12' x 16' x 9" Thick
Tank Pad and use
Bottom: # 5 Bars @ 9" OC Both Ways
Top: None
With a 3" Bottom Clearance over
4" of Compacted Crushed Stone

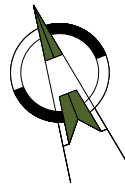
TOLL			
TITLE:	BULK STORAGE FACILITY, PLAN & ELEVATION VIEW SIMPSON STRONG TIE, INC. WINTER 2023		
COMPANY:	Toll Company	CREATOR:	Thomas Litzkow
PREPARED FOR:	Kyle Mueller	DATE:	Dec 6 th 2023

SCALE IN FEET

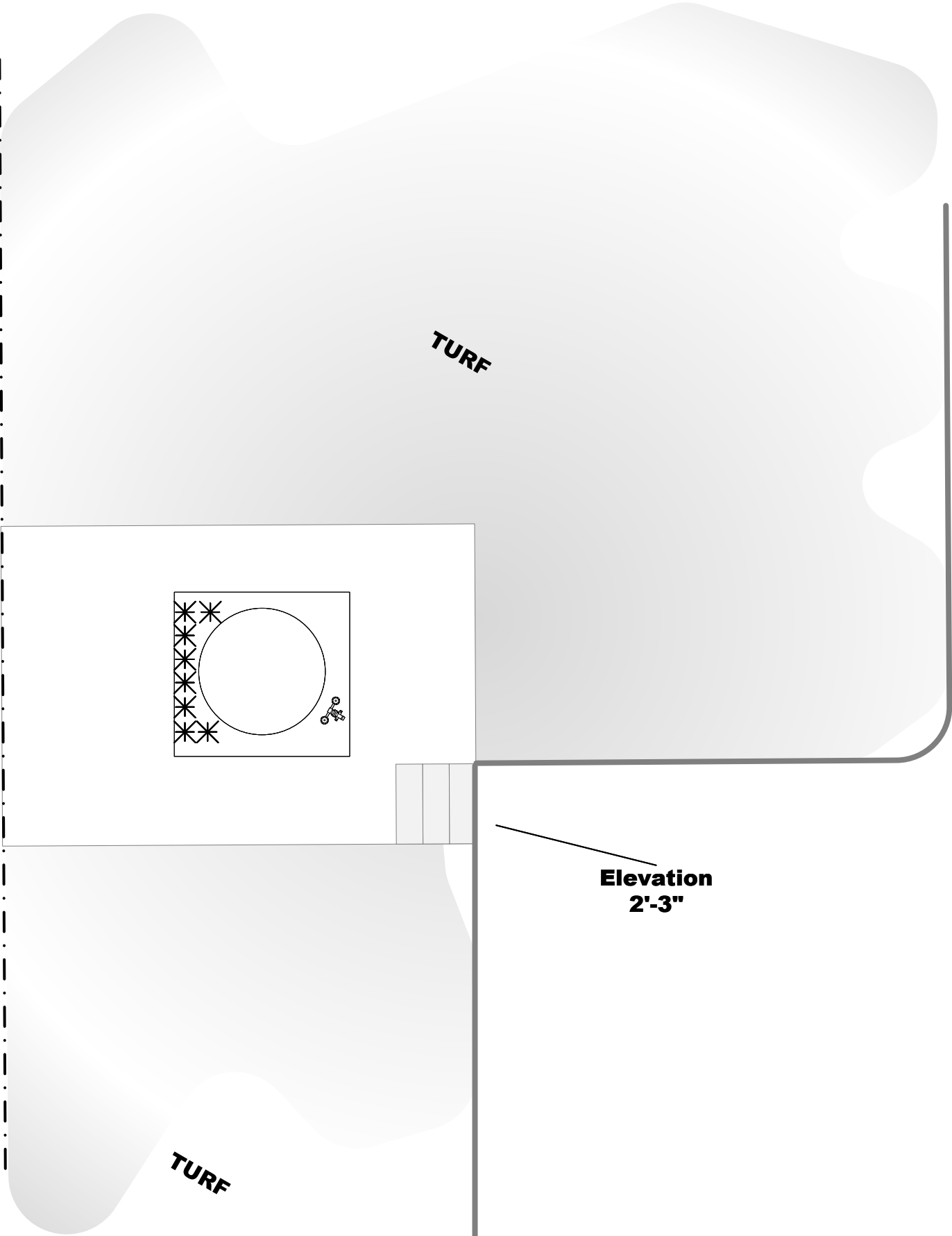


SIMPSON STRONG TIE

PLAN VIEW



Building



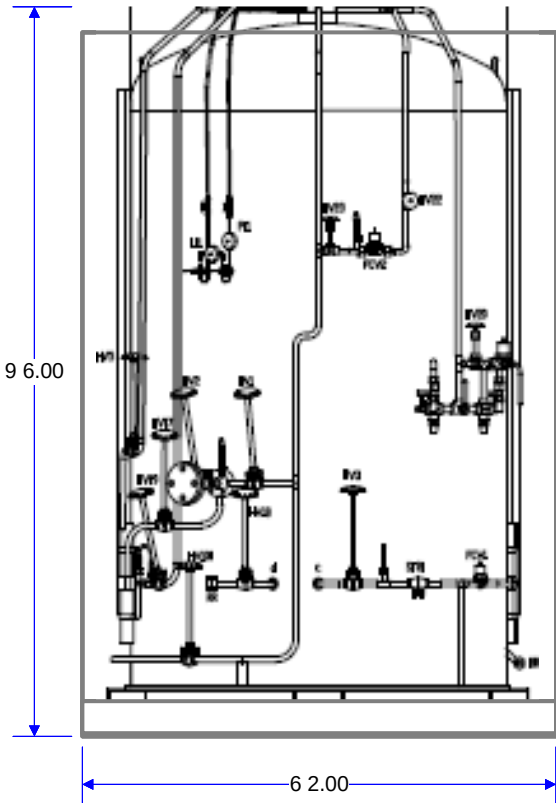
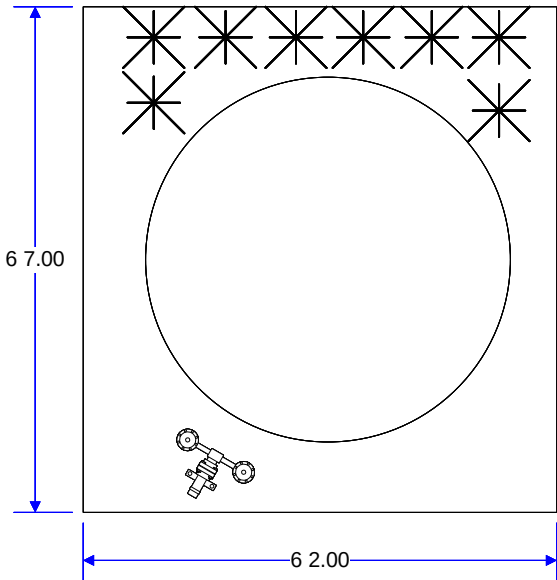
TURF

TURF

Elevation
2'-3"

SIMPSON STRONG TIE

3,000 Liter Weights and Dimensions



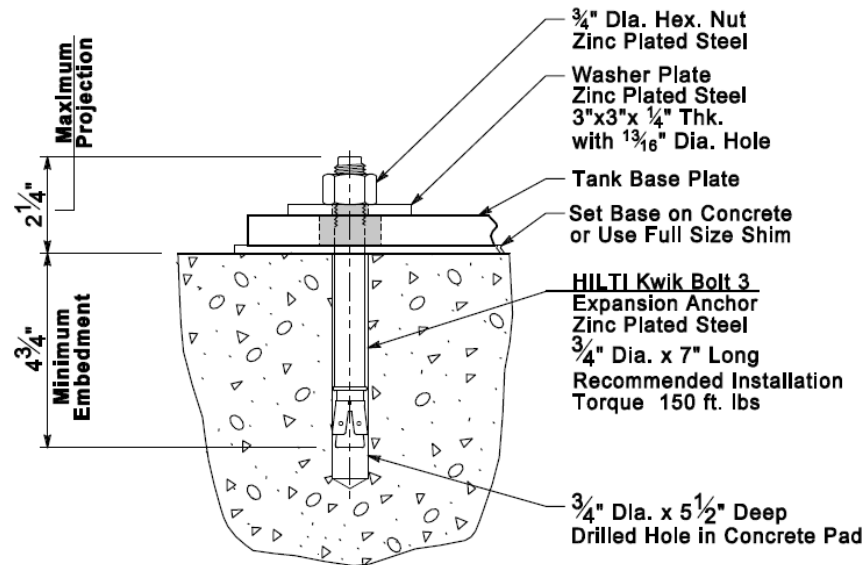
3,000 L Taylor Wharton

H: 9'-2"
H w Pallet: 9'-6"
Dia: 4'-11"
Pal: 6'-7" X 6'-2"
MT: 4,806 lb
Full Nitrogen: 9,544 lb
Full Oxygen: 11,497 lb
Full Argon: 12,9716,132 lb
MAWP: 500 psig
[Net Capacity: 713 US Gal](#)
[8 Hour Withdrawal Rate GAN: 3,531 SCFH](#)

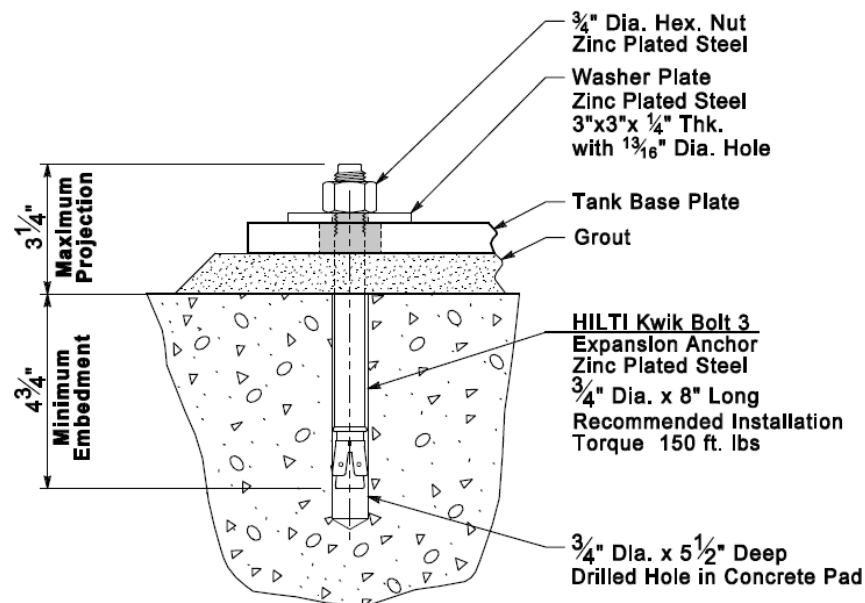
TOLL			
TITLE:	3,000 Liter Taylor Wharton O&D		
COMPANY:	Toll Company	CREATOR:	Thomas Litzkow
PREPARED FOR:	Kyle Mueller	DATE:	Dec 6 th 2023



