

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, September 4, 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
Dennis Wippermann

Commissioners Absent: Amy Hunting - excused
Aida Schaefer - excused

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

3. CONSENT AGENDA

A. Minutes of the August 7, 2024, Planning Commission Meeting.

B. Minutes of the August 20, 2024, Planning Commission Meeting.

Motion by Wippermann, Second by Heidenreich, to approve the minutes as submitted.

Ayes: 7

Nays: 0 Motion Carried.

4. PUBLIC HEARING

A. Conditional Use Permit to construct an essential service building and Variances from setback requirements, and the maximum fence height around the perimeter of the property identified as PID No. 20-02910-76-021. (Xcel Energy - Case No. 24-32CV)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Presentation of Request

Associate Planner Botten presented a summary of the staff report.

Planning Commission Discussion

Commissioner Clancy inquired if there have been prior approvals for the property. Botten confirmed that there has not been.

Planning Commission Meeting Minutes

Wednesday, September 4, 2024

Opening of Public Hearing

Brian Sullivan, 414 Nicollet Mall, Minneapolis, Xcel Energy, Applicant, stated that he has read and understood the staff report. What drove this specific project is that the site is a regulator station that reduces the pressure in the gas system for the surrounding neighborhood. Although there is nothing wrong with the current system, it's nearing its end-of-life term and there is a lot of new technology that can be added. The current building is older, and has valves located outside, the newly proposed building will bring all those valves inside and clean up the site from anyone passing by.

Chair Weber closed the Public Hearing.

Planning Commission Recommendation

Motion by Heidenreich, Second by Presley, to approve a Conditional Use Permit for an Essential Service Structure to allow expansion of the existing electrical power substation subject to the two conditions listed in the staff report; a Variance to allow a fence ten feet tall whereas seven feet is the maximum height allowed by City Code subject to the one condition listed in the staff report; and Variance to allow a 576 square foot structure to encroach within the required 50-foot setback subject to the one condition listed in the staff report.

Ayes: 7

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on September 23, 2024.

5. REGULAR BUSINESS

Associate Planner Botten stated that the next regular Planning Commission meeting will be on Tuesday, September 17, 2024.

6. ADJOURN

Motion to adjourn the meeting at 7:09 p.m.

Respectfully submitted by Stacy Bodsberg, Community Development Support Specialist.