Inver Grove Heights Planning Commission
Wednesday, November 6, 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 Wednesday, November 6, 2024, will be provided to the Commissioners at or before the November 6, 2024 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
   - **A.** Minutes of the October 15, 2024, Planning Commission Meeting.
4. **Public Hearing**
   - **A.** Zoning Code Amendment to Create the Use *Palliative Care Home* in the E-1, Estate District. (The Bardo - Case No. 24-38ZA)
   - **B.** Comprehensive Plan Amendment to Change the Land Use from RDR, Rural Density Residential to LI, Light Industrial; Rezoning from A, Agricultural to I-1, Limited Industry District; and Zoning Code Amendment to Create the Use *Commercial Yard Waste Recycling and Composting Facility* in I-1, Limited Industry District for the property located at *10645 Rich Valley Boulevard*. (Jack Hartigan - Case No. 24-12Z)
   - **C.** Zoning Code Amendment to Title 10 of the City Code (Zoning Regulations), Chapter 2, Section 10-2-2 and Chapter 6, Section 10-6-2 relating to Cannabis, Medical Cannabis and Low-Potency Hemp uses. (City of IGH/Cannabis Ordinance - Case No. 24-39X)
5. **Regular Business**
6. **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.

PLANNING COMMISSION MINUTES – CITY OF INVER GROVE HEIGHTS

Tuesday, October 15, 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 Amy Hunting Robert Heidenreich Aida Schaefer Dennis Wippermann
Commissioners Absent:	None.
Staff Present:	Heather Botten, Associate Planner Stacy Bodsberg, Community Development Support Specialist Brian Connelly, Public Works Director Adam Lares, Parks and Recreation Director

3. CONSENT AGENDA

A. Minutes of the September 17, 2024, Planning Commission Meeting.

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

Ayes: 9

Nays: 0 Motion Carried.

4. PUBLIC HEARING

None.

5. REGULAR BUSINESS

A. Inver Grove Heights Five-Year Capital Improvement Plan (2025-2029) Review for Consistency with the Inver Grove Heights 2040 Comprehensive Plan. (City of IGH – Case No. 24-37X)

Presentation of Request

Parks and Recreation Director Adam Lares presented the projects on park improvements included in the Five-Year Capital Improvement Plan (2025-2029), as the Planning Commission's role is to review the plan and recommend approval to the City Council.

The cost estimate for parks projects in the Five-Year Capital Improvement Plan is about $5.6 million, with the bulk of this going towards Heritage Village Phase 5 construction and the parking lot at the Rich Valley Athletic Complex.

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2025 Parks Projects

- Parking lot renovation at Groveland Park and Salem Hills Park
- Playground replacement at Southern Lakes Park and Veterans Memorial Community Center
- Heritage Village Park Phase 5 construction (inclusive playground, splash pad, and parking lot expansion)
- Ballfield renovation at Groveland Park

2026 Parks Projects

- South Valley Park trail reconstruction
- Sleepy Hollow Park playground replacement

2027 Parks Projects

- Oakwood Park hockey rink boards replacement
- Groveland Park hockey rink boards replacement
- Salem Hills Park playground replacement

2028 Parks Projects

- Ernster Park playground replacement
- Lions Park playground replacement

2029 Parks Projects

- Groveland Park tennis court updates
- Veterans Memorial Community Center skate park replacement
- Parking lots reconstruction at Rich Valley Athletic Complex

Public Works Director Brian Connolly presented on pavement management projects included in the Five-Year Capital Improvement Plan.

Pavement Management Initiative (PMI) projects comprise the vast majority (93%) of pavement management projects in the Five-Year Capital Improvement Plan, with maintenance projects (broad area patching, crack sealing and pavement rejuvenation, and ultra-thin overlays) and sidewalks/trails/studies (including Cahill Avenue, 70th Street, and Argenta Boulevard/I-494 Interchange) making up the remaining 7%.

The cost estimate for pavement management projects in the Five-Year Capital Improvement Plan is $85 million.

Public Works Director Connolly discussed project selection criteria including the Pavement Condition Index (PCI), street age, maintenance costs, past prioritization (carryover projects from past years), and public utility conditions (water main, sanitary sewer, storm sewer).

He mentioned that general goals include building 6 to 7 miles of road per year, seeking efficiencies in project planning by combining street projects in the same area into larger projects, and utilizing multiple rehabilitation techniques.

Commissioner Twedt inquired about homeowner assessment rates for these road projects.

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Public Works Director Connolly stated that the goal is to keep assessments relatively consistent. More expensive projects therefore have lower assessment rates (35% for complete street reconstruction, 55% for full-depth reclamation, and 80% for mill and overlay). These rates are set by city policy.

Public Works Director Connolly showed the Commission an interactive pavement projects map (also available on the City of Inver Grove Heights website). The total number of estimated roadway miles for the Five-Year Capital Improvement Plan is 31.9 miles. Connolly stated that 2025 has a lower-than-average amount of new roadway construction due to the recent denial of a proposed rural street project. Other projects include the Babcock Trail Gap construction between Upper 55th Street and I-494 and the reconstruction of 117th Street.

Commissioner Schaefer inquired about the amount of the federal grant for 117th Street, as documentation showed $4 million rather than the $8 million mentioned in the presentation.

Public Works Director Connolly clarified that federal grants are split between the city and county.

Commissioner Schaefer clarified that there would still be $2 million in assessments involved in the 117th Street project.

Public Works Director Connolly answered in the affirmative. Dakota County is the agency that will be in charge of construction, given that 117th Street is now a county road, so they will be the recipient of the grant funds during construction.

Commissioner Schaefer clarified that the county would deal with cash flow for funding 117th Street and inquired about state bond funding.

Public Works Director Connolly stated that these funds will also be directed at the county. The agreement will not be finalized until the job goes through the bidding process. The City will give authorization to the County to award the project and enter into the Joint Powers Agreement at that point.

Commissioner Schaefer questioned how special assessments will be figured out for the City's portion of that funding.

Public Works Director Connolly stated that just as with other assessments, there is a public hearing before the final design, and only properties benefiting from the project are assessed. The landfills will be paying the majority of assessments, as they plan to use the sanitary sewer to transport their leachate.

Commissioner Schaefer inquired as to whether there will be assessments to any residential property owners on 117th Street.

Public Works Director Connolly stated that there are only commercial and industrial properties on 117th Street.

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Public Works Director Connolly then discussed sanitary sewer utility projects, including PMI projects in addition to sewer rehabilitations, cleaning, televising, and rehabilitating lift stations, totaling about $9.4 million over the next five years.

Water utility projects totaling about $15.4 million over the next five years, including PMI projects in addition to well and booster pump inspection and rehabilitation, automated meter infrastructure, water tower painting, system planning studies, and facility upgrades at the water treatment plant.

Storm sewer utility projects totaling $7.4 million, including PMI projects in addition to sewer televising (monitoring main lines and corrugated metal pipes), minor drainage improvements, pond cleanout, rain garden inlet rehabilitation, major outfall repairs (Dickman Trail and Schmidt Lake), and MS4 (municipal separate storm sewer systems) implementation efforts (maintenance and monitoring for permit renewal).

Commissioner Schaefer questioned why the $7.4 million is not included in the department summary. Public Works Director Connolly stated that he will look at that.

Chair Weber inquired about the ownership of rain gardens added as part of development contracts. Public Works Director Connolly stated that it depends. Some rain gardens are managed by developments or homeowners' associations, and some are managed by the city.

Commissioner Teiken questioned whether the Northside Water Tower will have the updated City logo when painting is completed. Public Works Director Connolly stated that it will display the City's name, but specifics are not yet determined.

Commissioner Teiken stated that he likes the look of having the logo displayed on the water towers as other surrounding cities have on theirs. Public Works Director Connolly stated that applying a logo to a water tower can be costly, as logos tend to change often. This would be a decision that would probably go through the Council.

Commissioner Teiken inquired about the extension of 65th Street. Public Works Director Connolly directed him to the *Unscheduled Projects* category in the staff report, as this project has not advanced to be included in the current or future Capital Improvement Plan.

Chair Weber inquired as to why the unscheduled projects aren't funded. Public Works Director Connolly stated that most of the unscheduled projects are development driven.

Commissioner Heidenreich inquired about a different project, Akron Avenue, which was voted down by City Council, yet is still listed in the Capital Improvement Plan. Public Works Director Connolly clarified that the project as proposed in 2019 was voted down by Council at that time and did not proceed, but the County has since adjusted their cost sharing policy and has presented at a City Council worksession this past summer, at which time the current Council asked the County to further adjust the funding structure from the standard cost split to lower and/or eliminate the City's contribution. The Akron Avenue project is therefore listed as an unfunded liability as a placeholder, but it's not currently programmed or budgeted for.

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Commissioner Heidenreich asked about the alternative route (Scenario D in the Pine Bend Arterial Connector Study). Public Works Director Connolly stated that since 2019, the County determined the alternative route would not be appropriate within the next 40 years due primarily to ongoing mining operations at the Bituminous Roadways mine, which falls in the middle of the proposed roadway realignment associated with Scenario D.

Commissioner Twedt inquired about how a residential street becomes a priority. Public Works Director Connolly referenced the selection criteria, including the pavement condition index, which is determined by an outside firm once every three years. Age and maintenance costs are the other two main factors – sometimes, for example, it is more cost-effective to do an ultra-thin overlay to extend the pavement lifespan.

Commissioner Wippermann inquired about the Barbara Avenue sound wall project. Public Works Director Connolly stated that it was named that after the closest road; it will actually be located on the west side of Highway 52, from the Southview/Mendota Road Interchange to I-494.

Public Works Director Connolly stated that state statute requires that before a Capital Improvement Plan is adopted, it must be brought before the city's planning committee to ensure conformance with the Comprehensive Plan.

Relation of Capital Improvement Plan Projects to Comprehensive Plan

Chapter 5 – Transportation
- Scheduling/prioritizing/budgeting projects is important to keep infrastructure functioning in a cost-effective manner

Chapter 6 – Parks and Recreation
- Maintaining/improving parks facilities helps maintain a healthy community

Chapter 7 – Sanitary Sewer
- Maintaining sewer extends existing infrastructure lifespan

Chapter 8 – Water Supply Plan
- Maintaining the Water Treatment Plant ensures compliance with Minnesota Department of Health and ensures sustainability of infrastructure

Chapter 10 – Surface Water Management
- Managing stormwater includes maintenance of a functional stormwater system

<u>Planning Commission Discussion</u>

Commissioner Schaefer inquired about the history of the 117th Street project. Public Works Director Connolly stated that long-term County planning includes a county road connection, which would require updating the road to meet current and future needs. The City transferred jurisdiction to the County in order to facilitate this. A federal grant was obtained, but the funding was not sufficient to cover the City's portion under the standard funding split. The addition of project components, such as the extension of sanitary sewer within the existing Metropolitan Urban Service Area (MUSA) boundary set by the Met Council and at the request of adjacent landfill properties, and various other design components, have caused the cost of the project to increase since the federal grant was approved in 2021. Hence, the City took additional steps to obtain State bonding funding to bridge the City's cost share gap. The County thus agreed to use the state bonding funds to cover the City's portion. Commissioner Schaefer questioned why

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the project is only listed under 2025. Public Works Director Connolly stated that the City would be done at that point in terms of cash flow, as the County will manage payment.

Chair Weber asked about the Host Community Agreement with the landfill. Public Works Director Connolly stated that it gets negotiated when there's a change in the use/size of the landfill. Chair Weber stated that the Host Community Agreement went from a tonnage rate to a flat rate in recent negotiations and inquired whether the sanitary sewer expansion was considered in those negotiations. Associate Planner Botten said this was taken into consideration by the City Administrator, City Attorney, and others involved in that negotiation process. Public Works Director Connolly stated that the landfills previously agreed to a maximum assessment for 117th Street work as part of the previous Host Community Agreement negotiations.