3,000 Gallon and Smaller Tank Anchoring Detail,

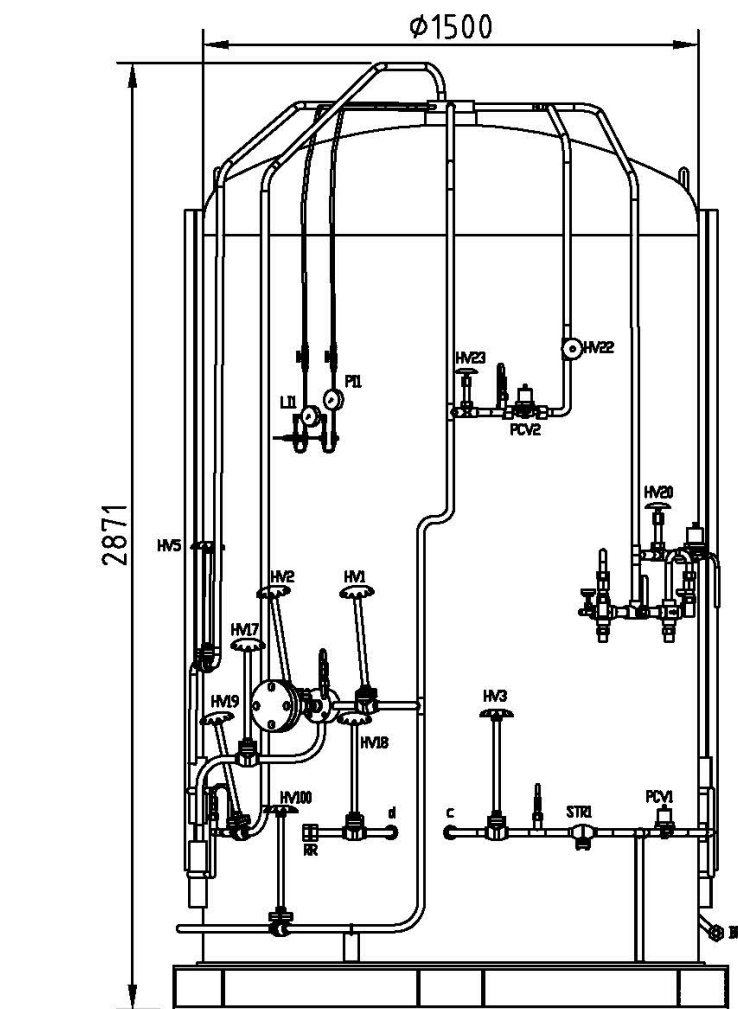


**3000 Gallon and Smaller Tank Anchoring Detail
Where Tank Is Set Directly on Concrete**

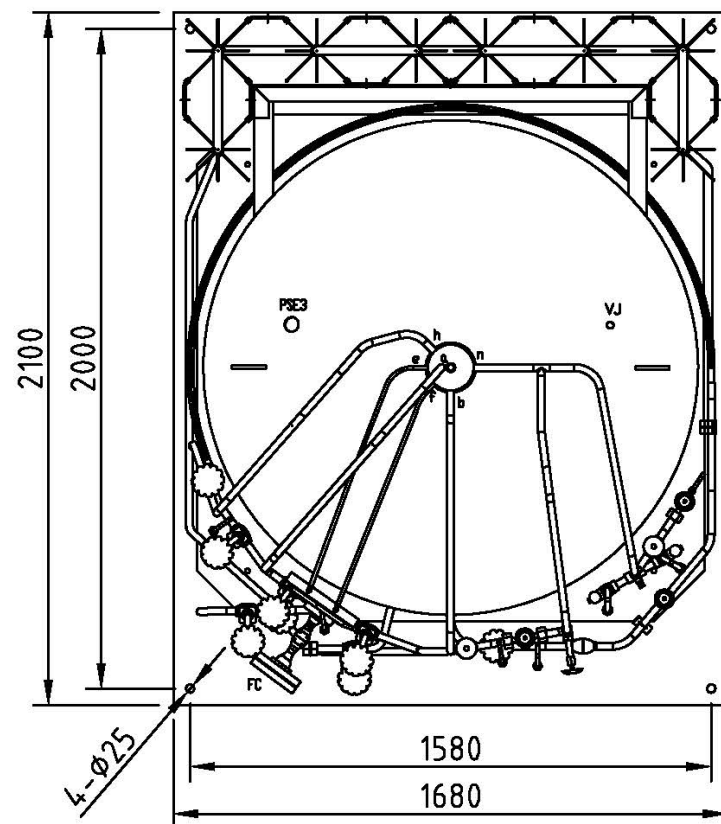
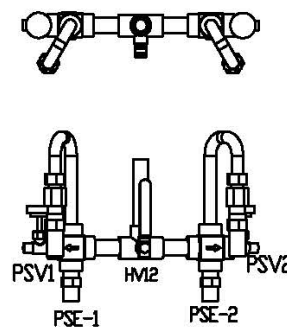


**3000 Gallon and Smaller Tank Anchoring Detail
Where Grout is Required to Level Tank**

Equipment Installation Procedure



SAFETY ARRANGEMENT



MODEL		MB3000 VHP	
DESIGN DATA		INNER VESSEL	OUTER VESSEL
CODE	ASME Section VII DIV.1 2017 Edition MANDATORY APPENDIX 44		
DESIGN PRESSURE	Psi (MPa)	500 (3.45)	-14.7 PSI (-0.1MPa)
MAWP	Psi (MPa)	500 (3.45)	FULL VACUUM
OPERATION PRESSURE	Psi (MPa)	435 (3.00)	FULL VACUUM
DESIGN TEMPERATURE		-320~120°F (196~50 °C)	120°F (50 °C)
GROSS CAPACITY	US gallon (m³)	782 (2.96)	
FILLING PERCENTAGE		90%	
NET CAPACITY	US gallon (m³)	713 (2.70)	
MAIN MATERIAL		TYPE 304 SA-240/240M ASME Section II Part A	TYPE 304 SA-240/240M ASME Section II Part A
WELD-JOINT FACTOR		SHELL AND HEAD: 1.0 (0.9 FOR WITH BACKING STRIP)	
ANNULAR PRESSURE WITH MULTILAYER SUPER INSULATION			≤3 mTorr (micron)
INSULATION		VACUUM AND MULTILAYER INSULATION	
NER, %/DAY (NITROGEN)		≤ 1 %	
ESTIMATED TARE WEIGHT	Lbs (kg)	4806 (2180)	
WEIGHT WITH FULL MEDIUM Lbs (kg)	LIN	9544 (4329)	
	LIX	11497 (5215)	
	LAr	12974 (5885)	
MAX. N2 WITHDRAWAL RATE	(SCFH (m³/h))	3531 (100)	
NOTES:			
1. THE MAXIMUM N2 WITHDRAW RATES ARE GUARANTEED FOR A CONTINUOUS WITHDRAW RATE DURING 8 HOURS.			
2. WIND LOAD: IBC2009/ASCE-7 2010, BASIC WIND SPEED 130 MPH			
3. SEISMIC LOAD: SEISMIC REGION SAN FRANCISCO, WITH ACCELERATION 200% g IN A PERIOD OF 0.2 SECONDS.			

4.	UPDATE NOTES	14.08.19	MN	ASK	HA
3.	UPDATE PALLET DIMENSION	26.07.19	MN	ASK	HA
2.	UPDATE P&ID	18.03.19	MN	ASK	HA
1.	ADD PART NO. AND UPDATE P&ID	05.03.19	MN	ASK	HA
REV	DESCRIPTION	DATE	PREPARED	CHECKED	APPROVED
SIMILAR TO:	NO. SHOTS:	SH. NO.:	TOLERANCES	DRAFTSMAN	DATE
		1/2	UNLESS OTHERWISE SPECIFIED:	MN	01.10.18
PART NAME:			LINEAR : .1 .06	DESIGN ENGINEERING	
GENERAL ARRANGEMENT MICROBULK TANK MB 3000 VHP			ANGULAR : ±	MN	01.10.18
			MACH. SURFACES - 125	REVIEWER	
			REMOVE BURRS	ASK	01.10.18
			UNLESS OTHERWISE SPECIFIED	APPROVAL	
			DO NOT SCALE DRAWING	HA	01.10.18
			TAYLOR-WHARTON MALAYSIA SHAH ALAM, MALAYSIA		
			PROPRIETARY INFORMATION : THE INFORMATION IN THIS DOCUMENT IS THE PROPERTY OF TAYLOR-WHARTON AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN PERMISSION OF TAYLOR-WHARTON.		
			NUMBER TWM-GA-MB3000VHP		
			REV. 4		

PROPRIETARY INFORMATION
THE INFORMATION IN THIS DOCUMENT IS THE PROPERTY OF TAYLOR-WHARTON
IS SUBJECT TO RETURN UPON DEMAND
AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN
PERMISSION OF TAYLOR-WHARTON.

SHEET 1 OF 2



Planning Commission Report

MEETING DATE:	June 4, 2024
CASE NO:	24-16PUD
APPLICANT:	InSite Development Services, LLC
PROPERTY OWNER:	Graceland IGH Holdings, LLC
REQUEST:	Planned Unit Development Amendment
LOCATION:	7761 Amana Trail
COMPREHENSIVE PLAN:	RC, Regional Commercial
ZONING:	PUD, Planned Unit Development
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

The applicant is requesting the following:

- A Planned Unit Development Amendment to construct a daycare facility on Lot 3, Block 2, Argenta Hills.

BACKGROUND

The applicant is proposing to develop one of the vacant commercial lots on the “main street” of the Argenta Hills development with a daycare facility.

The project would consist of constructing a 12,000 square foot child daycare facility with an outdoor playground area on the south side of the site and reconfiguring the parking lot, orientation of the building and access points to this lot.

The property is zoned B-4, Shopping Center Planned Unit Development, as part of the Northwest Area Overlay District. All uses allowed in the Northwest Area are by permitted use. A daycare facility is an allowed use in the B-4 zoning district.

EVALUATION OF REQUEST

PUD DEVELOPMENT PLAN AMENDMENT

Setbacks. The proposed building setback along the main street access drive is consistent with the original approval with the building placed closer to the drive. There are no required internal setbacks for a PUD.

Parking. Based on parking standards identified in the code and in the Northwest Area, the minimum parking spaces required for staff and students would be 35 spaces. The site plan shows a total of 38 spaces. The proposed site plan complies with parking requirements.

The parking lot arrangement would be shifted from what would have been behind the building to be

along the north and west sides. Parking on the west side is intended for employee parking and drop-off and parent parking would be located at the front of the building.

Access continues to utilize the internal access system, so there is one access to the southerly ring road and to the internal driveway that connects to the main street access drive.

Exterior. The applicant is proposing the building exterior to match the design guidelines of the Argenta Hills PUD, which provides for a mix of brick, block, and smooth-faced surfaces.

Landscaping. The redevelopment of the site will remove all existing vegetation on the existing parking lot and perimeter areas. The proposed landscape plan identifies 12 overstory trees plus 4 additional to meet the parking lot ratio. Trees and shrubs are planted along the front and west sides of the building, along the internal access drive and in the northwest corner of the site. The plan complies with landscape standards.

Rooftop Equipment. The plans identify the approximate location of rooftop equipment but show it may extend above the top line of the building parapet. The City Code requires the equipment be substantially screened from view from a reasonable viewing perspective.

Parking Lot and Building Lighting. The applicant has provided a lighting illumination plan and illustrations of the building and parking lot lighting. The site currently has three lights in the existing parking lot. The proposed plan provides for four parking lot lights and lighting around the building. The fixtures are a flat lens slightly recessed into the fixture which complies with code requirements.

ALTERNATIVES

A. Approval. If the Planning Commission finds the application to be acceptable, the following action should be taken:

- Approval of the **PUD Development Plan Amendment** to allow a daycare facility on Lot 3, Block 2, Argenta Hills, subject to the following conditions:

1. The Final Plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Site Plan

Site Utility Plan

Grading Plan

Landscape Plan

Elevation Plan

Lighting Illumination Plan

***The final list of approved plans and date of plans shall be identified in the development contract.**

2. Plans and approvals are subject to review and approval by the City Engineer.

3. The Developer and Owner shall enter into a Site Improvement Agreement with the City.

4. Sign permits are required for all signs.

5. Any rooftop or ground mounted equipment shall be substantially screened from view as seen from a reasonable viewing perspective.

B. Denial. Should the proposed request be found not acceptable, the request described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

Planning staff recommends approval of the PUD Amendment for the daycare facility with the conditions listed.

ATTACHMENTS

1. Location Map
2. Narrative
3. Original PUD Plan
4. Proposed Site Plan
5. Grading Plan
6. Planting Plan
7. Site Removal Plan
8. Elevation Plan
9. Lighting Illumination Plan



Location Map

Case No. 24-16PUD



Proposed Daycare Development

Inver Grove Heights, MN

7761 Amana Trail

Planned Unit Development Amendment Application

Project Narrative

May 6th, 2024

Property Owner: Graceland IGH Holdings, LLC, a Minnesota limited liability company
10050 Crosstown Circle, Suite 600, Eden Prairie, MN 55344
(612) 355 – 2600 • josh@hempelcompanies.com

Applicant: InSite Development Services, L.L.C., an Illinois limited liability company
1400 16th Street, Suite 300, Oak Brook, IL 60523
(630) 592 – 3203 • sgraham@insiterealestate.com

Dear Members of City Staff, Planning Commission and City Council,

InSite Development Services, L.L.C. (“InSite”), on behalf of Graceland IGH Holdings, LLC (“Owner”), is applying to amend the Argenta Hills Planned Unit Development (PUD) in association with development of a proposed commercial Child Daycare Center. InSite is a national developer of commercial real estate and is currently under contract with the Owner to acquire the property and subsequently develop the site for InSite’s tenant, a nationwide child-care provider.

The subject property is located at 7761 Amana Trail (Parcel ID #201205002030) which is further described in the attached Legal Description. This property is located in the Argenta Hills Shopping Center and the Northwest Area Overlay District. The site is zoned B-4, Shopping Center District, and is surrounded by commercial uses to the north and east, Open Space/Conservation Area to the south, and vacant land to the west. It is presently developed as a parking lot with a fine-graded building pad and was previously contemplated for Retail/Commercial Use. Site access is provided by private roads to the north, west, and south, with four existing curb cuts entering the parking lot.

The proposed development includes construction of a 12,000 square foot, 22’ high, single-story, commercial Child Daycare building. The building’s exterior finishes shall consist of Brick, Concrete Masonry Units, Fiber Cement Paneling, Stone Veneer, and EIFS of colors and quality matching the adjacent retail users in the Shopping Center. The building shall also be designed and constructed in accordance with the Argenta Hills Final PUD Submittal Design Guidelines. Proposed signage consists of four wall signs with one on the north, south, east, and

west building faces, in addition to one panel on an existing pylon sign along Courthouse Boulevard.

Utility services will connect into existing mains and stubs, which are sufficiently sized to serve the proposed development. Stormwater management shall be provided in an underground ADS Stormtech detention system, which was designed to account for both rate control and water quality treatment requirements. The stormwater management system has been designed per the City of Inver Grove Heights, Eagan-Inver Grove Heights Watershed District, and State of Minnesota specifications.

