

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.

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

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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 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.

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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.