Planning Commission Recommendation

Motion by Weber, Second by Twedt, to Approve the Recommendation to City Council that the City of Inver Grove Heights Capital Improvement Plan (2025-2029) is consistent with the 2040 Comprehensive Plan.

Ayes: 9
Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on November 12, 2024.

6. ADJOURN

Motion to adjourn the meeting at 8:06 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.

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Agenda Item 4.A.

Planning Commission Report

MEETING DATE:	November 6, 2024
CASE NO:	24-38ZA
APPLICANT:	The Bardo / Christin Ament
PROPERTY OWNER:	N/A
REQUEST:	Zoning Code Amendment
LOCATION:	N/A
COMPREHENSIVE PLAN:	N/A
ZONING:	N/A
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

The applicant is requesting the following:

- Zoning Code Amendment to Section 10-2-2 to add the definition of a *Palliative Care Home* - Residential, 10-6-1 adding *Palliative Care Home* to the Residential Land Use Table and to Section 10-14-2 adding *Palliative Care Home* to the list of Interim Uses.

BACKGROUND

The applicant is looking to convert a single-family residential home into an end-of-life care facility. *Palliative Care Home*, also referred to as a Community Home by the applicant, would be a facility that resembles a single-family home modified to address ADA accessibility and care needs. It would be located in a residential area that directly provides 24/hour residential and supportive services in a home-like setting for dying people as an integral part of the continuum of home care provided by an outside hospice agency.

The proposed use would also offer Support and Accessory Services. These services will include bereavement counseling provided after the patient's death and spiritual/other counseling services for the individual and the family.

Currently, the proposed type of use is not allowed by the city code. The use does not meet the definition of a Group Home, as a group home is a state licensed facility, and the proposed use is not licensed by the state.

According to the applicant's narrative, they are seeking approval to allow for the establishment of a community home for dying people. Care will be provided by volunteer services, staff and outside hospice agencies. Volunteer services mean services by volunteers that provide a personal presence that augments a variety of professional and non-professional services available to the dying person and the dying person's family. Medication would be provided by outside hospice agencies.

Staff have discussed options related to amending the Zoning Code to allow such use as a Permitted or Conditional Use in residential districts. Allowing the request as a Permitted Use in a residential district would be difficult to administer and could open the door for some to take advantage of the code. As a Permitted Use, it provides challenges such as not being able to review a site for off-street parking and the number of patients that can utilize the residential building at one time. Additionally, allowing the use as a permitted use would not allow staff to discuss possible secondary uses on the site, such as education and therapy classes, memorials, etc.

As a Conditional Use, it also provides some of the same challenges, yet the City would be able to review each property individually. A downfall of permitting or conditionally permitting a new use would be that an approved Conditional Use Permit (CUP) would stay with the property, even if the property changes ownership. Thus, a CUP is perpetual regardless of any future zoning.

As this is a newer use concept, notably that it is different from more common state-licensed hospice facilities, staff have considered whether an Interim Use Permit (IUP) is the best path. Interim Uses are typically uses that are not appropriate based upon strict application of Zoning Code restrictions, and where existing development and proposed future land-use plans show a change in future use of the property; however, those uses may have merit for some intermediary period of time. With an Interim Use Permit (IUP), the City can establish an expiration date of the use, such as for a certain period of time or if the owner sells the property. That is in addition to establishing and enforcing conditions typical of CUP's. Thus, during the IUP process, the City can review and condition the number of bedrooms, off-street parking, and other impacts on the neighborhood. As an IUP, the City can also further evaluate whether the use may become permanent and amend future zoning to establish the use to a permitted or conditional use in the future.

The request before the Planning Commission is to amend the zoning code for E-1, Estate (2.5 Acres). If approved, regardless of P, CUP or IUP, such a use would be allowed on all properties zoned E-1 and provided those uses satisfy any minimum performance standards or use conditions. Although such changes to zoning are not site specific, the subject property where this use is initially proposed to occur, for example, is currently guided as Low Density Residential, per the 2040 Comprehensive Plan. That means the City envisions this property and those surrounding it are envisioned as future urban residential development-style development patterns and uses. Again, consideration of the zoning amendment cannot be based on that single property. If the Planning Commission is interested in moving forward with this use as either a CUP or IUP, staff does recommend the Commission provide feedback on minimum performance standards so that such uses have established conditions as to the use to allow review and enforcement as such needs arise.

EVALUATION OF REQUEST

PROPOSED ORDINANCE LANGUAGE

SECTION 10-2-2: DEFINITIONS

Palliative Care Home - Residential:

> A facility that resembles a single-family residence located in an E-1, Estate Residential Zoning District that provides residential and supportive care focusing on the comfort, care, and quality of life of individuals with a serious illness who is approaching the end of life and that houses no more than three patients at one time.

SECTION 10-14-2: INTERIM USES ENUMERATED

K. Within E-1, Estate Residential Zoning Districts, a Palliative Care Home is allowed subject to the following performance standards:

a. up to three (3) people dying can reside in a single-family home at one time.

b. the final disposition of a body shall not occur on the property.
c. support and accessory services, including but not limited to bereavement consultation, patient therapy and education classes, shall be limited to patients living in the home and their immediate families.
d. no funeral services shall occur on the property.
e. all parking shall be located off public or private streets and on the property of the Palliative Care Home.
f. The interim use shall expire when the owner of the dwelling no longer owns the property or within five (5) years, whichever occurs first.

These code additions would limit the potential for other similar uses as the language narrowly defines the use to a fairly specific application.

Based on current Interim Use language, if the applicant needs changes, they would be able to request a one-time amendment to the IUP or amend the zoning code to allow the use as a Permitted or Conditional Use.

If an ordinance amendment is adopted, the applicant would be required to submit a separate IUP application, which would require a separate public hearing to allow the Interim Use at a specific property. At that point, the surrounding properties would be notified of the request and conditions could be added to the permit.

SECTION 10-6-1: LAND USES IN ALL RESIDENTIAL DISTRICTS

Use	Zoning District								
	A	E-1	E-2	R-1A	R-1B	R-1C	R-2	R-3A	R-3B
Palliative Care Home		P, C. or IUP							

ALTERNATIVES
The Planning Commission has the following actions available for the proposed request:

A. <u>Approval</u>. If the Planning Commission finds the application acceptable, the Commission should make the following recommendations:

- Approval of a Zoning Code Amendment to Section 10-2-2 to add the definition of *Palliative Care Home - Residential* and Section 10-6-1 to amend the residential land use table to allow *Palliative Care Home* as a Permitted, Conditional or Interim Use in the E-1, Estate Residential District.

If the Planning Commission determines that the proposed use should be allowed by an Interim Use, then the following recommendation should be considered:

- Approval of a Zoning Code Amendment to Section 10-14 to allow a *Palliative Care Home* within an existing residential home located in the E-1, Estate Residential zoning district as and Interim Use subject to the following language:

Within E-1, Estate Residential zoning district, a *Palliative Care Home* is allowed subject to the following performance standards:

a. up to three (3) people dying can reside in a single-family home at one time
b. the final disposition of a body shall not occur on the property
c. support and accessory services, including but not limited to bereavement consultation, patient therapy and education classes, shall be limited to patients living in the home and their immediate families.
d. no funeral services shall occur on the property
e. all parking shall be located off public or private streets and on the property of the *Palliative Care Home*.
f. the interim use shall expire when the owner of the dwelling no longer owns the property or within five (5) years, whichever occurs first.

B. Denial. If the Planning Commission does not find it necessary to amend the definition or land use table or does not support the interim use permit application, the Commission could recommend denial of the proposed requests. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

The request before the Planning Commission is to Amend the Zoning Code to allow for a new type of use within the E-1, Estate Residential District. If approved, such a use would be allowed on all properties zoned E-1.

The Commission should make a recommendation to the City Council on whether the use should be allowed in an E-1 district, and if so, should the use be Permitted, Conditional or by Interim Use.

Based on the information in the preceding report, staff is recommending approval of the proposed Zoning Code Amendment to add the use of *Palliative Care Home* to the definition and land use table sections of the City Code. As noted above, the proposed use is a newer concept, notably in that it is different from more common state-licensed hospice facilities. Because of this, staff is recommending the proposed use be allowed by an Interim Use with the performance standards listed in Alternative A. As an IUP, the City can also further evaluate whether the use may become permanent and amend future zoning to establish the use to a permitted or conditional use at a later date.

ATTACHMENTS

1. Applicant Narrative

Subject: Conditional Use Permit to include a Community Home for Dying People and accessory use (2) to accompany patients and families in the dying process.

Purpose:
The purpose of this amendment is to modify the current zoning regulations to allow for the establishment of a community home for dying people under a Conditional Use Permit (CUP)/Zoning Amendment.

Proposed Amendment:
The following uses shall be added to the list of permitted conditional uses within Inver Grove Heights:

1. **Community Home for Dying People:**
   Allowing the current residential home to utilize 2-3 bedrooms for end-of-life care. This will be designed to offer a peaceful setting to the dying process. Community Home is a facility that resembles a single-family home modified to address ADA accessibility and care needs, located in a residential area that directly provides 24/hour residential and supportive services in a home-like setting for dying people as an integral part of the continuum of home care provided by an outside hospice agency.

   - Our process would allow for no more than 3 dying people to stay at 6565 Babcock with a goal Length of Stay (LOS) to be <3 weeks. Dying people means individuals who are 1) enrolled in hospice care, 2) have been diagnosed as terminally ill.
   - Community home director will screen each dying person to allow for the most acutely ill patient to benefit from the comfort of the home. LOS will be acute. While we will not be able to limit the length of stay as this is unethical, the standard time in residential hospice home is typically 3 days. Our target LOS will be <3 weeks. If dying persons' stay extends beyond 3 weeks, community home director will reassess.
   - Care will be provided by volunteer services, staff AND outside hospice agencies.
   - Volunteer services means services by volunteers that provide a personal presence that augments a variety of professional and non-professional services available to the dying persons and the dying persons family.
   - We will not provide medications in home Medications would be provided by outside hospice agencies.
   - Community home for the dying would provide 24 hour residential and supportive services to dying patients that have an outside hospice agency involved in their care.
   - Currently our parking lot and garage can accommodate 16 vehicles, we will limit cars to 15 at a time to allow for one emergency vehicle if needed. One slot in the main driveway will be reserved for emergency vehicle.
   - Wheelchair/walker/limited mobility accessible ramp installed in garage.
   - Grab bars installed in 3 bathrooms that will be used by patients and guests.
   - Visiting hours will be from 9am-8pm, with visitation outside these hours to be pre-arranged and approved by community home director.

- Community home will not provide meals for dying persons and families.

2. **Support Services/ Accessory Services:**
   These services will include bereavement counseling provided after the patient's death and spiritual/other counseling services for the individual and the family while involved at The Bardo Community Home. Bereavement services can be offered for up to one year following the death of a patient, as it is reflected in the Minnesota Statues for Hospice Care.
   - Accessory services will be provided by an interdisciplinary team under the direction of the community home director to the dying people and their families to meet the physical, emotional, social, spiritual, and special needs experienced during the final stages of illness, dying, and bereavement.
   - Interdisciplinary team qualifies as: individuals with expertise in meeting the needs of dying patients and their families.
   - Community Home Director: Licensed Medical Provider who is experienced in palliative medicine and assumes responsibility of the Community Home, interdisciplinary staff and supportive/accessory services provided.
   - Support/Accessory Services will be limited to the space of 6565 Babcock Trail.
   - Support/Accessory Services will be geared towards patients and families before/during/after time of death.