Daycare Facilities are permitted as conditional uses in the B-4 district, and this use is substantially compatible with the adjacent retail users. Potential customers for the adjacent retail will be generated in the form of parents dropping their children off for daycare. In addition, the residential subdivision to the north, and potential future residential developments to the west, will be benefited by an adjacent Daycare Provider. The proposed Daycare Tenant offers education and care for children six weeks to twelve years old and prioritizes purposeful learning, daily play, and social and emotional growth.

In conclusion, InSite asserts this application is consistent with good development practice, furthers the community welfare, and is in general conformance with the principles and policies of the Inver Grove Heights Comprehensive Plan.

Thank you,

A handwritten signature in black ink, appearing to read 'Sean Graham', written over a horizontal line.

Sean Graham, P.E.

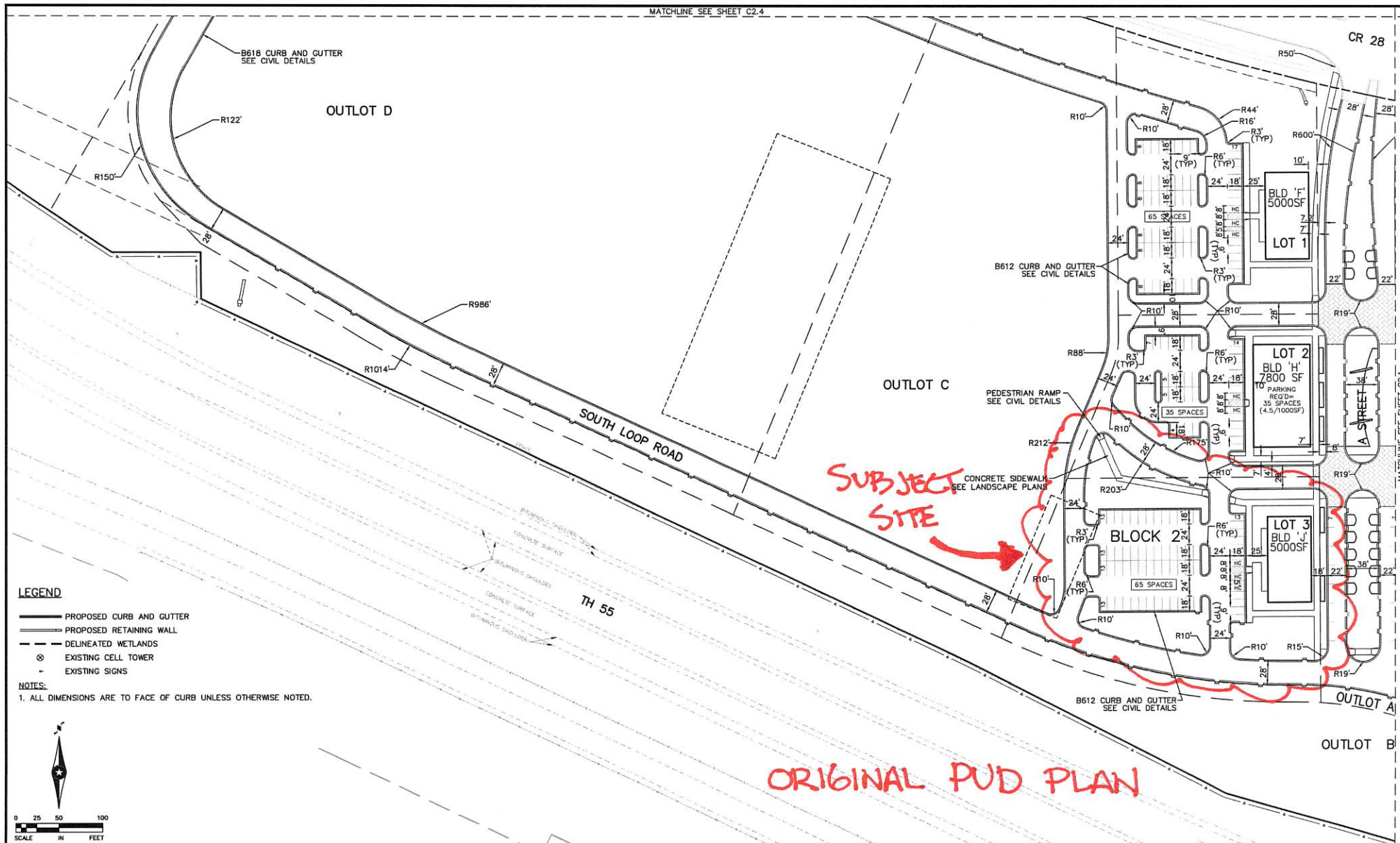


InSite Real Estate, LLC
1400 16th Street, Suite 300 | Oak Brook, IL 60523-8854
Phone: 630-617-9100 | Fax: 630-617-9120 | www.insiterealestate.com

Project Manager

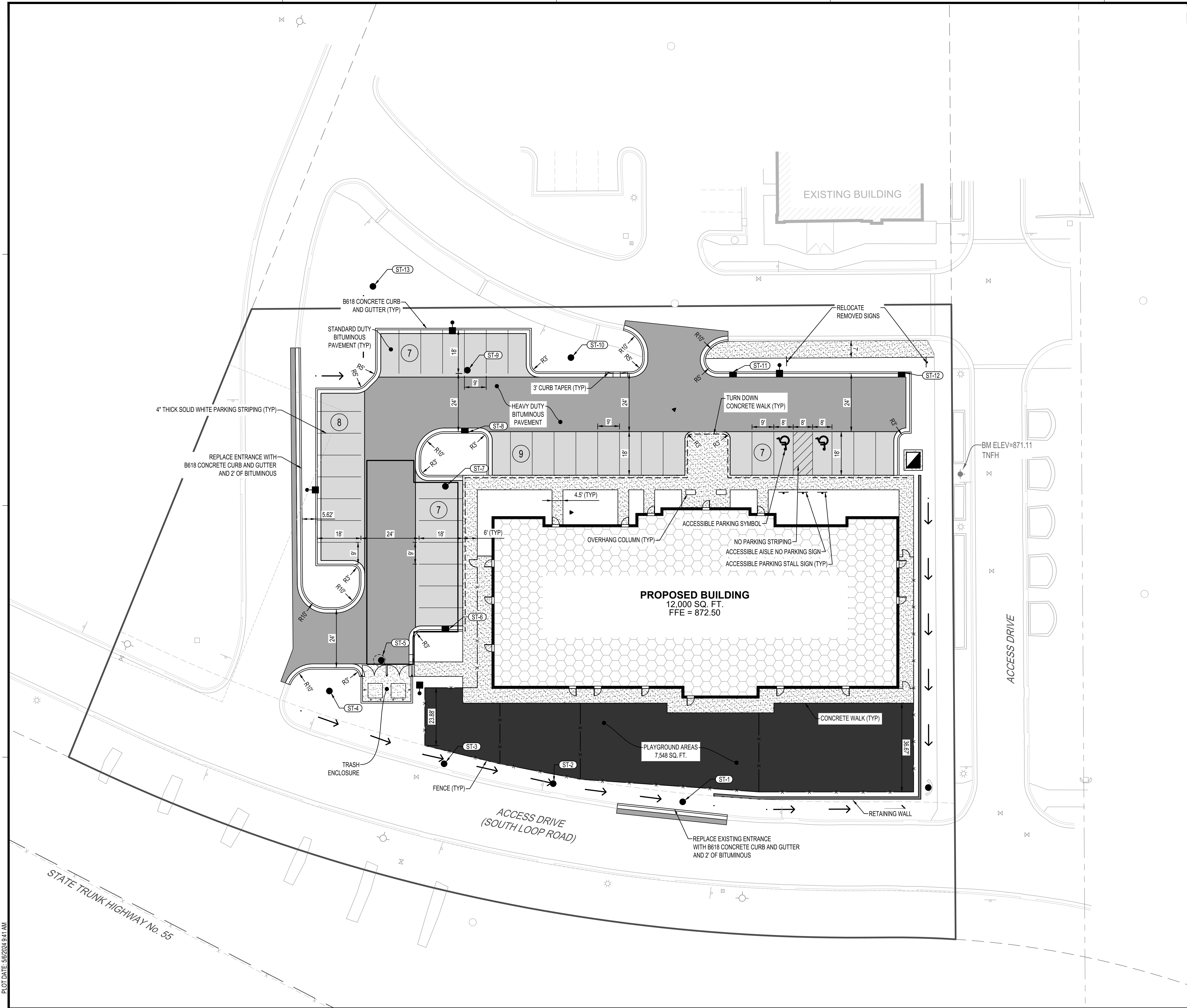
ENCLOSURES:

- A – Executed Planning Application for Planned Unit Development Amendment
- B – Project Narrative prepared by InSite Development Services, L.L.C. dated May 6th, 2024
- C – Civil Site Plans prepared by I & S Group, Inc. dated May 6th, 2024
- D – Stormwater Management Report prepared by I & S Group, Inc. dated May 6th, 2024
- E – Fit Plan prepared by ADA Architects, Inc. dated April 12th, 2024
- F – Exterior Elevations prepared by ADA Architects, Inc. dated May 3rd, 2024



REV. NO. BY DATE			REVISIONS DESCRIPTION		DESIGN FILE: 31809970		URS	Thrasher Square 700 Third Street South Minneapolis, MN 55415 612.370.0700 FAX 612.370.1370 FAX		I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.		FINAL PLANNED UNIT DEVELOPMENT ARGENTA HILLS INVER GROVE HEIGHTS, MN FINAL SITE PLAN		CITY PROJECT COUNTY PROJECT S.P. S.A.P.		SHEET NO. C2.2 135		
DRAWN BY: RMC		DESIGNED BY: RAT		DRAWING NAME: CO2-SITE.dwg		RANDAL A. THIEDER, P.E. DATE: 02/19/2008, MINN. LIC. NO. 26871												
CHECKED BY: RAT		DATE: 02/19/2008																

PLOT DATE: 5/6/2024 9:41 AM



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	STANDARD DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK
	PLAYGROUND AREA



InSite
INSITE DEVELOPMENT SERVICES, L.L.C.

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RYAN ANDERSON

DATE: _____ LIC. NO. 55938

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PROJECT

**NEW CHILDCARE
FACILITY
INVER GROVE
HEIGHTS**

INVER GROVE HEIGHTS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

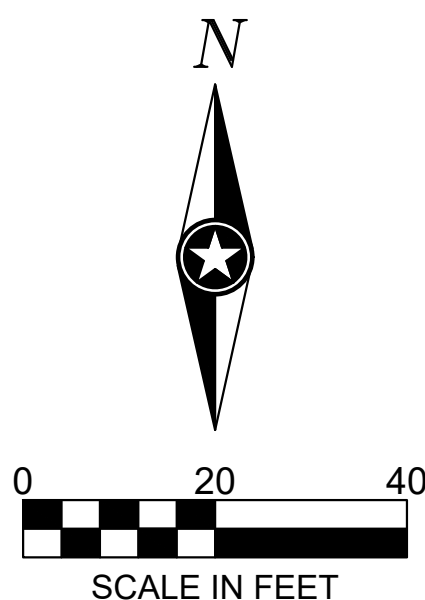
PROJECT NO. 24-30962
FILE NAME 30962-C3-SITE
DRAWN BY AAO
DESIGNED BY AAO/MJE
REVIEWED BY ARA/RJA
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

TITLE

SITE PLAN

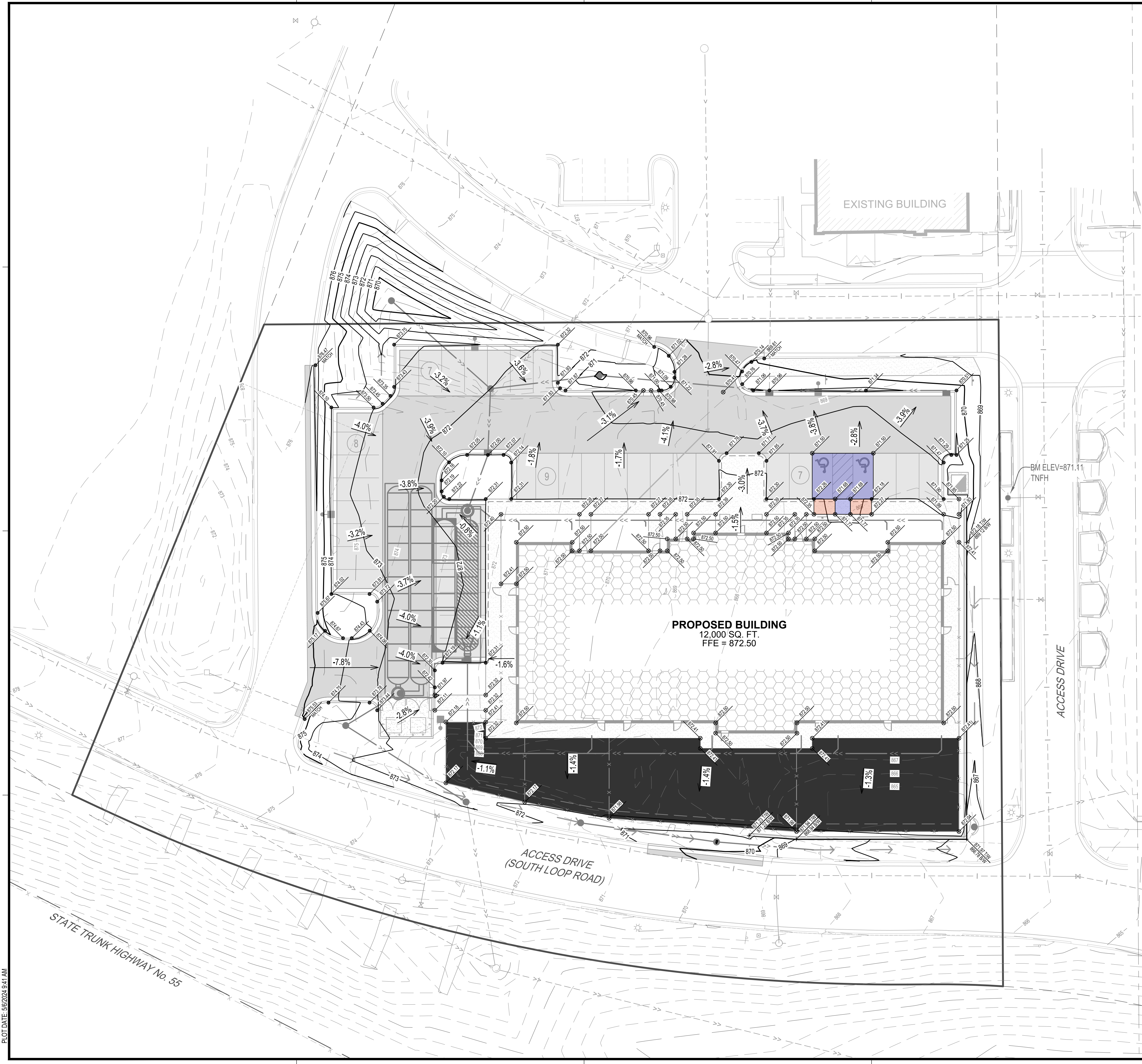
SHEET

C3-10



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/6/2024 9:41 AM



GRADING LEGEND

	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (TW) AND BOTTOM OF RETAINING WALL (BW)
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

ADA ACCESSIBILITY LEGEND

	ACCESSIBLE PARKING / LANDING AREA (MAXIMUM 2.00% SLOPE IN ALL DIRECTIONS)
	ACCESSIBLE RAMP (SLOPE GREATER THAN 5.00%, LESS THAN 8.33%)
	0" HEIGHT CURB / WALK (FLUSH WITH PAVEMENT)



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PROJECT

NEW CHILDCARE FACILITY INVER GROVE HEIGHTS

INVER GROVE HEIGHTS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

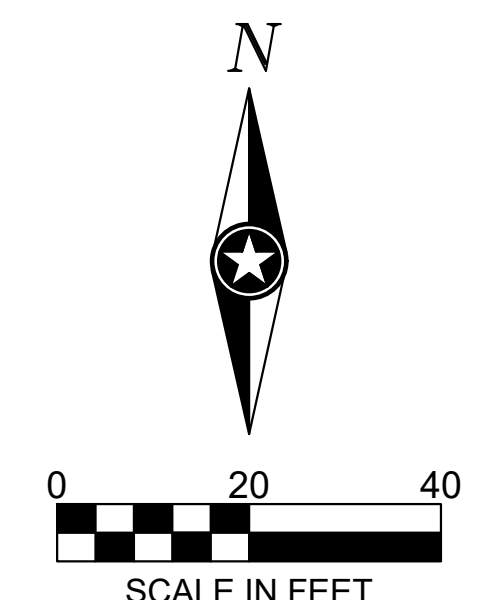
PROJECT NO.	24-30962
FILE NAME	30962-C4-GRADE
DRAWN BY	AAQ
DESIGNED BY	AAQ/MJE
REVIEWED BY	ARA/RJA
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	-

TITLE

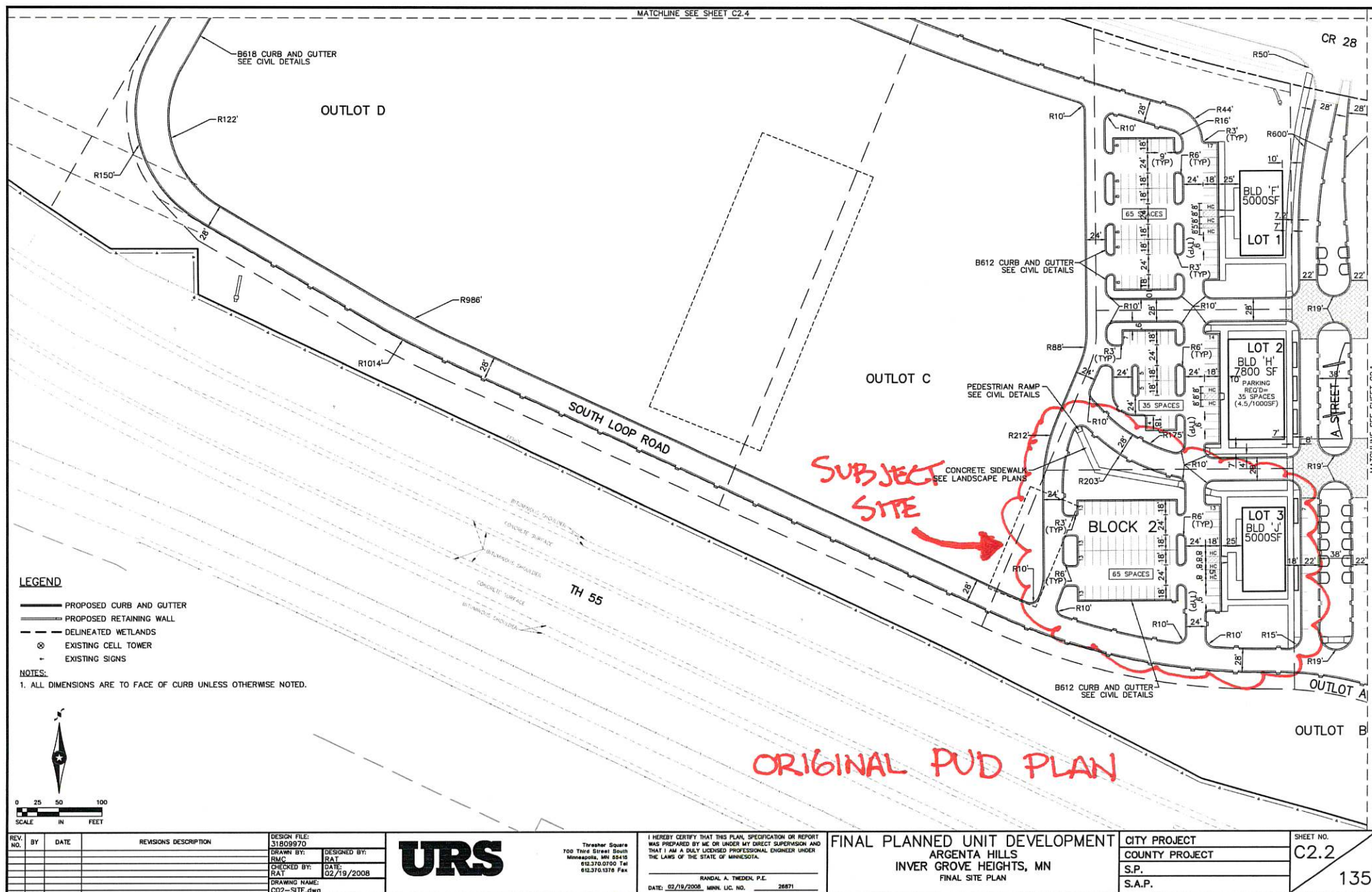
GRADING PLAN

SHEET

C4-10

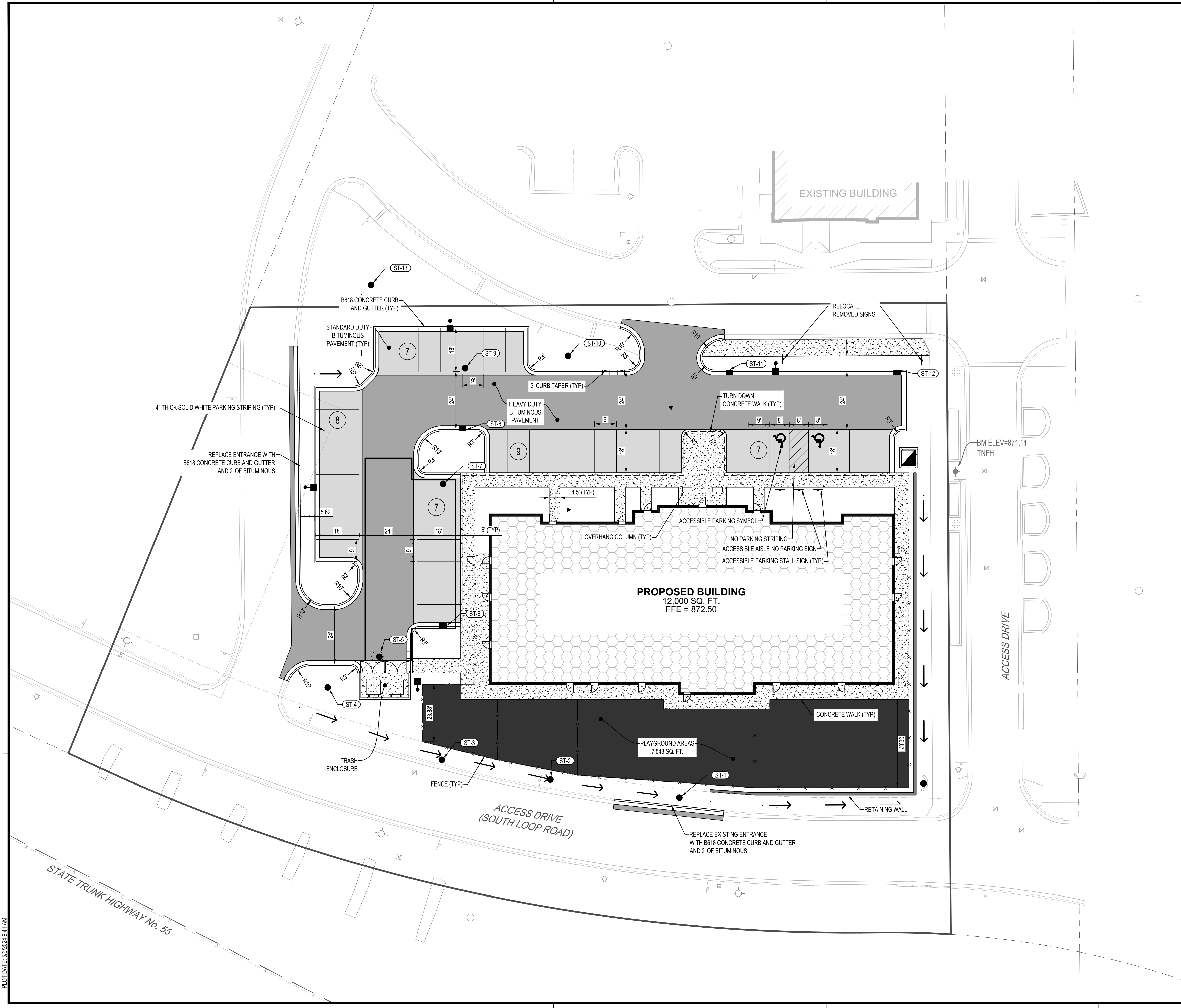


PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



REV. NO.	BY	DATE	REVISIONS DESCRIPTION	DESIGN FILE: 31809970
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				DESIGNED BY: RAT
				CHECKED BY: RAT
				DATE: 02/19/2008
				DRAWING NAME: C02-SITE.dwg

PLOT DATE: 5/6/2024 9:41 AM



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	STANDARD DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK
	PLAYGROUND AREA



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PROJECT

**NEW CHILDCARE
FACILITY
INVER GROVE
HEIGHTS**

INVER GROVE HEIGHTS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

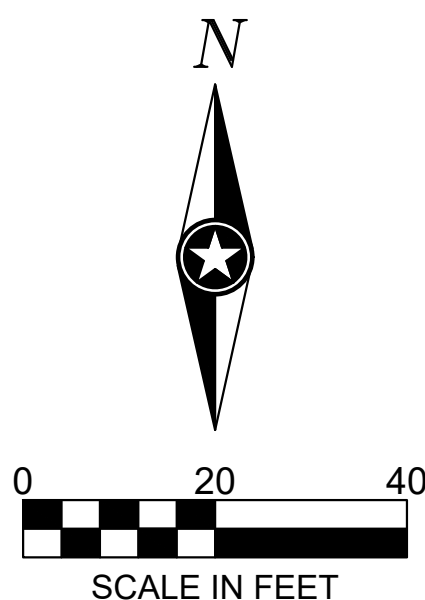
PROJECT NO. 24-30962
FILE NAME 30962-C3-SITE
DRAWN BY AAO
DESIGNED BY AAO/MJE
REVIEWED BY ARA/RJA
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