Justification and Need:
This amendment aligns with the community's evolving needs, particularly in terms of addressing the increasing demand for end-of-life care, mental health support, nature-based therapies and wellness practices. Such a space is crucial to meeting the growing need for personalized, community-based care that honors both the dying person(s) and their family. By fostering a supportive atmosphere, this community home would enhance the QOL for residents at the end-of-life. The addition of this use under a CUP ensures that the proposed activities are evaluated on a case-by-case basis, taking into consideration their impact on the neighborhood, infrastructure, and community resources.

1. **Community Benefit:**
   - In IGH 2040 city plan, there are several mentions about both being forward thinking and reflecting the heritage of the community. Our intent to reimagine grief and dying in a forward-thinking fashion while applying traditions from a culturally diverse population, which allows us to manage both of these objectives.
   - Establish Inver Grove Heights as a place for compassionate care for seniors and dying patients.
   - Create important connections with the VA, University of MN, and surrounding healthcare agencies and facilities to promote Inver Grove Heights as a Yellow Ribbon City.
   - A community home for dying people offers a compassionate alternative to institutionalized end-of-life care, promoting human dignity and community support.
2. **Environmental Considerations:**

- All proposed uses will operate in harmony with the natural environment, incorporating eco-conscious practices and minimal-impact development principles.
- In the IGH 2040 city plan, respecting and protecting Inver Grove's natural environment was a big piece in the mission statement. While many end-of-life and social services require removing natural landscaping and environments, The Bardo Community Home seeks to restore and showcase the natural landscape of Minnesota's metropolitan landscape.

3. **Economic Impact:**
    - The proposed activities will generate new opportunities for local businesses, especially those involved in geriatrics, bereavement, end-of-life care, and hospitality services.

Conclusion:
This text zone amendment offers a thoughtful approach to balancing the community's growing needs for end-of-life care, with a commitment to responsible development. By allowing these uses through a zone amendment, the local government can ensure that each project is in the best interest of the community.

Agenda Item 4.B.

Planning Commission Report

MEETING DATE:	November 6, 2024
CASE NO:	24-12Z
APPLICANT:	Jack Hartigan
PROPERTY OWNER:	Same
REQUEST:	Comprehensive Plan Amendment, Rezoning, and Zoning Code Amendment
LOCATION:	10XXX Rich Valley Boulevard / PID No. 20-02900-75-022
COMPREHENSIVE PLAN:	RDR, Rural Density Residential
ZONING:	A, Agricultural District
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

The applicant is requesting the following:

- Comprehensive Plan Amendment to change the land use from RDR, Rural Density Residential to LI, Light Industrial.
- Rezoning the property from A, Agricultural District to I-1, Limited Industry District.
- Zoning Code Amendment to add Commercial Yard Waste Recycling and Composting Facility as a Conditional Use in the I-1, Limited Industry Zoning District.

BACKGROUND

The applicant is proposing to change the Comprehensive Plan land use designation and Rezone a 22-acre parcel for a commercial yard waste recycling and composting facility. The operation would consist of a site available to bring organic yard waste such as leaves, brush and soils, for the collection, processing and repurposing of these materials into compost, topsoil and brown fill. Since this type of land use is not currently listed in the Zoning Ordinance, the applicant is requesting a Zoning Code Amendment to conditionally allow this type of use in an industrial area.

The applicant has provided a narrative which explains the operation including what would be accepted and the repurposed or new organic materials created for retail sale. The business would focus primarily on recycling soils and brush, as well as offering bulk landscape materials for purchase. The owner is expecting to employ three to five staff members to manage the site and operate equipment such as front-end loaders, bobcats, and a soil sifting machine. Facilities will include a portable office trailer, a porta-potty for employees, and a customer service kiosk. A sketch plan has been provided which shows the general layout of how the site would operate. Initially, the site improvements would be located on the westerly 10 acres of the property.

If the Rezoning, Comprehensive Plan Amendment and Zoning Code Amendment are approved, the applicant would then be required to apply for a Conditional Use Permit which would include a site plan approval and more specific details of the operation.

EVALUATION OF REQUEST

SURROUNDING USES

The subject property is surrounded by:

North	Large Lot Agricultural	Zoned: A, Agricultural	Guided: RDR, Rural Density Residential
East	Large Lot Agricultural & Residential	Zoned: A, Agricultural	Guided: RDR, Rural Density Residential
West	Large Lot Agricultural	Zoned: A, Agricultural	Guided: RDR, Rural Density Residential
South	Large Lot Agricultural	Zoned: A, Agricultural	Guided: RDR, Rural Density Residential

COMPREHENSIVE PLAN AMENDMENT

The subject parcel and surrounding properties are all guided RDR, Rural Density Residential.

Rural Density Residential is defined in the 2040 Comprehensive Plan as:

> ”The rural density residential category is used in this comprehensive plan to recognize a land use pattern that has become firmly established in the southern portion of Inver Grove Heights. Over the past four decades, single-family home development on lots ranging from 2.5 acres to in some cases, 10 acres has become an established pattern in southern Inver Grove Heights. At the present time, this area contains over 1,600 residences, none of which are served by municipal utilities. Because of the extensive nature of the rural density residential areas and the City’s desire to accommodate a wide range of housing types, this development pattern is being considered permanent and is anticipated that future infill development will match the existing pattern.
>
> The rural density residential category features lots or parcels of 2.5 acres or more containing detached single family housing without public water or sanitary sewer facilities. In addition to housing units, lots in this area are likely to have accessory uses, such as small storage buildings associated with hobby farms and other related uses. Substantial areas of existing development in the rural density area contain lots ranging from 5 to 10 acres. As additional lots are platted adjacent to these areas in the future, proper transitioning of lot sizes will need to be considered.”

The request is to change the land use designation to I-1, Light Industrial.

Light Industrial is defined as:

> “Light industrial areas in Inver Grove Heights include lots or parcels containing light manufacturing, goods movement and wholesale trade. Light industrial parcels are located in a number of sites throughout the community with concentrations in the northeast and extreme southern portions of the city.”

The main question is what is the most appropriate land use for the property. The following provides some rationale for approval and denial of the proposed land use change.

RATIONAL FOR THE LAND USE CHANGE

- The land to the west and south of the parcel is owned by Flint Hills Resources. Flint Hills has purchased a number of parcels in Inver Grove Heights to create a buffer from residential uses around the refinery. The parcel and land use pattern on these parcels are essentially fixed, so there would be no further residential development on any parcel Flint Hills owns. The proposed use would be low intensity for an industrial use.

- The yard waste and compost facility would appear to generally be a low volume traffic generator. The site is also along Rich Valley Boulevard, which is a county road. Rich Valley Boulevard is used for other industrial uses, located in southern Inver Grove Heights and Rosemount.

- A change of land use to industrial has the potential to generate employment, a tax base, a variety of goods and services.

RATIONAL AGAINST THE LAND USE CHANGE

- There are some industrial uses established along the east side of Rich Valley Boulevard south of the Cliff Road intersection. Those properties are currently guided and zoned industrial. There are no other industrial type uses north of that intersection. Expanding industrial uses north of Cliff Road would be a major change in land use direction. The large lot residential and agricultural uses in the area are a long established land use pattern and recognized during the last few Comprehensive Plans.

- The proposed 2040 Comprehensive Plan continues to recognize the rural land use pattern and does not make any changes to the rural density residential pattern in the southern portion of the city.

- A change in direction and possible expanding industrial uses has never been discussed or studied. This could result in negative or unintended consequences for this area because the land use pattern was always to be rural residential.

- The proposed use could have the potential for possible odor problems with the turning of the compost piles. While this operation is proposed for yard waste and not food waste, odor is still a concern. The proposal at this time is not anticipated to have any significant structures on the site and therefore the use would provide minimal tax generation for the City.

REZONING

City Code, Title 10-3-5 states that a rezoning request must be in the best interest of the physical development of the City in order to be approved. This suggests that the request should be reviewed against such factors as infrastructure availability; compatibility with existing land uses in the neighborhood; and consistency with the Comprehensive Plan.

The applicant is proposing to change the zoning from A, Agricultural to I-1, Limited Industry District.

The Zoning Code states the purpose of the I-1 district is:

> "The I-1 limited industry district is intended for the continued operation of light manufacturing, warehousing, and wholesale businesses."

Infrastructure

No additional roadways or other public improvements are necessary with this request.

Neighborhood Compatibility

The property is located at the intersection of Cliff Road and Rich Valley Boulevard. The property is surrounded by lots that are zoned and guided for large lot residential. The change to I-1, limited industrial, would be considered spot zoning. The closest industrial zoning is about 1,000 feet to the south. Even though the applicant's use is a low intensity industrial use, changing the zoning to I-1 would potentially allow for all types of industrial uses on the lot.

Comprehensive Plan Consistency

The property is currently guided for Rural Density Residential. The proposed request to amend the 2040 Comprehensive Plan to change the future land use to Light Industrial.

ZONING CODE AMENDMENT

Staff reviewed the City's Integrated Resource Management (IRM) Overlay District to see what uses were allowed in that overlay. The IRM district allows composting/recycling facilities but with facilities not exceeding 10 acres. The IRM Overlay District stops about 1,300 feet to the south of the proposed property. This overlay district was created to reduce the areas of the city subject to the potential adverse environmental impacts of solid waste processing facilities by encouraging them to locate in close proximity to mixed municipal solid waste landfills and each other and to provide an opportunity for solid waste uses that are consistent with the state's waste management hierarchy of encouraging reduction, reuse, recycling, composting, and discouraging incineration and landfilling.

The applicant indicated the proposed use would be similar in operation, but at a smaller scale, to the Gertens recycling facility on Yankee Doodle Road In Eagan. Staff researched the city of Eagan approvals to see how they addressed the use and conditions of approval. The property in Eagan is zoned and guided for Industrial.

ALTERNATIVES

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

A. Approval. If the Planning Commission finds the requests acceptable, the Commission should make the following recommendations:

- Approving the Comprehensive Plan Amendment from RDR, Rural Density Residential to LI, Light Industrial subject to the following conditions:

1. The Metropolitan Council shall not require any significant modifications to the Comprehensive Plan Amendment.
2. The Metropolitan Council shall not make a finding that the Comprehensive Plan Amendment has a substantial impact or contains a substantial departure from any metropolitan systems plan.

- Approving the Rezoning of the property from A, Agricultural to I-1, Limited Industry District.

- Approving the Zoning Code Amendment to allow *Commercial Yard Waste and Composting Facilities* as a Conditional Use in the I-1 district.

B. <u>Denial</u>. If the Planning Commission does not favor the Comprehensive Plan Amendment, Rezoning, and/or Zoning Code Amendment, 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 primary question to answer is what the most appropriate use for the property should be. Would a change to industrial guiding and zoning be a benefit to the city. The proposed land use change is a significant departure from a well-established land use pattern and long standing guidance from previous comprehensive plans. While the proposed land use would typically be a low intensity use, more intense uses could be a possibility in the future. The proposed use would not provide significant employment or tax generation.

Based on the above summary, staff does not believe a change of land use and Rezoning to industrial would be in the best interest to the surrounding neighborhood and City.

Based on not supporting the Rezoning and Comprehensive Plan Amendment, staff is also not in support of the proposed Zoning Code Amendment to add *Commercial Yard Waste Recycling and Composting Facility* as a conditional use in the I-1 zoning district.