TITLE

SITE PLAN

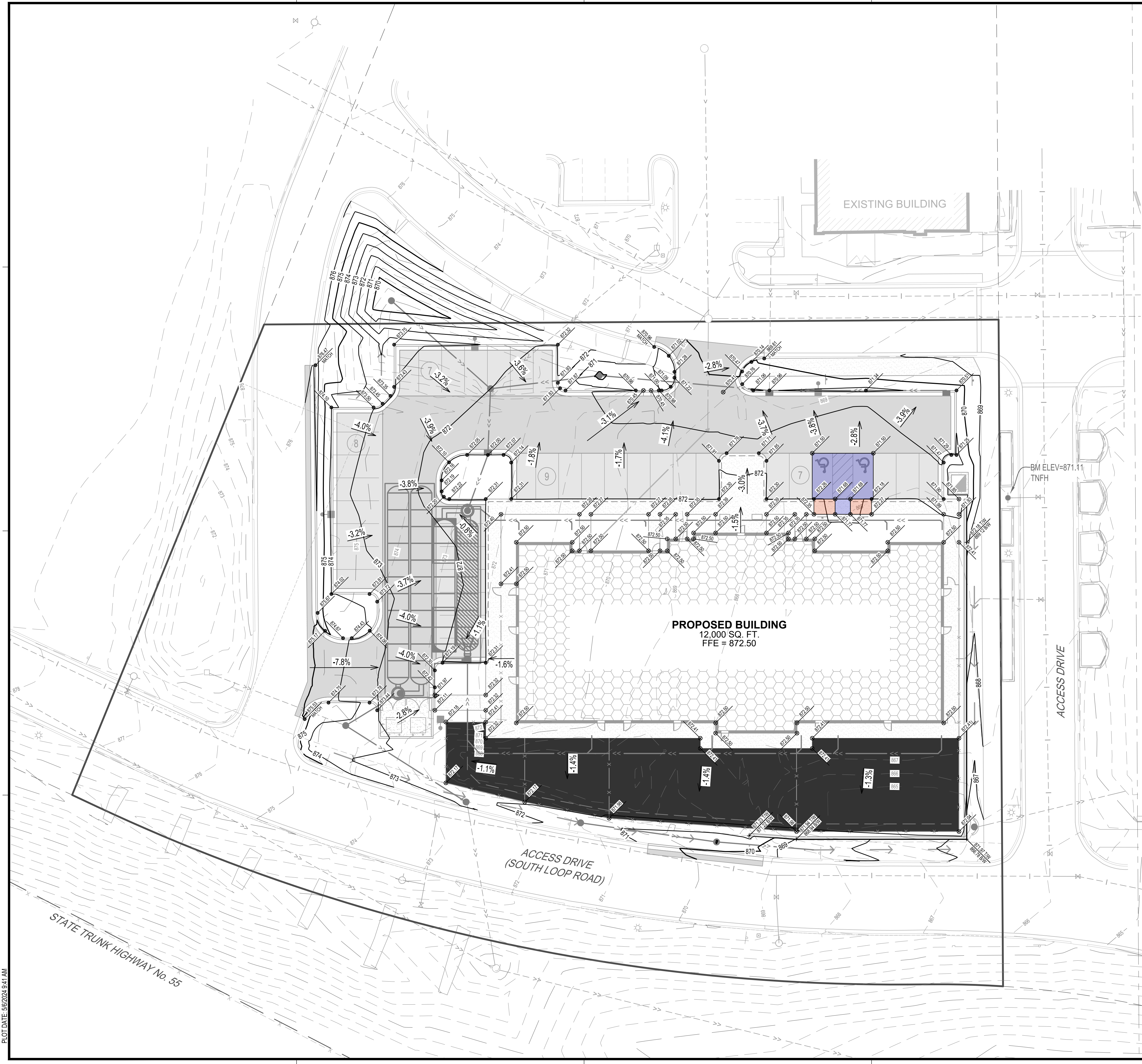
SHEET

C3-10



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/6/2024 9:41 AM



GRADING LEGEND

	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
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	PROPOSED CONTOUR (MAJOR INTERVAL)
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	PROPOSED TOP OF RETAINING WALL (TW) AND BOTTOM OF RETAINING WALL (BW)
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	ACCESSIBLE RAMP (SLOPE GREATER THAN 5.00%, LESS THAN 8.33%)
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PROJECT

NEW CHILDCARE FACILITY INVER GROVE HEIGHTS

INVER GROVE HEIGHTS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

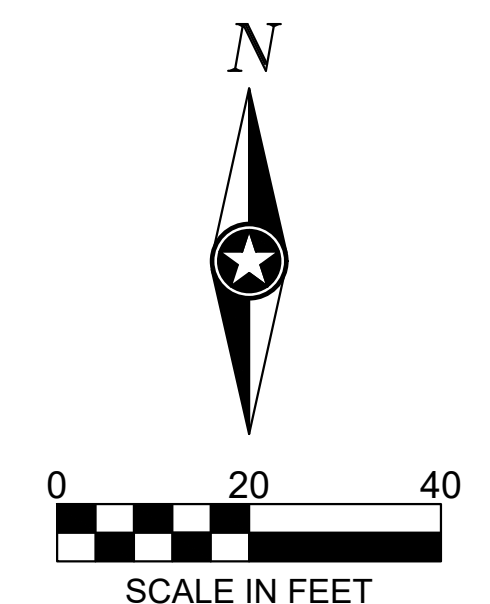
PROJECT NO. 24-30962
FILE NAME 30962-C4-GRADE
DRAWN BY AAQ
DESIGNED BY AAQ/MJE
REVIEWED BY ARA/RJA
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

TITLE

GRADING PLAN

SHEET

C4-10



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE REQUIREMENTS			
AS REQUIRED IN INNER GROVE HEIGHTS, MN ZONING CODE (ZONE PUD)			
LOCATION	QUANTITY	REQUIRED	PROVIDED
SITE PERIMETER	1200 LF	12	12
PARKING LOT	38 STALL	4	4



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DATE _____ LIC. NO. _____
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 REPORT WAS PREPARED BY ME OR UNDER MY DIRECT
 SUPERVISION AND THAT I AM A DULY LICENSED
 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
 STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

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PROJECT

**NEW CHILDCARE
FACILITY
INVER GROVE
HEIGHTS**

INVER GROVE HEIGHTS MINNESOTA

[illegible]

PROJECT NO.	24-30962
FILE NAME	30962-C5-LAND
DRAWN BY	AAQ
DESIGNED BY	AAQ/MJE
REVIEWED BY	ARA/RJA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

PLANTING PLAN

SHEET

C5-20

RYAN ANDERSON

DATE _____ LIC. NO. 55938

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PROJECT

INVER GROVE HEIGHTS

INVER GROVE HEIGHTS MINNESOTA

[illegible]

PROJECT NO.	24-30962
FILE NAME	30962-C2-EXIST
DRAWN BY	AAQ
DESIGNED BY	AAQ/MJE
REVIEWED BY	ARA/RJA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE AND REMOVAL PLAN

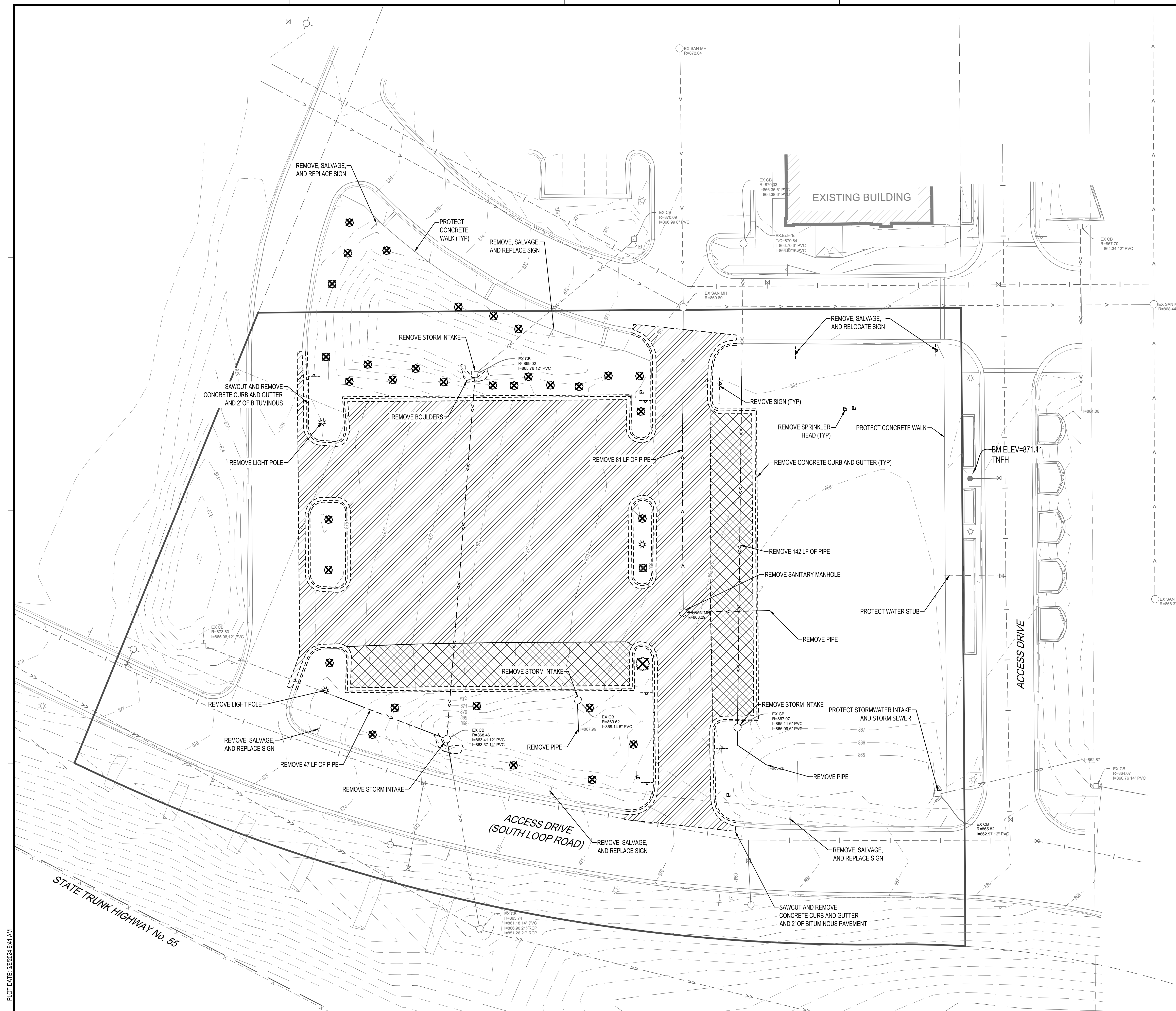
SHEET

C2-10

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE PERVIOUS PAVEMENT
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

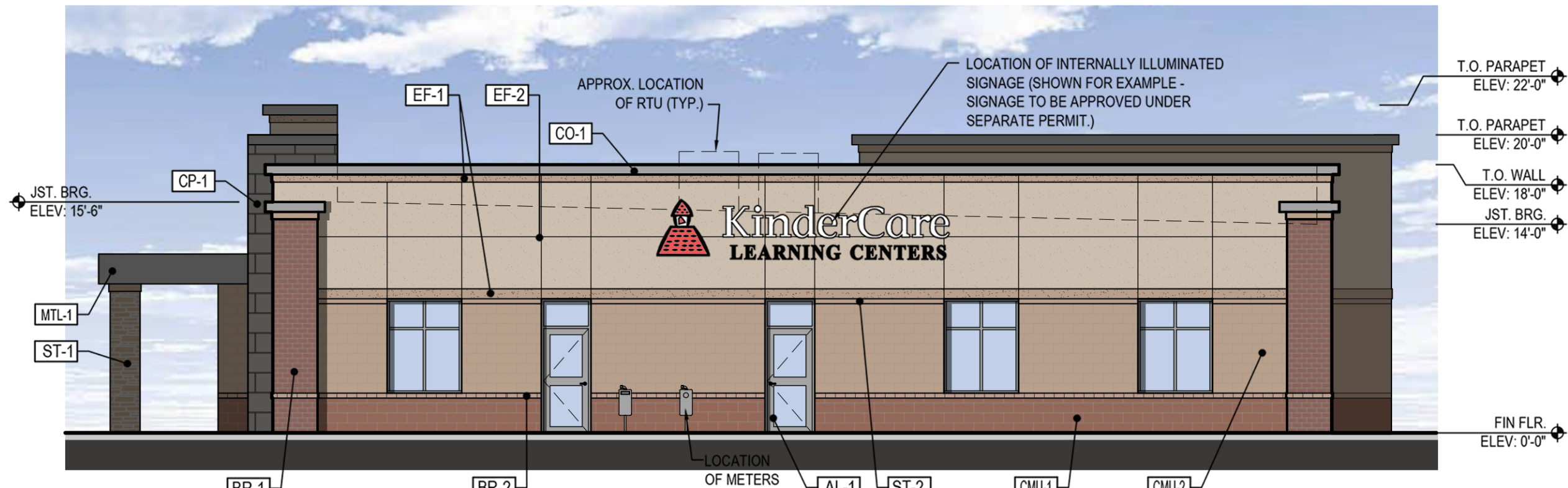
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION
AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH
SAWCUT AND SECTION REMOVAL.