ATTACHMENTS

1. Location Map
2. Existing/Proposed Comprehensive Plan Map
3. Existing/Proposed Rezoning Map
4. Applicant Narrative
5. Applicant Concept Plan

Case No. 24-12ZPA

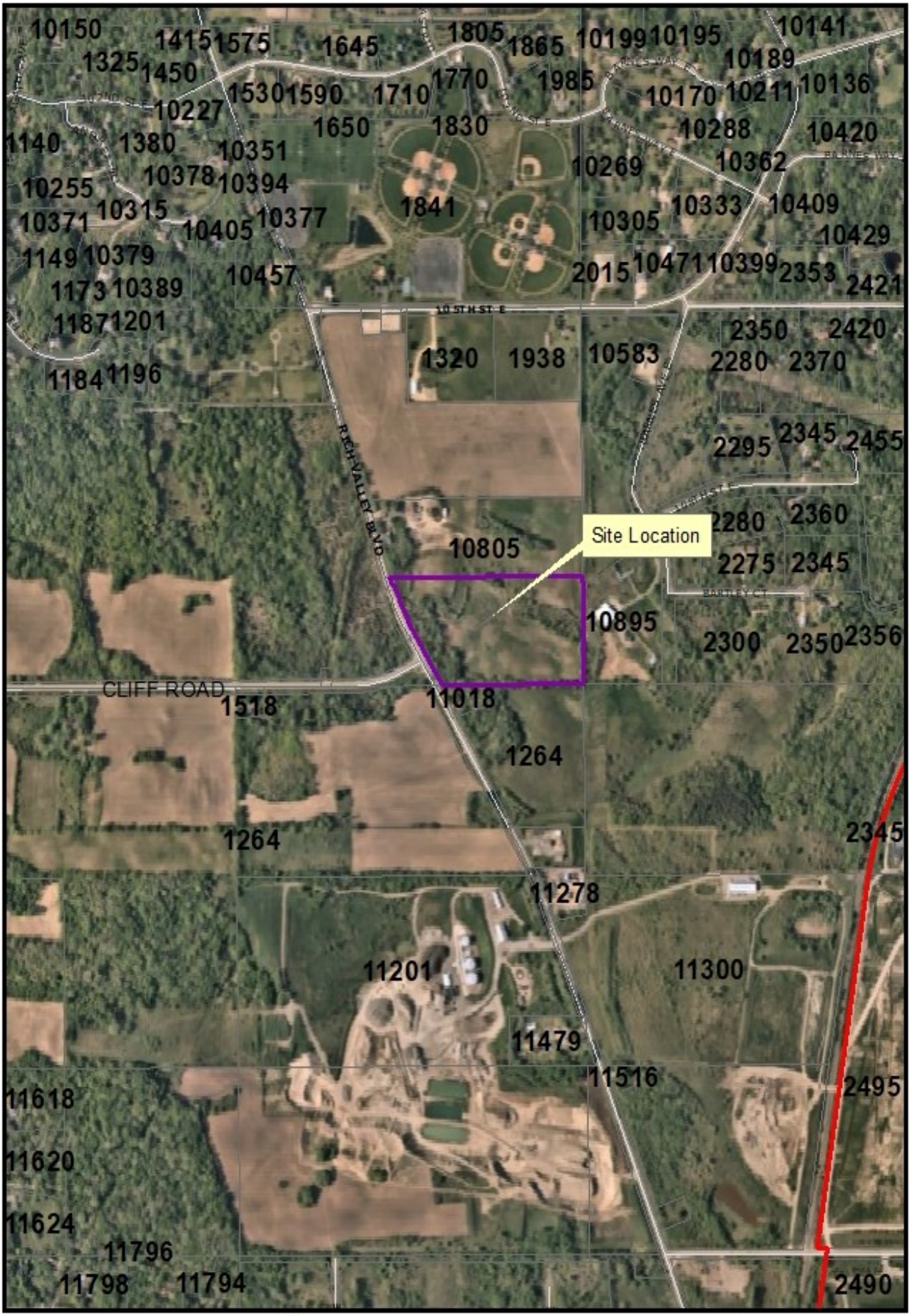

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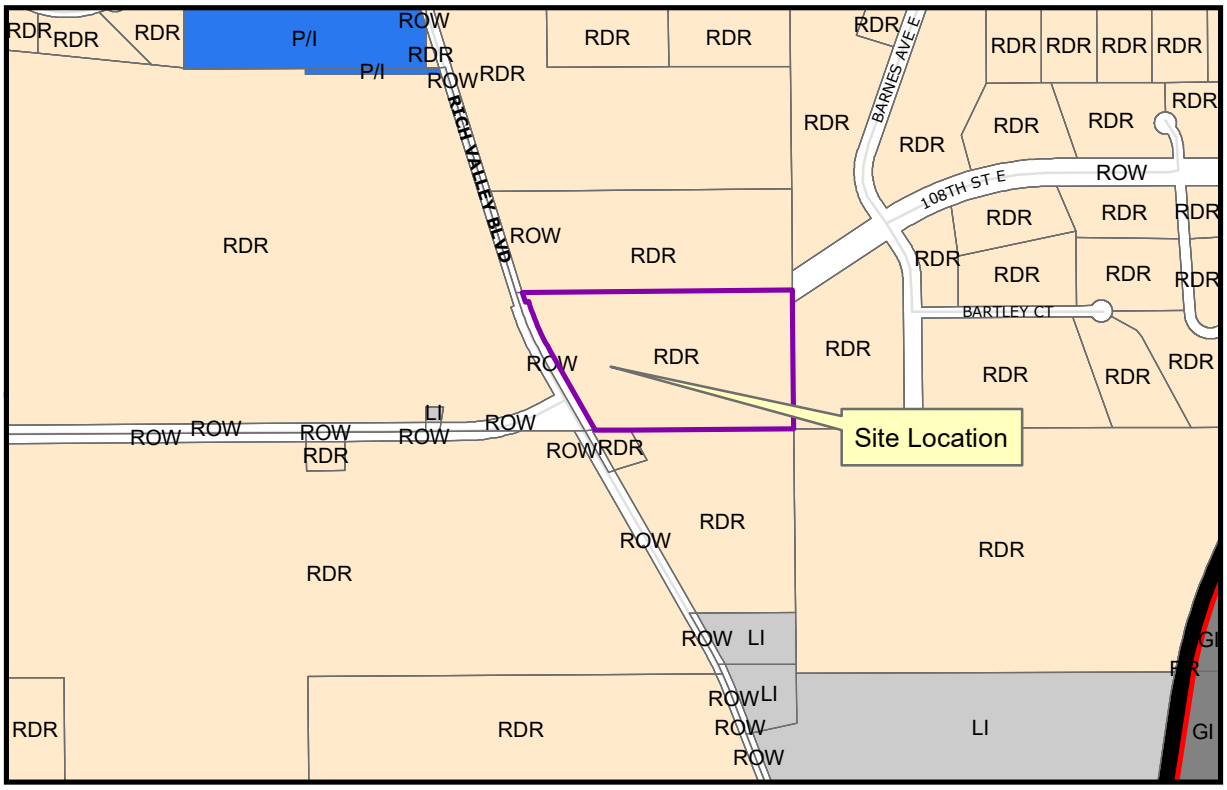
Exhibit A

Location Map

Case No. 24-12ZPA

EXISTING LAND USE



PROPOSED LAND USE

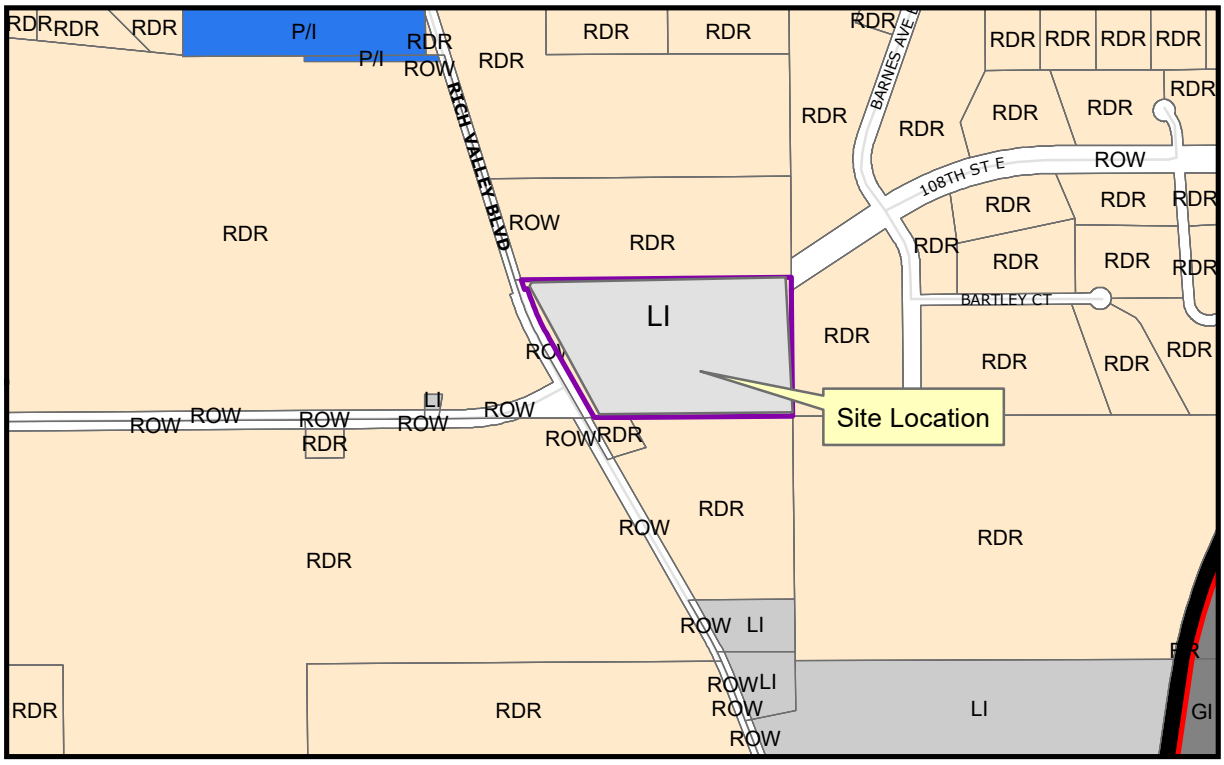


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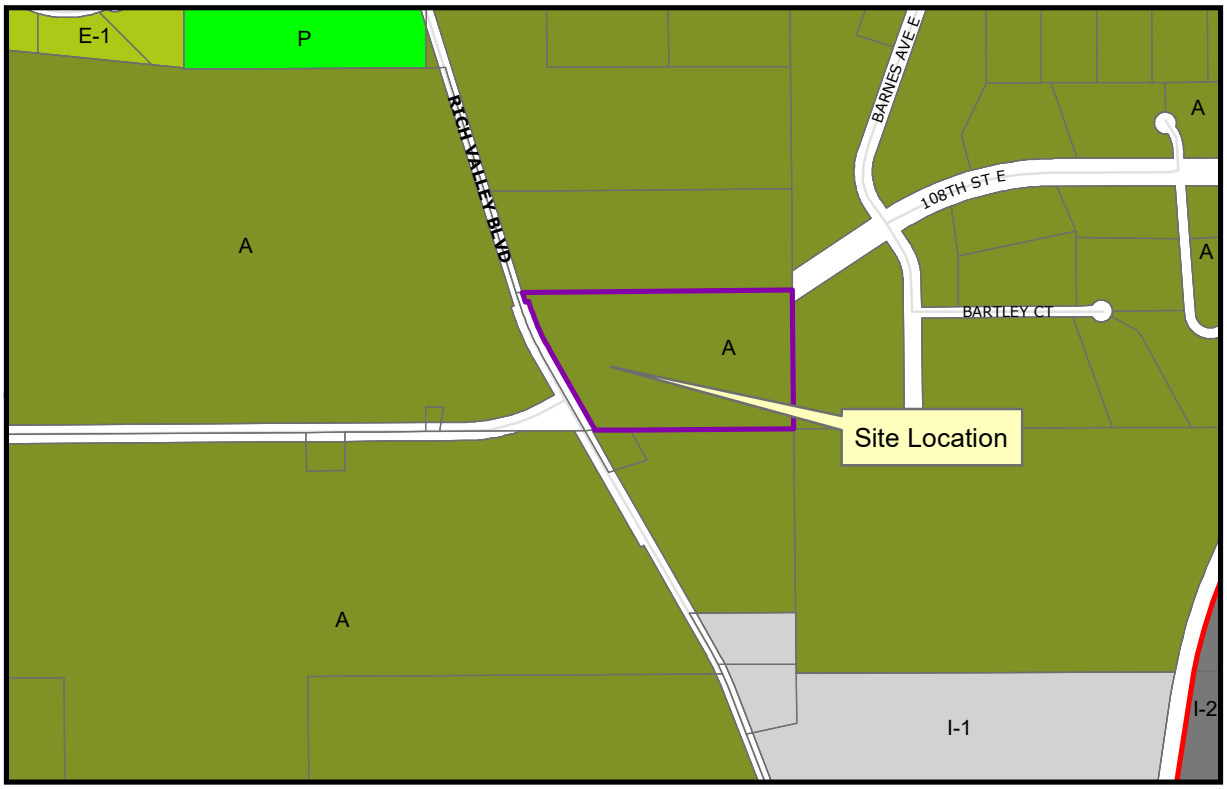
Exhibit B