1 NORTH ELEVATION
A-4.0 SCALE: 1/8"=1'-0"

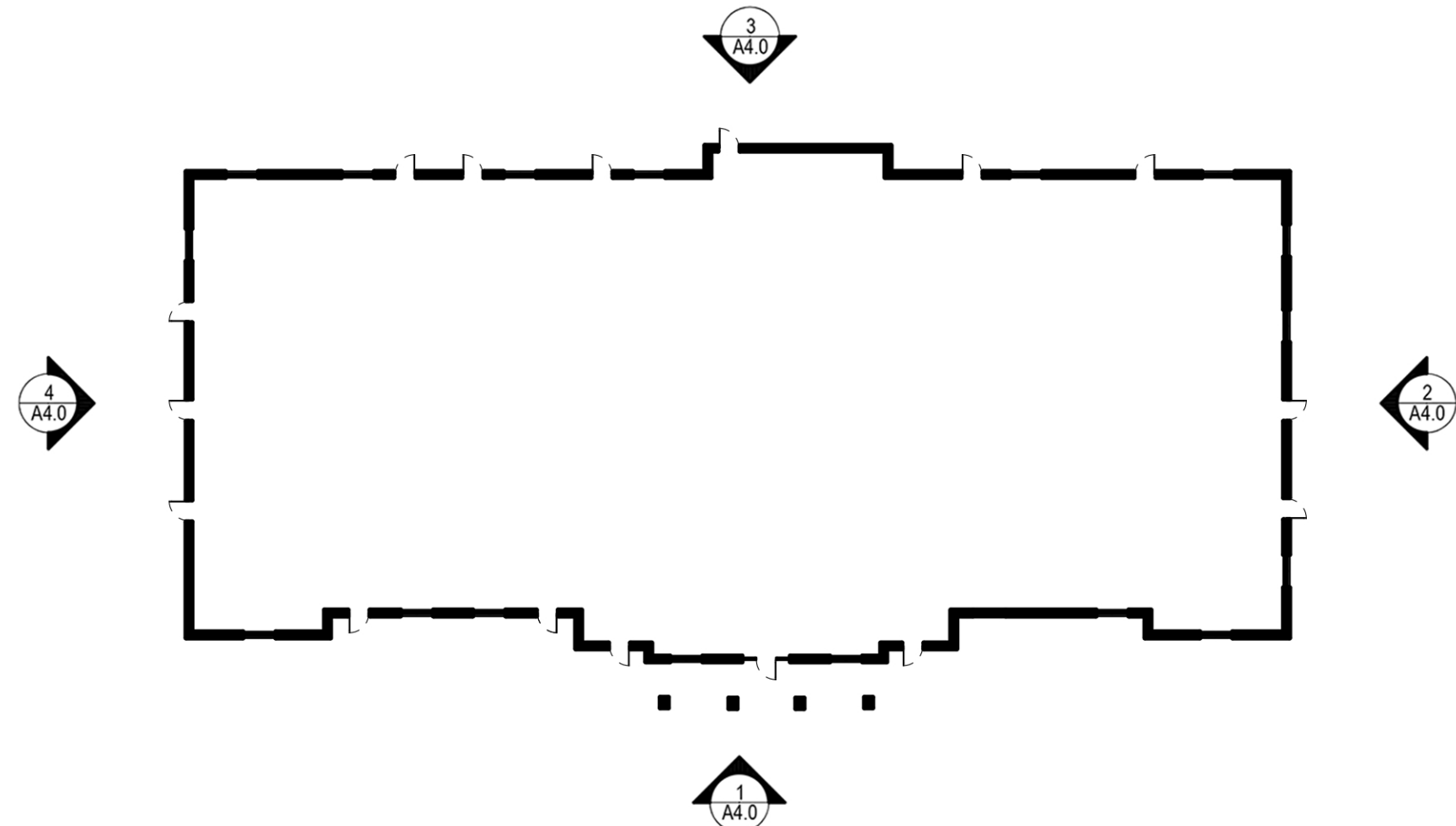
EXTERIOR FINISH MATERIAL SCHEDULE			
MARK:	MATERIAL:	COLOR / NAME:	REMARKS:
[AL-1]	ALUMINUM	CLEAR ANODIZED	ALUMINUM STOREFRONT
[BR-1]	BRICK	MOUNTAIN RED	CLAY FACE BRICK - MODULAR, MNF. INTERSTATE BRICK
[BR-2]	BRICK	CEDAR	CLAY FACE BRICK - MODULAR, MNF. INTERSTATE BRICK
[C-1]	METAL CANOPY	WHITE	-----
[CMU-1]	CMU	FIORI 52R	EP HENRY - ROCKFACE (SPLIT-FACED CMU)
[CMU-2]	CMU	FIORI 507R	EP HENRY - SMOOTH PROFILE (SMOOTH-FACED CMU)
[CO-1]	COPING	GRAY	PRE-FINISHED METAL COPING
[CP-1]	CEMENT PANEL	GENTLE GRAY	NICHHA FIBER CEMENT PANEL SYSTEM, MASONRY SERIES, SANDSTONE. COMPOSITE CORE PANEL
[EF-1]	EIFS	MATCH BR-2	MNF. STO SYSTEM. STO THERM CI FINISH. FINE FINISH (OR EQUAL)
[EF-2]	EIFS	OATMEAL	MNF. STO SYSTEM. STO THERM CI FINISH. FINE FINISH (OR EQUAL)
[MTL-1]	METAL	WHITE	PRE-FINISHED WHITE BRAKE METAL
[ST-1]	STONE VENEER	CHARDONNAY	PRO-FIT ALPINE LEDGESTONE, MNF. CULTURED STONE



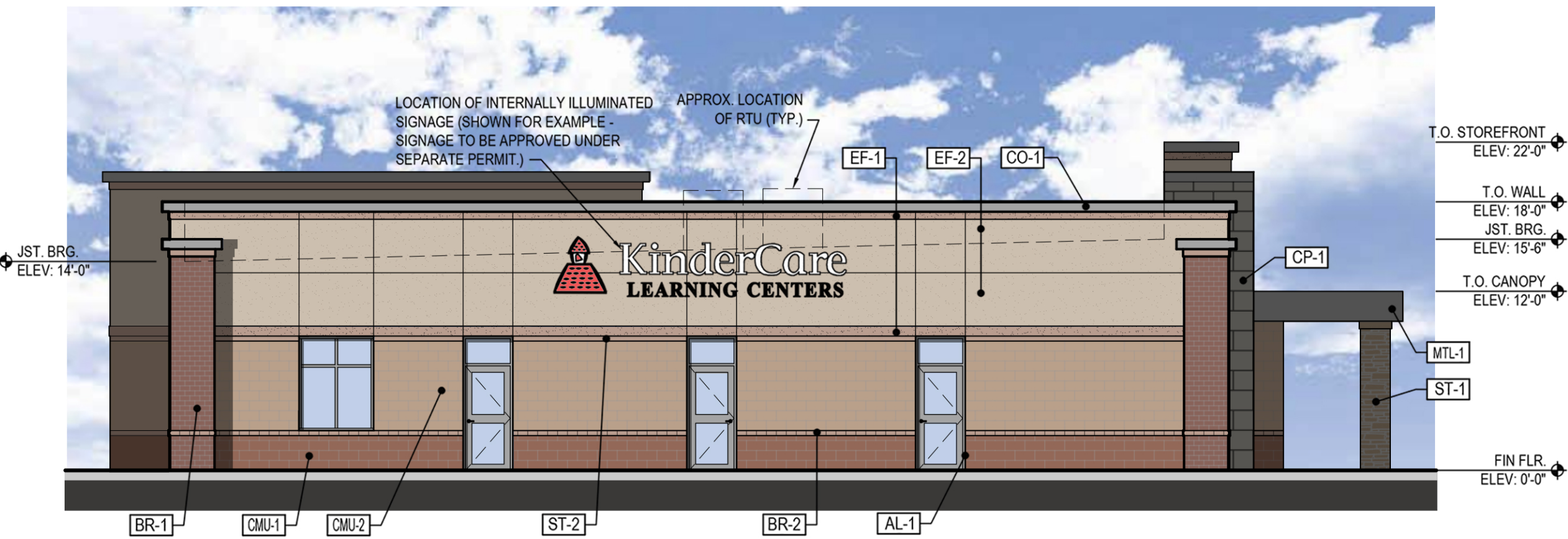
2 WEST ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



5 KEY PLAN
A-4.0 SCALE: N.T.S.



4 EAST ELEVATION
A-4.0 SCALE: 1/8"=1'-0"

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NOT FOR CONSTRUCTION



ADA
ADA ARCHITECTS, P.C.
17710 Dargatz Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.com

KinderCare Education LLC

INVER GROVE HEIGHTS, MN

7841 AMANA TRAIL

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UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

REVISIONS

#	DATE	TYPE
1	10/30/2023	RENDERED ELEVATIONS
2	05/03/2024	RENDERED ELEVATIONS
3		
4		
5		
6		
7		
8		
9		

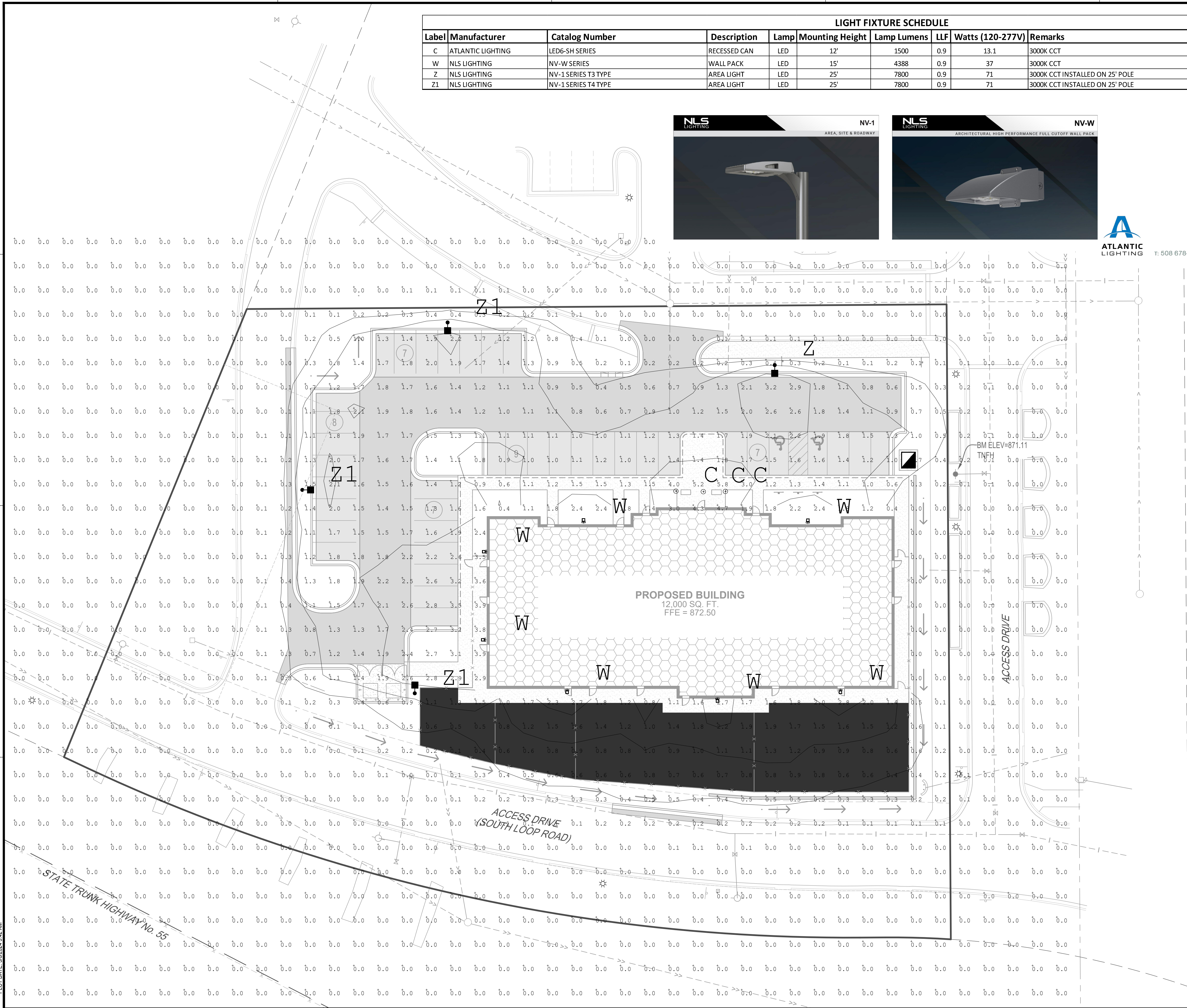
EXTERIOR
ELEVATIONS

DATE 07/05/2023

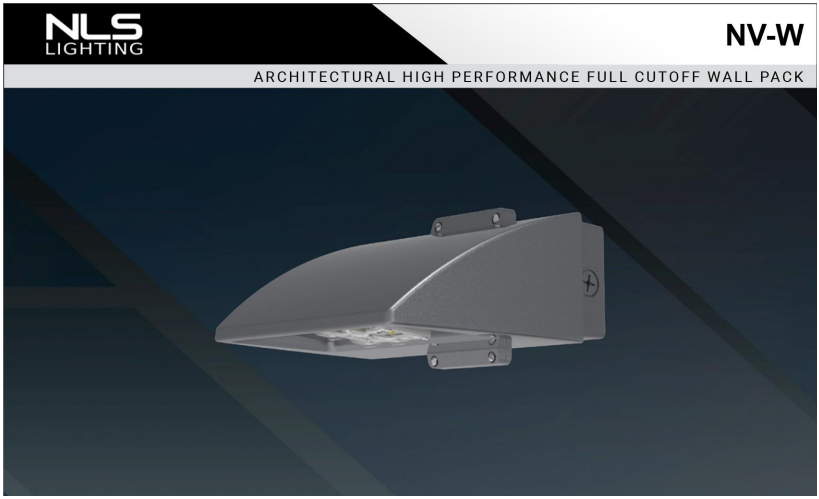
JOB NO. 23268

A-4.0
SHEET NO.