Comprehensive Plan Map

Case No. 24-12ZPA

EXISTING ZONING



PROPOSED ZONING

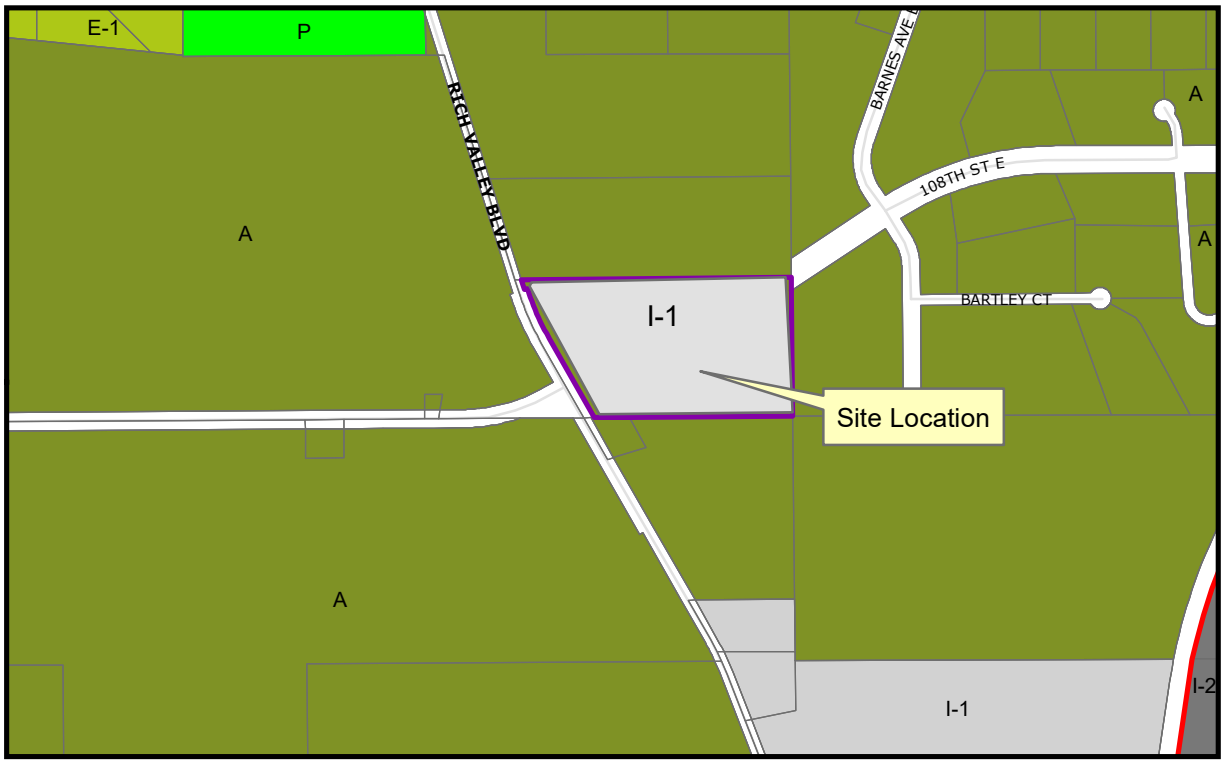


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Exhibit C
Zoning Map

Dear Members of the City Planning Commission,

I am writing to propose the rezoning of the land located at 10645 Rich Valley Blvd for the establishment of an organic material composting site on 10 of the 23 acres of the property.

Vision and Purpose:

Our goal with this project is to provide an efficient, environmentally conscious method for our community to manage organic waste, such as leaves, brush, and soils. The site will serve as a vital resource for Inver Grove Heights and the surrounding area, similar to Gertens RES in Eagan, which offers residents and businesses a practical solution for disposing of clean organics.

For those unfamiliar with the Gertens RES facility, it allows homeowners and businesses to dispose of clean organic materials, which are then processed into useful products like mulch and topsoil. Our facility will operate similarly—offering a solution for repurposing organic waste while helping reduce the volume of material ending up in landfills.

This proposal is timely, as the capacity of local facilities continues to shrink and costs increase, highlighting the need for additional community resources. I see this site becoming a key hub for organic waste recycling, contributing to the local economy while supporting sustainable practices.

Materials and Operations:

We will focus primarily on recycling soils and brush, offering bulk landscape materials for purchase. We will accept a wide variety of organic materials, including:

- **Wood:** Brush, logs, stumps
- **Yard Waste:** Grass clippings, leaves, mulch, soft plant material
- **Sod/Dirt:** Sod scraps, black dirt, brown fill dirt

Our retail offerings will include:

- **Stone Products:** Sand, gravel, landscape rock, boulders
- **Soils:** Compost, topsoil, brown fill
- **Mulch:** A variety of landscape mulches

Our proposed operating hours will be weekdays from 8:00 AM to 6:00 PM and weekends from 9:00 AM to 4:00 PM. We expect to employ 3-5 staff members to manage the site and operate equipment such as front-end loaders, bobcats, and a soil sifting machine. Facilities will include a portable office trailer, a porta-potty for employees, and a customer service kiosk.

To ensure the quality of materials accepted on-site, all incoming loads will be thoroughly inspected, and no trash or contaminated materials will be permitted. Regular testing will be conducted to ensure compliance with DOT standards for soil. Furthermore, we will adhere to strict environmental and safety regulations, similar to those followed by Gertens, ensuring that our operations remain ecologically sound and environmentally friendly.

Site Management and Infrastructure:

We plan to install an on-site well to support dust suppression and fire safety. Additionally, a weekly trash service will be contracted to ensure the property remains clean and orderly. Based on the size and scope of the facility, we estimate that traffic flow to the site will range from 30-75 vehicles per day, subject to city approval.

Educational Component:

One of the key goals of this project is to involve the community through an educational component. We envision creating opportunities for local families and schools to visit the site and learn firsthand how organic waste is reduced, reused, and recycled. This interactive educational experience will teach children and adults about the importance of sustainable practices and how we can work with nature to improve the environment. By engaging the community, we aim to inspire the next generation to adopt greener lifestyles while demonstrating real-world solutions to waste management.

Conclusion:

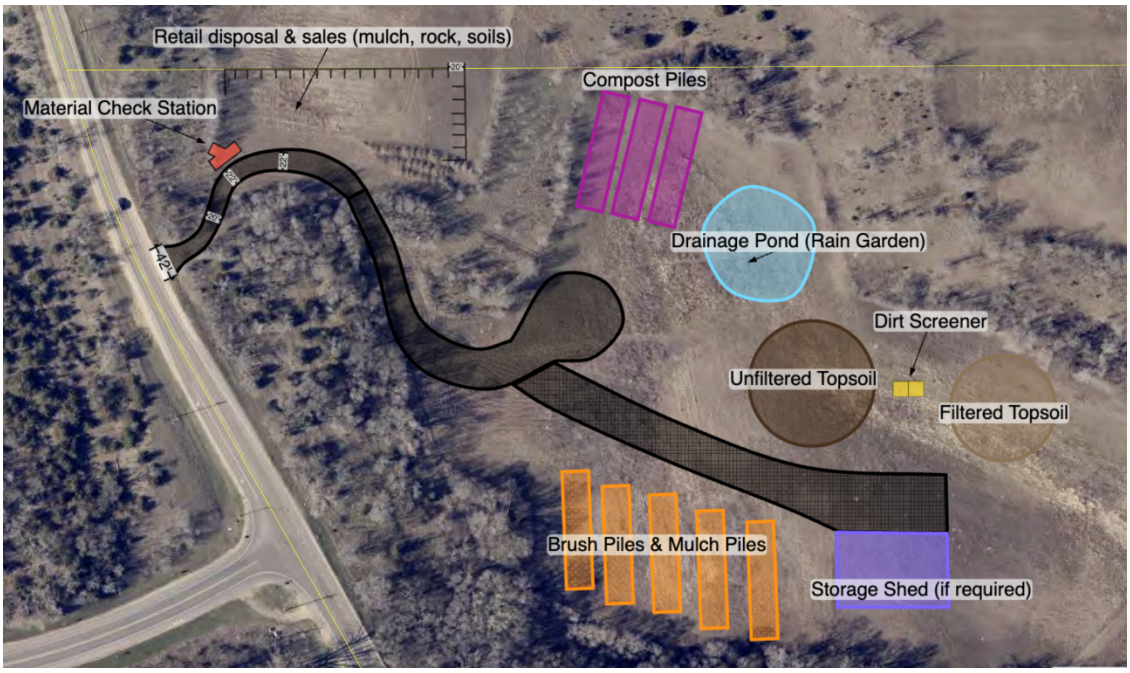
This parcel is ideally suited for this purpose, given its proximity to existing recycling and waste management facilities, as well as other industrial properties. The project aligns with the city's long-term vision of sustainable development and environmental responsibility. Furthermore, the proposed composting facility would provide a valuable service to the local community by repurposing organic waste and offering high-quality landscape products.

As a business owner and lifelong member of this community, I am passionate about contributing to the improvement of Inver Grove Heights. For over 20 years, I have been committed to creating sustainable, locally driven businesses that address the needs of our community. This project is an extension of that commitment—providing both an essential service and a business model that benefits the local environment.

I appreciate your time and consideration of this proposal and look forward to discussing how we can work together to bring this vision to life.

Warm regards,

Jack Hartigan


Retail disposal & sales (mulch, rock, soils)
Material Check Station
Compost Piles
Drainage Pond (Rain Garden)
Dirt Screener
Unfiltered Topsoil
Filtered Topsoil
Brush Piles & Mulch Piles
Storage Shed (if required)

Agenda Item 4.C.

Planning Commission Report

MEETING DATE:	November 6, 2024
CASE NO:	24-39X
APPLICANT:	City of Inver Grove Heights
PROPERTY OWNER:	N/A
REQUEST:	Ordinance Amendment
LOCATION:	N/A
COMPREHENSIVE PLAN:	N/A
ZONING:	N/A
STAFF CONTACT:	Jason Ziemer, 651-450-2546

ACTION REQUESTED

The Planning Commission is asked to consider and recommend to the City Council an amendment to the City Zoning Code regarding the addition of cannabis and lower potency hemp edible uses.