PLOT DATE: 5/6/2024 9:42 AM



LIGHT FIXTURE SCHEDULE										
Label	Manufacturer	Catalog Number	Description	Lamp	Mounting Height	Lamp Lumens	LLF	Watts (120-277V)	Remarks	
C	ATLANTIC LIGHTING	LED6-SH SERIES	RECESSED CAN	LED	12'	1500	0.9	13.1	3000K CCT	
W	NLS LIGHTING	NV-W SERIES	WALL PACK	LED	15'	4388	0.9	37	3000K CCT	
Z	NLS LIGHTING	NV-1 SERIES T3 TYPE	AREA LIGHT	LED	25'	7800	0.9	71	3000K CCT INSTALLED ON 25' POLE	
Z1	NLS LIGHTING	NV-1 SERIES T4 TYPE	AREA LIGHT	LED	25'	7800	0.9	71	3000K CCT INSTALLED ON 25' POLE	



Specifications and dimensions
subject to change without notice



T: 508 678-5411 | F: 508 678-5408 www.atlantic-lighting.com



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INSITE DEVELOPMENT SERVICES, L.L.C.

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PROJECT

**NEW CHILDCARE
FACILITY
INVER GROVE
HEIGHTS**

INVER GROVE HEIGHTS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	24-30962
FILE NAME	30962-E2-PHOTOMETRICS
DRAWN BY	AAQ
DESIGNED BY	AAQ/MJE
REVIEWED BY	ARA/RJA
ORIGINAL ISSUE DATE	4-1-24
CLIENT PROJECT NO.	-

TITLE

**PHOTOMETRICS
PLAN**

SHEET

E2-00

N



0 20 40
SCALE IN FEET

PRELIMINARY NOT FOR CONSTRUCTION

RYAN ANDERSON

DATE _____ LIC. NO. 55938

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	PROJECT
--	---------

INVER GROVE HEIGHTS

INVER GROVE HEIGHTS MINNESOTA

[illegible]

PROJECT NO.	24-30962
FILE NAME	30962-C2-EXIST
DRAWN BY	AAQ
DESIGNED BY	AAQ/MJE
REVIEWED BY	ARA/RJA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

**EXISTING SITE
AND REMOVAL
PLAN**

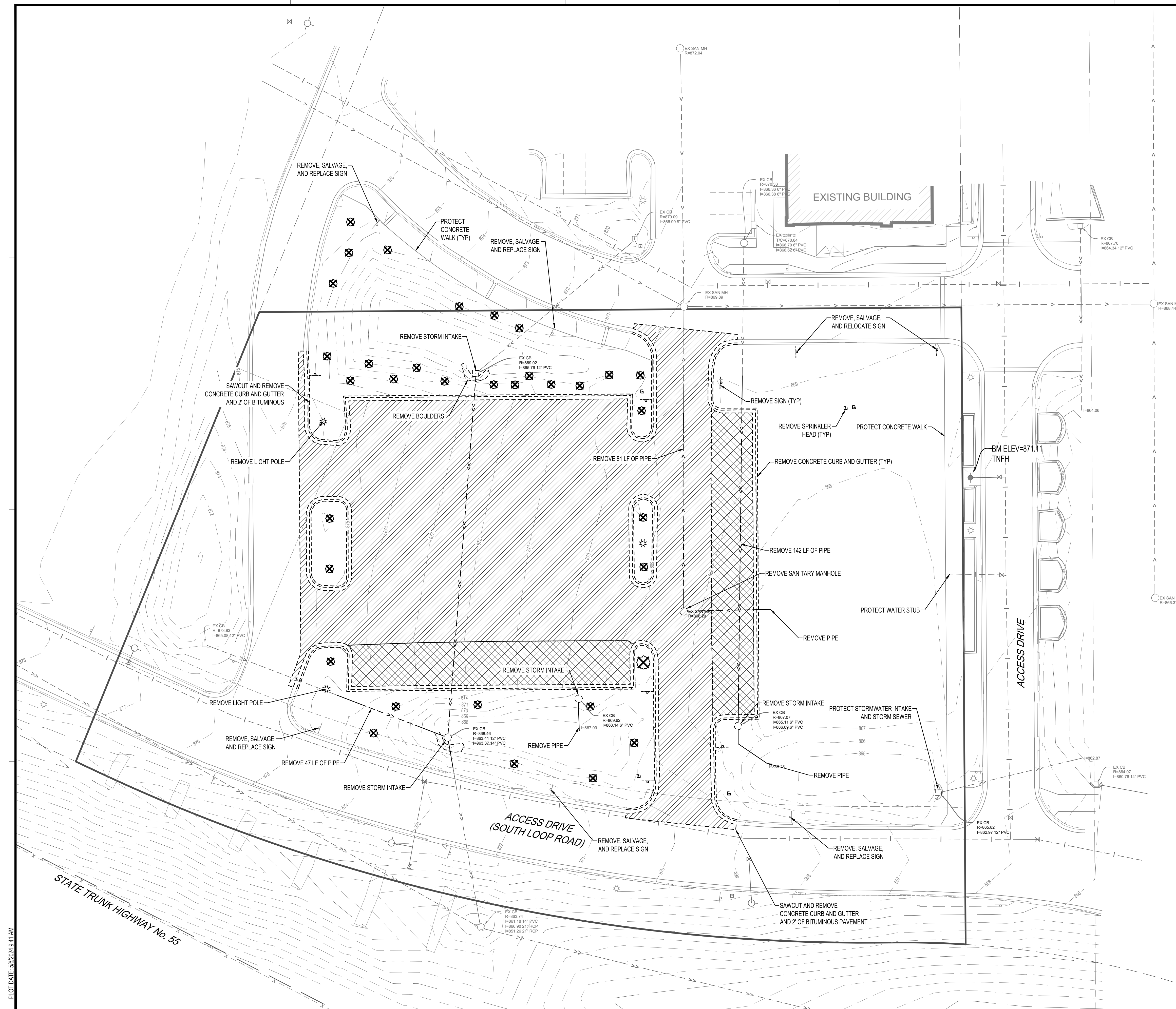
SHEET

C2-10

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE PERVIOUS PAVEMENT
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

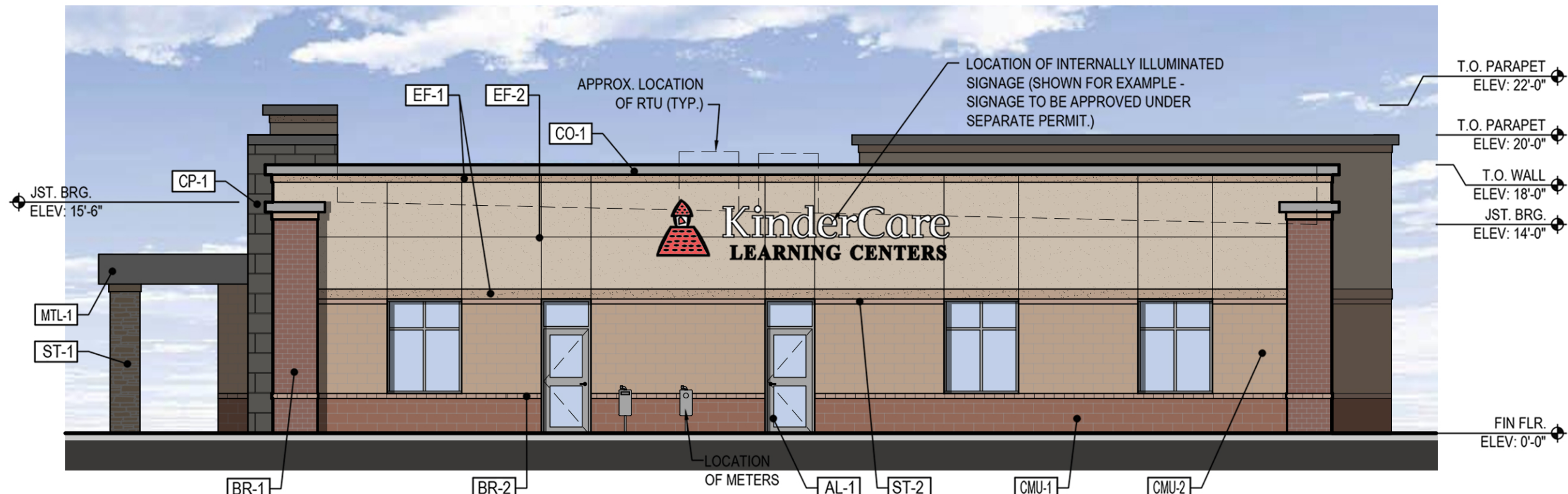
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION
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PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH
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1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

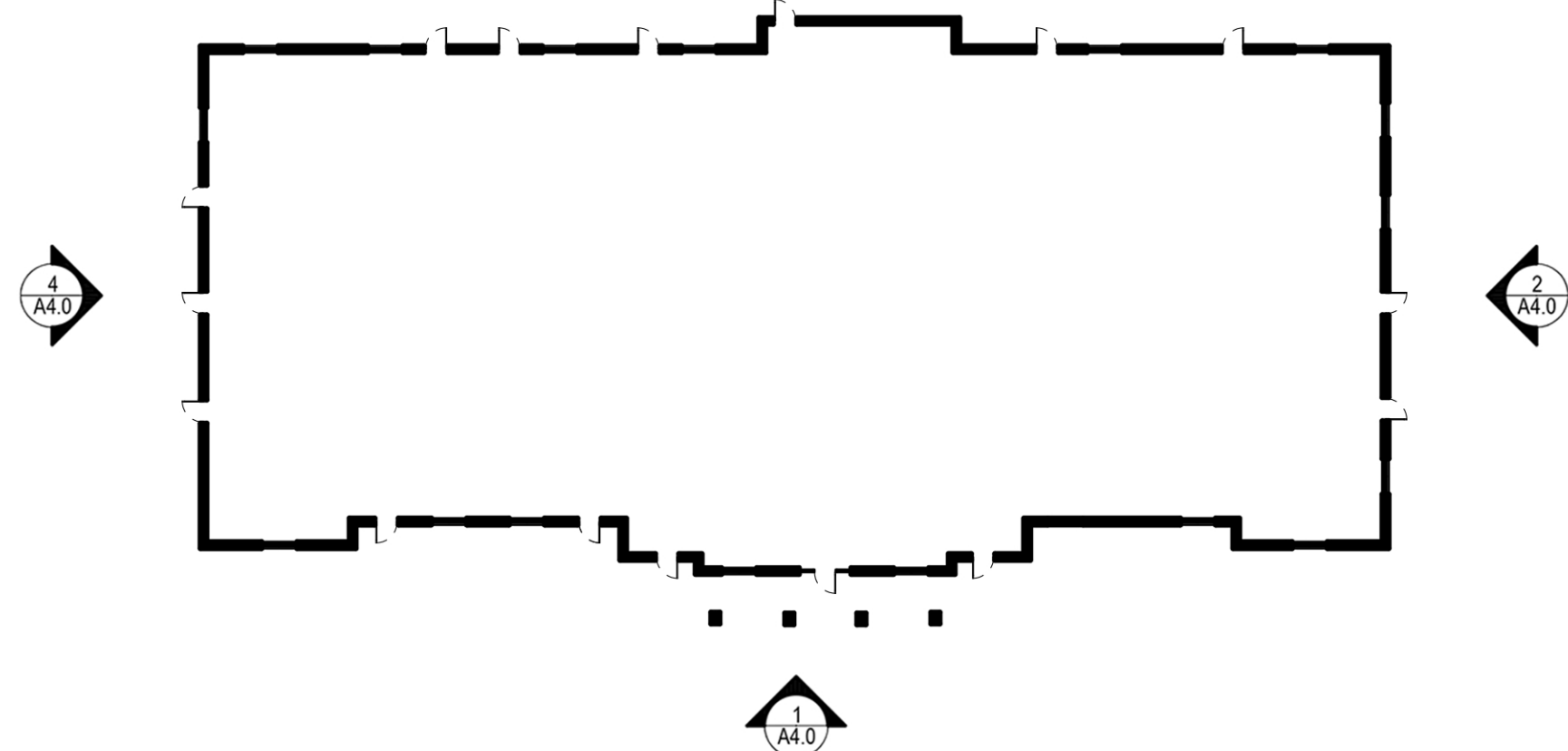
EXTERIOR FINISH MATERIAL SCHEDULE			
MARK:	MATERIAL:	COLOR / NAME:	REMARKS:
[AL-1]	ALUMINUM	CLEAR ANODIZED	ALUMINUM STOREFRONT
[BR-1]	BRICK	MOUNTAIN RED	CLAY FACE BRICK - MODULAR, MNF. INTERSTATE BRICK
[BR-2]	BRICK	CEDAR	CLAY FACE BRICK - MODULAR, MNF. INTERSTATE BRICK
[C-1]	METAL CANOPY	WHITE	-----
[CMU-1]	CMU	FIORI 52R	EP HENRY - ROCKFACE (SPLIT-FACED CMU)
[CMU-2]	CMU	FIORI 507R	EP HENRY - SMOOTH PROFILE (SMOOTH-FACED CMU)
[CO-1]	COPING	GRAY	PRE-FINISHED METAL COPING
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[MTL-1]	METAL	WHITE	PRE-FINISHED WHITE BRAKE METAL
[ST-1]	STONE VENEER	CHARDONNAY	PRO-FIT ALPINE LEDGESTONE, MNF. CULTURED STONE



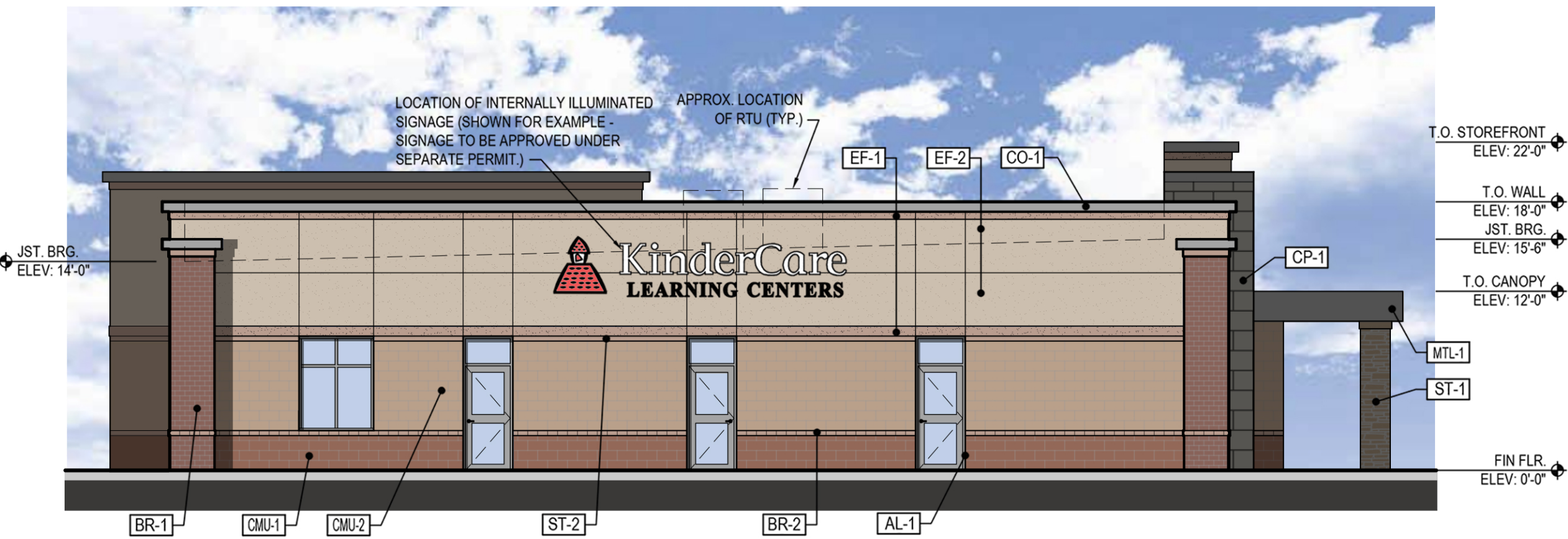
2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



5 KEY PLAN
SCALE: N.T.S.



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



ADA
ADA ARCHITECTS, P.C.
17710 Dargatz Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.com

KinderCare Education LLC

INVER GROVE HEIGHTS, MN

7841 AMANA TRAIL

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REVISIONS

#	DATE	TYPE
1	10/30/2023	RENDERED ELEVATIONS
2	05/03/2024	RENDERED ELEVATIONS
3		
4		
5		
6		
7		
8		
9		

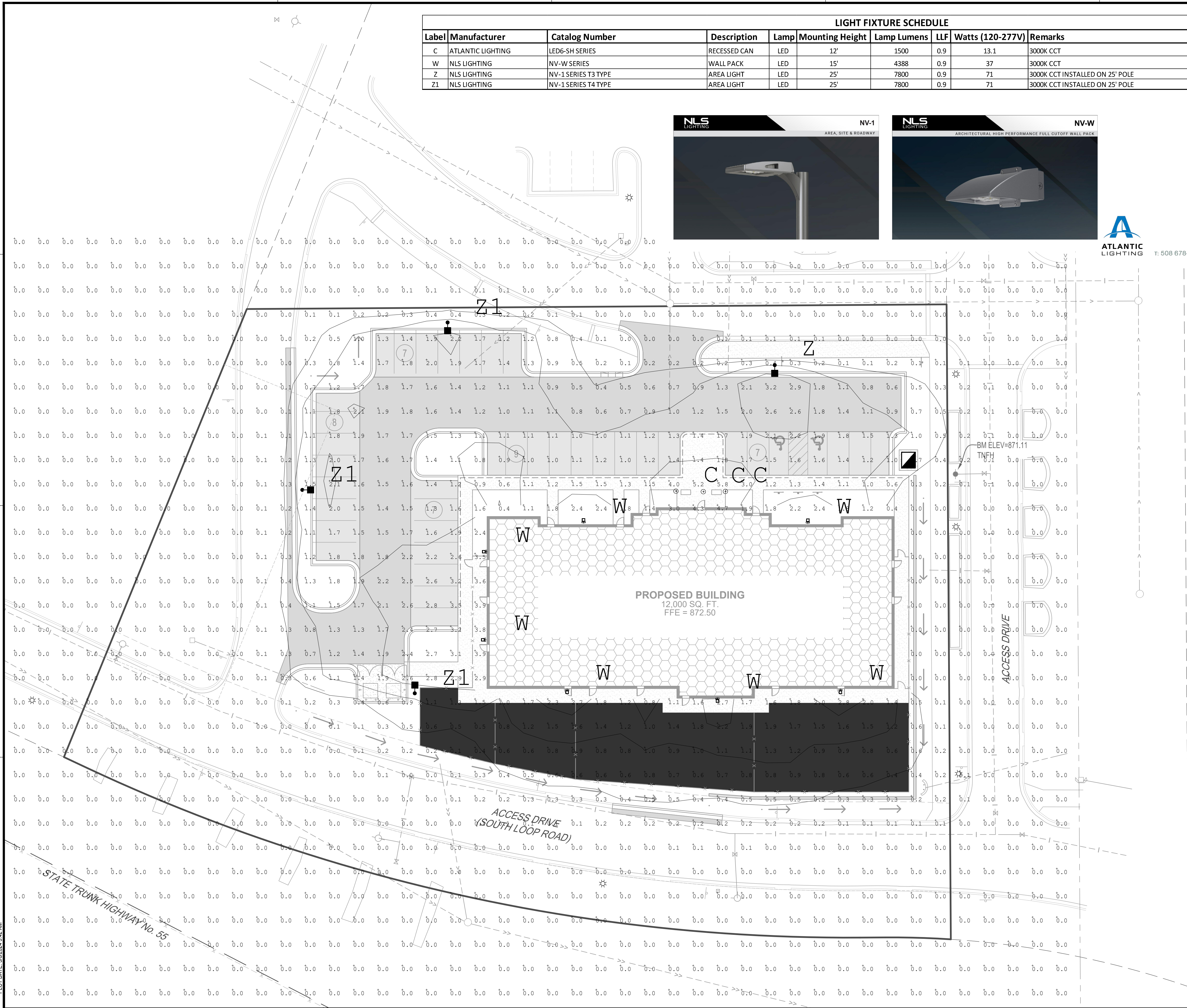
EXTERIOR
ELEVATIONS

DATE 07/05/2023

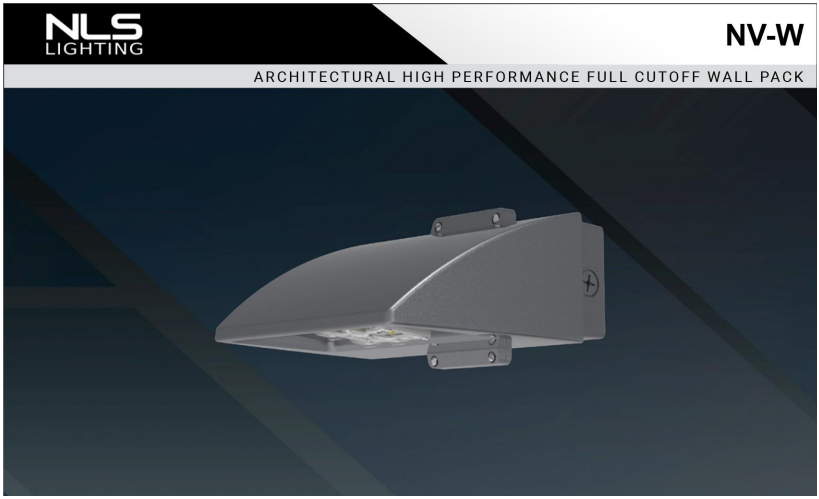
JOB NO. 23268

A-4.0
SHEET NO.

PLOT DATE: 5/6/2024 9:42 AM



LIGHT FIXTURE SCHEDULE										
Label	Manufacturer	Catalog Number	Description	Lamp	Mounting Height	Lamp Lumens	LLF	Watts (120-277V)	Remarks	
C	ATLANTIC LIGHTING	LED6-SH SERIES	RECESSED CAN	LED	12'	1500	0.9	13.1	3000K CCT	
W	NLS LIGHTING	NV-W SERIES	WALL PACK	LED	15'	4388	0.9	37	3000K CCT	
Z	NLS LIGHTING	NV-1 SERIES T3 TYPE	AREA LIGHT	LED	25'	7800	0.9	71	3000K CCT INSTALLED ON 25' POLE	
Z1	NLS LIGHTING	NV-1 SERIES T4 TYPE	AREA LIGHT	LED	25'	7800	0.9	71	3000K CCT INSTALLED ON 25' POLE	



Specifications and dimensions
subject to change without notice



T: 508 678-5411 | F: 508 678-5408 www.atlantic-lighting.com



InSite
INSITE DEVELOPMENT SERVICES, L.L.C.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN ANDERSON

DATE: _____ LIC. NO. 55938

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

**NEW CHILDCARE
FACILITY
INVER GROVE
HEIGHTS**

INVER GROVE HEIGHTS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	24-30962
FILE NAME	30962-E2-PHOTOMETRICS
DRAWN BY	AAQ
DESIGNED BY	AAQ/MJE
REVIEWED BY	ARA/RJA
ORIGINAL ISSUE DATE	4-1-24
CLIENT PROJECT NO.	-

TITLE

**PHOTOMETRICS
PLAN**

SHEET

E2-00

N



0 20 40
SCALE IN FEET

PRELIMINARY NOT FOR CONSTRUCTION

Memo



To: Planning Commission

From: Allan Hunting

Date: May 30, 2024

Re: Agenda Item 6.C - Ordinance Amendment to Multiple Family Districts

Staff have been working on an Ordinance Amendment to the multiple family districts which are designed to address some inconsistencies with the City Code, combine sections for ease of use and make district densities consistent with the Comprehensive Plan.

A notice was published in the paper identifying that the Code Amendment would be heard by the Planning Commission on June 4, 2024. The draft ordinance is still being worked on and is not ready for a public hearing review.

Since the item was published for June 4, the Planning Commission should open the public hearing and make a motion to table the item for the June 18, 2024, Planning Commission meeting. No discussion will take place as there is no ordinance ready for discussion at this time.