BACKGROUND

In 2023, State lawmakers passed legislation – Statute Chapter 342 – establishing the regulatory framework for the cannabis industry and legalizing of adult-use cannabis in Minnesota. The laws not only authorized the cultivation of cannabis, but also the production and distribution of cannabis products and allowing for retail sales of products for adult consumption. According to the Office of Cannabis Management (OCM), the agency created to oversee the Minnesota cannabis industry, the new laws:

- legalize and limit the possession of cannabis by people 21 and older
- provide for the licensing, inspection, and regulation of cannabis and hemp businesses
- establish a license preference for social equity applicants
- require testing and labeling of cannabis and hemp products
- create grants and loan programs to assist people entering the legal cannabis market

The state law essentially puts cannabis and hemp production, sales and consumption on parallel with alcohol and tobacco – meaning cities are required to allow cannabis businesses and use to open and operate. All cannabis and hemp businesses must obtain the necessary state license(s) through the OCM. Those state licenses require zoning certification from cities that the proposed use, and resulting license, are permitted on the property proposed for the business.

EVALUATION OF REQUEST

Of the many questions related to zoning, the main topics before the Planning Commission and eventually the City Council: In what zoning districts will each of the different cannabis and hemp businesses be permitted? And, what, if any, performance standards shall such uses be required to

follow?

Registration of Uses
There are two sides of the cannabis policy discussion – zoning and retail registration. The Planning Commission is tasked with the zoning work. On October 28, 2024, the City Council completed the first reading of an ordinance related to cannabis retail registration; attached is a copy of that draft ordinance for reference as part of the larger conversation. The second reading by the City Council is planned for November 12, 2024. The registration ordinance is consistent with state guidelines and is being facilitated by the City Attorney's Office. The new law incorporates all current medical cannabis and hemp uses into the licensing and registration requirements.

Determining Zoning Guidelines
The City Council possesses legislative authority to create, change, or repeal local laws and policies that govern the City. When it comes to zoning, that legislative process includes Planning Commission review and recommendation. The draft ordinance presented includes three main areas for consideration – definitions, uses and performance standards.

We for sure need to establish definitions for each of the different cannabis and hemp uses that are permitted by state law. We also need to determine in which zoning districts we will permit the different types of cannabis and hemp businesses. Performance standards are optional, but are not uncommon, especially with manufacturing-type uses.

<u>Definitions</u>
There are 12 different cannabis and business types that require definitions. Those businesses include: cannabis cultivator, cannabis delivery service, cannabis manufacturing, cannabis mezzobusiness, cannabis microbusiness, cannabis retailer, cannabis testing facility, cannabis transporter, cannabis wholesaler, lower-potency hemp edible retailer, lower-potency hemp edible manufacturing, and medical cannabis combination businesses.

Given the newness of the law, the City could add definitions for all 12 business types, but refer to those definitions as listed in State Statute Chapter 342. This would ensure City Code always matches the latest definitions without requiring future zoning updates. From a user perspective – City staff and potential business owners – Planning staff are of the opinion City Code should include actual and substantial definitions for all business uses.

<u>Uses</u>
Retailers: City staff are proposing zoning districts for retail cannabis and hemp edible businesses to match alcohol and tobacco uses. In other words, retail cannabis and hemp edible businesses less than 1,000 square feet (sf) would be Permitted Uses in the B-2, B-3, and B-4; equal to or greater than 1,000 sf would be a Permitted in only B-3 and B-4. Within these commercial districts, cannabis delivery services are identified as accessory uses to those cannabis and lower-potency hemp retailers that are licensed and registered with the City.

Microbusinesses: These are cannabis businesses that can be cultivation, manufacturing and a single retail location with on-site consumption. In other words, these uses are similar to breweries with taprooms. Each of the three sides of a Microbusiness can occur on one property, or each component could be located on three different sites. The ordinance proposes that a retail location for Microbusinesses may have a retail location if that same proposed retail premises also has either cultivation or manufacturing or both. If the proposed location is retail only, that retail location would need to be located in a commercial district. City staff suggest these uses for sure be allowed in the IOP, I-1 and I-2 zoning districts.

Mezzobusinesses: These are cannabis businesses similar to Microbusinesses, except they can have up to three retail locations; on-site consumption is not allowed at these locations. The same requirement would apply for retail businesses as noted above under Microbusinesses. City staff suggest these uses for sure be allowed in the IOP, I-1 and I-2 zoning districts.

Cultivation, Manufacturing, Wholesale and Testing Facilities: These uses fit the definition and intent of the IOP, I-1 and I-2 zoning codes. City staff are recommending cultivation, or growing operations, only be allowed to occur inside a facility; no outdoor growing operations.

Delivery Services and Transporters: These businesses provide transport services of raw and finished product between the different types of businesses. On-site storage of raw or finished products is not permitted with these uses. As noted above, delivery services only would be considered an accessory use to licensed and registered retailers in the commercial districts. Separate delivery service and transporter businesses would be permitted in the industrial districts.

Performance Standards

The draft performance standards section is separated into general standards and standards for commercial and industrial districts. There are no standards for the office park district as we are not proposing uses for that district. Generally, the performance standards categories are typical for manufacturing and production industrial uses. Having such standards are also not necessarily common as industrial zoning is intended for the types of land uses that have some types of potential nuisances, such as noise, order, truck traffic, etc. Conditions such as hours of operation and buffers from uses such as schools, daycares, etc. are addressed in the registration section of the City Code. Those hours of operation and buffers are for retail uses only, and do not apply to other uses.

There are some questions as to whether state law allows cities to establish performance standards that regulate on-site and outdoor storage, location of waste and recycling, and certain nuisances; odor is one nuisance state law does allow cities to regulate. The question is whether we can effectively regulate and enforce odors that may emanate from a business facility and/or its property boundaries.

ALTERNATIVES

City staff have provided a draft ordinance for Planning Commission consideration. That said, City staff have developed the following discussion points for Commissioners.

1. What uses do we wish to permit in terms of uses by zoning district?
2. Should any uses be permitted or permitted by condition in the Office Park district?
3. What uses, if any, do we feel should be Conditional Uses vs. just Permitted Uses?
4. All uses require a state license and must follow state regulations, except for retail uses that require registration. How much additional regulation should the City establish for non-retail uses? In other words, the City does not generally overly regulate industrial-type businesses that also may have nuisances. Do we view these uses the same?
5. If additional regulation is deemed important, what Performance Standards, if any, should the City establish?

Final Notes

State law takes effect on January 1, 2025. Adoption of the zoning ordinance is aligned with adoption of the registration ordinance; both scheduled for City Council action on November 25, 2024. Between now and the ordinance presentation for Council action, City staff will continue to work with legal counsel to finalize the ordinance inclusive of the Commission’s recommendation and as state rules become clearer by the Office of Cannabis Management.

RECOMMENDATION

City staff recommends the Planning Commission consider the attached draft zoning ordinance related to cannabis and hemp uses and provide feedback as to the various discussion topics.

ATTACHMENTS

1. Draft_V5_Ordinance_Cannabis Uses and Performance Standards_11-01-2024
2. 1st Rdg Cannabis Ordinance_10-28-2024
3. Zoning Map_2024_Zoning_B-1_B-2_B-3_B-4_OP_I-1_I-2
4. Zoning Map_2024_PUD Zonings_OffPUD_CommPUD

DRAFT

ORDINANCE NO. ___

AN ORDINANCE AMENDING CITY CODE SECTIONS 10-2-2 (DEFINITIONS) AND 10-6-2 (NONRESIDENTIAL USES) RELATED TO THE ADDITION OF CANNABIS USES

The City Council of the City of Inver Grove Heights hereby ordains.

Section 1. Revision of Use Definitions. City Code Section §10-2-2 (Definitions) is hereby amended by adding the following underlined language.

Commercial Greenhouse: A retail business where the primary operations are the selling of landscaping and plant materials grown on site either in an enclosed building or outside, excluding cannabis cultivation.

Community Garden: An area of land that is managed and maintained by a group of three (3) or more individuals (either within or outside of an organization) that do not own or dwell upon the land to grow and harvest food crops and/or nonfood ornamental crops such as flowers for personal use, group use, consumption or donation, excluding cannabis cultivation. Community gardens may be divided into separate distinct plots for cultivation respectively by different individuals or different groups of individuals and/or may be farmed collectively by members of the same group and may include common areas maintained and used by group members.

Section 2. Addition of Cannabis and Low-Potency Hemp Edible Definitions. City Code Section §10-2-2 (Definitions) is hereby amended by adding the following underlined language.

Cannabis Business: A cannabis microbusiness, cannabis mezzobusiness, cannabis cultivator, cannabis manufacturer, cannabis retailer, cannabis wholesaler, cannabis transporter, cannabis testing facility, cannabis event organizer, cannabis delivery service, medical cannabis combination business or any other use defined as a cannabis business under Minnesota Statutes, Chapter 342.

Cannabis Cultivator: A cannabis business licensed to grow cannabis plants from seed or immature plant to mature plan, harvest cannabis flower from a mature plant, package and label immature cannabis pants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises and perform other actions approved by the office of cannabis management.

Cannabis Delivery Service: A person or entity licensed by the Office of Cannabis Management to purchase cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products from licensed cannabis microbusinesses with a retail endorsement, cannabis mezzobusinesses with a retail endorsement, cannabis retailers, , and medical cannabis combination businesses; and to transport and deliver cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumable products to customers; and perform other actions pursuant to Minnesota Statutes, Chapter 342.

Cannabis Manufacturer: A person or entity licensed, including medical cannabis processor, or other entity authorized by the Office of Cannabis Management to, among other things, make cannabis concentrate and helm concentrate; manufacture adult-use cannabis products, lower potency hemp edibles, and hemp-derived consumer products for public consumption, manufacture artificially derived cannabinoid consumer products; package and label adult-use cannabis products, lower potency hemp edibles, and hemp-derived consumer products for sale to customers, sell cannabis concentrate, hemp concentrate, artificially derived cannabinoids, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products to other cannabis businesses, and perform other actions as approved by the Office of Cannabis Management.

Cannabis Mezzobusiness: A person or entity licensed to cultivate, manufacture, and/or sell products containing cannabis and related supplies and products and perform other actions authorized under a cannabis mezzobusiness license.

Cannabis Microbusiness: A person or entity licensed to cultivate, manufacture, and/or sell products containing cannabis and related supplies and products and perform other actions authorized under a cannabis microbusiness license.

Cannabis Retail Business: A state licensed retail location and the retail location(s) of a mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, excluding lower-potency hemp edible retailers.

Cannabis Retailer: Any person, partnership, firm, corporation, or association, foreign or domestic, licensed to sell cannabis product to a consumer and not for the purpose of resale in any form.

Cannabis Testing Facility: A facility licensed to obtain and test immature cannabis plants and seedlings, cannabis flower, cannabis products, hemp plant parts, hemp concentrate, artificially derived cannabinoids, lower-potency hemp edibles, and hemp-derived consumer products from cannabis microbusinesses, cannabis mezzobusinesses, cannabis cultivators, cannabis manufacturers, cannabis wholesalers, lower-potency hemp edible manufacturers, medical cannabis cultivators, medical cannabis processors, medical cannabis combination businesses, and industrial hemp growers.

Cannabis Transporter: An entity licensed or otherwise authorized to transport immature cannabis plants and seedlings, cannabis flower, cannabis products, artificially derived cannabinoids, hemp plant parts, hemp concentrate, lower-potency hemp edibles, and hemp-derived consumer products from a cannabis business to a cannabis business.

Cannabis Wholesaler: An entity licensed or authorized to obtain, store, and sell or otherwise transfer cannabis or hemp seeds, plants, flower, or other products for the purpose of resale or other transfer to a cannabis business, but not to consumers.

Dispensary: An entity in possession of a cannabis retailer license or otherwise authorized to acquire, possess, transfer, sell, dispense, or distributes products containing cannabis and related supplies and products.

Lower-Potency Hemp Edible Retailer: A person or entity licensed or authorized to acquire, possess, transfer, sell, dispense, or distribute lower-potency hemp edible products and related supplies and products.

Lower-Potency Hemp Edible Manufacturing: An entity licensed or otherwise authorized for the creation and manufacture of hemp-derived consumer products; purchase hemp and artificially derived cannabinoids to make hemp concentrate; manufacture hemp edibles for public consumption; package and label lower-potency hemp edibles for sale to customers; sell hemp concentrate, and lower-potency hemp edibles to other cannabis businesses and hemp businesses.

Medical Cannabis Combination Business: An entity authorized to cultivate, manufacture, and sell cannabis, hemp, and cannabis and hemp-related supplies and products, package such products for sale to customer, patients and other licensed cannabis businesses, and may operate one retail location per congressional district.

Section 3. Revisions to Use Table regarding Agricultural Uses.

asdfasd

City Code Section §10-6-1 (Land Uses in All Residential Districts) is hereby amended by adding the following underlined language.

Use	A	E-1	E-2	R-1A	R-1B	R-1C	R-3A	R-3B	R-3C	R-4	MF-PUD	MU-PUD
Permitted Uses:												
Agriculture	P[4]	P[4]										

4. Excludes indoor and outdoor cannabis cultivation beyond that allowed for personal use according to Minnesota Statute, Chapter 342.

Section 4. Addition of Cannabis and Low-Potency Hemp Uses.

City Code Section §10-6-2 (Land Uses in All Nonresidential Districts) is hereby amended by adding the following underlined Permitted Uses (P) and Conditionally Permitted Uses (C) to the use table matrix.

Use	B-1	B-2	B-3	B-4	OP	IOP	I-1	I-2	P	MU PUD	COM PUD	OFF PUD
Cannabis												
Cannabis												
Cultivator						C	C	P				
Delivery Service		A	A	A		P	P	P				
Manufacturer						C	C	P				
Medical Combination Business						C	P	P				
Mezzobusiness						C	P	P				
Microbusiness						C	P	P				
Retail / Dispensary (<1,000 sf)		P	P	P								
Retail / Dispensary (≥1,000 sf)			P	P								
Testing							P	P				
Transporter						P	P	P				

Wholesale						P	P	P				
Lower Potency Hemp (Edible)												
Retail / Dispensary (<1,000 sf)		P	P	P								
Retail / Dispensary (≥1,000 sf)			P	P								
Manufacturer						C	C	P				

Section 5. Addition to Seasonal Agricultural Products Stand.

City Code Section §10-15-27 (Seasonal Agricultural Products Stand) is hereby amended by adding the following underlined language.

10-15-27: Seasonal Agricultural Products Stand.

L. The sale of cultivated and consumable cannabis and hemp products are prohibited.

Section 6. Establish Performance Standards for Cannabis and Low-Potency Hemp Uses.

City Code Section §10-15-38 is hereby adopted as follows

10-15-38: Cannabis, Medical Cannabis and Lower Potency Edible Hemp

Where permitted, or allowed as a conditional use, cannabis businesses, hemp businesses, or medical cannabis businesses shall be subject to the following performance standards.

A. General Performance Standards:
   1. Cannabis Businesses shall comply with all state laws, regulations and licensing requirements and must provide evidence of a state license under Minnesota Statute Chapter 342.
   2. Cannabis Retailers must be registered in accordance with City Code Section .

B. Commercial District Performance Standards.
   1. Commercial Districts shall be defined as B-1, B-2, B-3 and B-4.
   2. Cannabis Businesses permitted in Commercial Districts shall follow regulations and registration requirements as stated in City Code Section .
   3. Cannabis Delivery Services are permitted as an Accessory Use to licensed and registered Cannabis Retailers and Lower-Potency Hemp (Edible) Retailers located in Commercial Districts.

C. Industrial District Performance Standards.
   1. Industrial Districts shall be defined as I-1, I-2 and IOP.
   2. Cannabis Businesses shall be conducted entirely within a principal structure.
   3. Retail: The sale of cannabis and hemp products may only occur for Microbusinesses and Mezzobusinesses with retail endorsements and with the cultivation of cannabis or hemp and/or manufacturing of cannabis or hemp products on the same premise.
   4. On-Site Consumption: Consumption of edible cannabis products and lower-potency hemp edibles is prohibited, except at a Cannabis Microbusiness with an on-site consumption endorsement.

5. Cultivation: The planting, growing, harvesting and other processing techniques associated with the cultivation of cannabis and/or hemp plants or flowers may only occur within an enclosed building.
6. Outdoor Storage: Outside storage of any raw and/or finished product and/or materials associated with cannabis and hemp production is prohibited.
7. On-Site Storage: The storage of raw and finished cannabis and/or hemp products shall be prohibited for Cannabis Delivery Services and Cannabis Transporters.
8. Waste and Recycling: All waste and recycling materials and containers shall be kept within the principal structure or accessory structure, if permitted.
9. Nuisances: Cannabis Businesses shall maintain sufficient measures and means of preventing any gas, vapors, odors, smoke, debris, dust, fluids or other substances from exiting the business.
10. Screening: Cannabis cultivations shall not be observable from the exterior of the building in which cultivation occurs.
11. Vehicles:
    a. All vehicles used for transporting raw materials and/or finished product, and stored on-site, shall be parked in an enclosed and secure fenced parking area at any time that cannabis or hemp products are located within the vehicle.
    b. No raw materials and/or finished products may be stored in vehicles or trailers parked externally on the site.
    c. No non-business-related vehicles shall be stored on the site.
    d. All parking areas and fencing shall comply with parking and fencing zoning requirements as per City Code Sections and .
12. Security:
    a. Burglary alarm systems with audible and police notification components that are professionally monitored and maintained in good working condition shall be installed on all doors, windows, and access points.
    b. Surveillance cameras shall be installed and operated twenty-four (24) hours a day, seven (7) days a week, with thirty (30) day video storage, to monitor all entrances and trash receptacles, along with the interior and exterior of the premises shall be required.
    c. Exterior lighting shall be constantly on or activated by motion detectors; lighting shall be sufficient for external observation and security camera recordings.
    d. Deadbolt locks shall be installed and utilized on all exterior doors and locks shall be installed on all other windows or access points.
    e. Additional security requirements including, but not limited to: security guards, steel doors, and steel window coverings may be required as by the City.
13. Conditional Uses: If a Conditional Use, the City may establish additional conditions of approval on Cannabis Businesses beyond the minimum Performance Standards.

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

ORDINANCE NO._____

AN ORDINANCE ADOPTING INVER GROVE HEIGHTS CITY CODE TITLE 4, CHAPTER 4, CANNABIS AND HEMP BUSINESS REGULATIONS

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS FOLLOWS:

Section One. Adoption. Title 4, Chapter 4 of the Inver Grove Heights City Code is hereby adopted as follows:

CHAPTER 4

CANNABIS AND HEMP BUSINESS REGULATIONS

4-4-1 Purpose and Findings
4-4-2 Definitions
4-4-3 Pre-License Certification of Cannabis Businesses
4-4-4 Registration of Retailers
4-4-5 Cannabis Retailer Registration Limits
4-4-6 Processing Registration
4-4-7 Registration Application
4-4-8 Preliminary Compliance Check
4-4-9 Basis for Denial
4-4-10 Issuance of Registration or Renewal
4-4-11 Registration Nontransferable
4-4-12 Enforcement
4-4-13 Penalties
4-4-14 Cannabis Business Operating Regulations
4-4-15 Lower-Potency Hemp Retailer Operating Regulations

4-4-1: PURPOSE AND FINDINGS:

The City of Inver Grove Heights makes the following legislative findings: The purpose of this Chapter is to protect the public health, safety, welfare in the City by implementing regulations pursuant to Minnesota Statutes, Chapter 342 related to cannabis and lower potency hemp edible retailers within the City, including reasonable time, place, and manner restrictions on the operation of

cannabis retail businesses and lower potency hemp edible retail businesses. The City finds and concludes that these regulations are appropriate and lawful, that the proposed regulations will promote the City's interest in promoting the public interest.

4-4-2: DEFINITIONS:

The following words, terms, and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Chapter, except where the context clearly indicates a different meaning. Additionally, the words and phrases used in this Chapter which are defined in Minnesota Statutes, Section 342.01 and the rules promulgated pursuant to Minnesota Statutes, Chapter 342, shall have the meanings ascribe to them in those statutes and rules.

APPLICANT: An entity with a license issued by the Office of Cannabis Management (OCM) that is applying for an initial registration or for registration renewal.

THE ACT: Minnesota Statutes, Chapter 342, as it may be amended from time to time.

CANNABIS BUSINESS: Cannabis Business shall have the definition in Minnesota Statutes, Section 342.01.

CANNABIS RETAILER OR CANNABIS RETAIL BUSINESS: Every retail cannabis business that is licensed under the Act and required to register with the City under Minnesota Statutes, Section 342.22.

DAY CARE: Day Care means a location licensed with the Minnesota Department of Human Services to provide for the care of a child in a residence or other location outside the child's home for gain or otherwise, on a regular basis, for any part of the day.

HEMP BUSINESS: Hemp Business shall have the definition in Minnesota Statutes Section 342.01.

LOWER-POTENCY HEMP EDIBLE RETAILER: Every lower-potency hemp edible retail business that is licensed under the Act and required to register with the City under Minnesota Statutes, Section 342.22.

MEDICAL CANNABIS COMBINATION BUSINESS: Medical Cannabis Combination Business shall have the definition in Minnesota Statutes Section 342.01.

OFFICE OF CANNABIS MANAGEMENT OR OCM: The Office of Cannabis Management.

PARK FEATURE: An attraction within a public park that is regularly used by minors, including but not limited to a playground or athletic field.

POTENTIAL LICENSEE: An entity that has not received a license from the OCM and is applying for a pre-license certification.

RESIDENTIAL TREATMENT FACILITY: Residential Treatment Facility has the same meaning as "Residential Treatment" as defined under Minnesota Statutes, section 245.462 subdivision 23.

RETAIL REGISTRATION: An approved registration issued by the City of Inver Grove Heights to a state-licensed cannabis retail business, including a medical cannabis combination business, or lower-potency hemp edible retailer.

REGISTERED BUSINESS: A Cannabis Business or lower-potency hemp edible retailer required to be registered with the City pursuant to this Chapter.

SCHOOL. School means a kindergarten, elementary school, middle school, or secondary school as defined in Minnesota Statues, Section 102A.05.

4-4-3: PRE-LICENSE CERTIFICATION OF CANNABIS BUSINESSES:

A. Certification of Compliance with Zoning Ordinance. The Zoning Administrator, or their designee, is authorized to certify whether a proposed Cannabis Business complies with the City's zoning ordinances and, if applicable, with state fire code and building code, pursuant to Minnesota Statutes, Section 342.13.

B. Zoning Approvals. Potential Licensees are responsible for obtaining all necessary zoning approvals prior to the City receiving the request for certification from the OCM. If a potential licensee fails to obtain necessary zoning approvals prior to the City receiving a request for certification, the City will inform the OCM that the potential licensee does not meet the City's zoning requirements and regulations.

C. Building Inspections. At the time the City receives a request for zoning certification, if there are no further intended alterations to the building where the business is to be conducted, the City will also certify compliance with building and fire code regulations, provided that the potential licensee has obtained and passed all necessary inspections prior to the City's receipt of a request for certification from the OCM.

Building and fire code inspections will be valid for 1 year from completion.

4-4-4: REGISTRATION OF RETAILERS:

A. Retail Registration Required. No person or entity may operate a state-licensed cannabis retail business, or a lower potency hemp edible retailer without first registering with the City. Before making retail sales to customers or patients, all Cannabis Retailers and Lower-Potency Hemp Edible Retailers must register with the City. Making retail sales to customers or patients without an active registration is prohibited. The requirement to register with the City includes any cannabis micro or mezzo businesses with a retail sales component.

B. Penalty. A Cannabis Retailer or Lower-Potency Hemp Edible Retailer that sells to a customer or patient without a valid retain registration shall incur a civil penalty of up to $2,000 for each violation.

4-4-5: CANNABIS RETAILER REGISTRATION LIMIT:

A. Cap on number of Cannabis Retailer registrations:

1. The number of registered cannabis retail businesses within the City shall be limited to a maximum of four (4).

B. The following businesses are not subject to the cap on registration under Paragraph A above:

1. Lower-Potency Hemp Edible Retailer; and

2. Medical cannabis combination businesses.

4-4-6: PROCESSING REGISTRATION:

Initial applications for registration will be processed on a first-come, first-served basis based on the City receiving a complete application and payment of all fees. Applications will be considered complete when all materials in Section 4-4-7, including all required information, are received by the City. The date a certification under Section 4-4-3 is issued will have no impact on the applicant's registration processing and is not an indication that the cap on registrations has not been met.

4-4-7: REGISTRATION APPLICATION:

All applicants for initial registration or renewal registration must submit a registration application or renewal form provided by the City. The form may be amended from time to time by the City Clerk and shall include the information listed below.

A. Required Application Information.
   1. Name and date of birth of the applicant;
   2. Address and parcel ID for the property for which the registration is sought;
   3. Name of the property owner;
   4. Certification that the applicant's proposed business complies with the requirements of this Chapter;
   5. Proof that the applicant or owner of the property where the business will be located is current on all property taxes and assessments at the location where the retail establishment is or will be located; and
   6. A copy of a valid state license or written notice of OCM license preapproval.

B. Fee Required. At the time of initial application, and prior to the City's consideration of any renewal application, each Cannabis Retailer must pay an initial registration fee as well as renewal fees in the amount established by the City's fee schedule. Initial registration fees and renewal registration fees are nonrefundable.

4-4-8: PRELIMINARY COMPLIANCE CHECK:

Initial Cannabis Retailer or Lower-Potency Hemp Edible Retailer registration shall not be issued unless, prior to opening for operations following approval of an application for initial registration, the applicant has passed a preliminary compliance check conducted by the City to ensure compliance with this Chapter and any other regulations established pursuant to Minnesota Statutes, section 342.13.

4-4-9 BASIS FOR DENIAL:

The City shall not issue a registration or renewal for any Cannabis Retailer or Lower-Potency Hemp Edible Retailer if any of the following conditions are true:

A. The applicant has not submitted a complete application.

B. The applicant or application does not comply with the requirements of this Chapter.

C. The proposed use does not comply with applicable zoning and land use regulations.

D. If applicable, the applicant or proposed use is found to not comply with the requirements of the Act, this Chapter, the building code, or the fire code at the preliminary compliance check.

E. The applicant or owner of the property where the business will be located is not current on all property taxes and assessments at the location where the retail establishment is or will be located.

F. If applicable, the maximum number of registrations, pursuant to Section 4-4-5 have been issued by the City or within the County.

G. The applicant does not have a valid license from the OCM.

4-4-10: ISSUANCE OF REGISTRATION OR RENEWAL:

The City shall issue the initial or renewal registration if the applicant meets the requirements of this Chapter, and no grounds for denial of the registration under this Chapter or Minnesota Statutes, Chapter 342 exist. Pursuant to Minnesota Statutes, Chapter 342, within 30 days of receiving a copy pf a state license application from OCM, the City shall certify on a form provided by OCM whether a proposed cannabis retail business complies with the state fire code and building code.

4-4-11: REGISTRATION NONTRANSFERABLE:

A registration is not transferable to another person, entity, or location.

4-4-12: ENFORCEMENT:

A. Generally. The City may impose a fine or suspend a registration for up to thirty (30) days under this Chapter on a finding that the registered business has failed to comply with an applicable statute, regulation, or ordinance, including a violation of this Chapter.

B. Notice and Right to Hearing. Prior to imposing a fine or suspending any registration under this Chapter, the City shall provide the registered business with written notice of the alleged violations and inform the registered business of its right to a hearing on the alleged violation.

1. Notice shall be delivered in person or by regular mail to the address of the registered business and shall inform the registered

business of its right to a hearing. The notice will indicate that a response must be submitted within ten (10) days of receipt of the notice, or the right to a hearing will be waived.

2. After receipt of a request for a hearing, the registered business will be given an opportunity for a hearing before the City Council, before final action to fine or suspend a registration. The City Council shall give due regard to the frequency and seriousness of the violations, the ease with which such violations could have been cured or avoided and good faith efforts to comply and shall issue a decision to fine or suspend the registration only upon written findings.

3. If no request for a hearing is received within ten (10) days following the service of the notice, the matter shall be submitted to the City Council for imposition of the fine or suspension.

C. Emergency. If, in the discretion of the City, a registered business poses an imminent threat to the health or safety of the public, the City may immediately suspend the registration and provide notice of the right to hold a subsequent hearing as prescribed in Paragraph B above. The City shall immediately notify the OCM in writing of the grounds for suspension.

D. Reinstatement. The City may reinstate a registration if it determines that the violations have been resolved. The City shall reinstate the registration if the OCM determines the violations have been resolved.

E. Reporting to OCM. All enforcement actions under this Chapter will be reported to the OCM.

4-4-13: PENALTIES.

A. Misdemeanor. Any person who violates this Chapter is guilty of a misdemeanor and, upon conviction, is subject to a fine and imprisonment as prescribed by state law. Each day each violation continues or exists, constitutes a separate offense.

B. Additional Enforcement Action. Violation of this Chapter shall be grounds for such other enforcement as is allowed under this Code, state statute, or common law.

4-4-14: CANNABIS RETAILER OPERATING REGULATIONS:

A. Buffer Requirements. No Cannabis Retail Business may be located within:

1. 1,000 feet of a school;
2. 500 feet of a day care;
3. 500 feet of a residential treatment facility;
4. 500 feet of an attraction within a public park that is regularly used by minors; or
5. 1,000 feet of another Cannabis Retail Business.

Buffers shall be measured from the closest point of each building, or part of a building where the above use is located, or closest area of an attraction located in a public park, to the building or part of a building where a Cannabis Retail Business is located.

Nothing in this Section shall prohibit an active Cannabis Retail Business from continuing operation at the same site if any of the above begin operation within the minimum buffer zone.

B. Compliance Checks. The City shall complete, at a minimum, one compliance check per calendar year of every registered Cannabis Business to assess if the business meets age verification requirements, as required under Minnesota Statutes, Section 342.22 Subd. 4(b) and this ordinance. Any failures under this section shall be a basis for enforcement action and must be reported to the OCM.

C. Hours of Operation. Cannabis businesses are limited to retail sale of cannabis, cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products to between the hours of 8:00 a.m. and 10:00 p.m. Monday through Saturday, and 10:00 a.m. and 9:00 p.m. on Sunday.

D. Display of License and Registration. All licenses and registrations must be posted and displayed in plain view of the general public on the premises.

4-4-15: LOWER-POTENCY HEMP EDIBLE RETAILER OPERATING REGULATIONS:

A. Buffer Requirements. No Lower Potency Hemp Edible Retailer may be located within:

1. 1,000 feet of a school;
2. 500 feet of a day care;
3. 500 feet of a residential treatment facility;
4. 500 feet of an attraction within a public park that is regularly used by minors; or

5. 1,000 feet of another Lower-Potency Hemp Edible Retailer.

Buffers shall be measured from the closest point of each building, or part of a building where the above use is located, or closest area of an attraction located in a public park, to the building or part of a building where a Lower Potency Hemp Edible Retailer is located.

Nothing in this Section shall prohibit an active Lower Potency Hem Edible Retailer from continuing operation at its current location if any of the above begin operation within the minimum buffer zone. The buffer requirements established above shall not apply to Lower Potency Hemp Edible Retailers operating legally in compliance with the City's' zoning ordinance and state statutes on the date of adoption of this Chapter.

B. Compliance Checks. The City shall complete, at a minimum, one compliance check per calendar year of every registered hemp edible retail business to assess if the business meets age verification requirements, as required under Minn. Stat. 342.22 Subd. 4(b) and this ordinance. Any failures under this section shall be a basis for enforcement action and must be reported to the OCM.

C. Display of License and Registration. All licenses and registrations must be posted and displayed in plain view of the general public on the premises.

D. Additional Restrictions. The sale of lower-potency hemp edibles other than those intended to be consumed as a beverage must occur from a designated area that is not accessible to individuals under the age of 21.

Section Five. Effective Date. This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Passed in regular session of the City Council on the ____day of _____, 2024.

CITY OF INVER GROVE HEIGHTS

By: _____
Brenda Dietrich, Mayor

ATTEST:

_____
Rebecca Kiernan, City Clerk

Inver Grove Heights Commercial, Office & Industrial Zoning, 10/2024

IGH Boundary
Storm Pond

ZONING
- B-1
- B-2
- B-3
- B-4
- OP
- I-1
- I-2
- Other Zoning

HIGHWAY 62
MENDOTA RD E
AKRON AVE
50TH ST E
BACON AVE
BLAINE AVE
11TH AVE S
9TH AVE S
47TH ST E
BOYD AVE
8TH ST S
9TH ST S
50TH ST E
51ST ST E
ALLEY
7TH AVE S
5TH AVE S
3RD AVE S
MALDEN ST
52ND ST E
53RD ST E
WINDY HILL RD
SALEM LN
M CHURCH RD
55TH ST W
ALTA AVE
ANNETTE AVE
ASHER AVE
CENEX DR
494
58TH CT E
9TH AVE S
8TH AVE S
6TH AVE S
1ST AVE S
DALE ST W
POPLAR ST W
ASH ST W
ASH ST E
SYNDICATE AVE
CONCORD ST S
UPPER 55TH ST E
SOUTH ST W
HENRY AVE
ERCOUPE LN
AIRPORT RD
60TH ST W
60TH ST E
BLACKBERRY TRL
RYANT LN
CLAUDE WAY
WIPLINGER LN
LYSDALE LN
O'NEILL DR
62ND ST E
63RD ST E
BOLLAND TRL
64TH ST E
CAHILL AVE
APPLE CT
ROBERT TRL S
65TH ST W
65TH ST E
CARMEN AVE
SOUTHGATE RD
CROSBY AVE
DAWN WAY
DAWN AVE
66TH ST E
DOFFING AVE
ARGENTA TRL
66TH ST W
BABCOCK TRL
BARBARA AVE
ARLENE AVE
68TH ST E
CAIN AVE
CLEVELAND AVE
CRAIG AVE
CROSBY AVE
69TH ST W
69TH ST E
AQUA TRL
70TH ST W
70TH ST E
71ST ST E
CORLISS WAY
CLAYTON AVE
71ST ST W
ALLEN WAY
ARCHER TRL
AGATE TRL
AUBURN LN
BESTER AVE
BLAINE AVE
BORMAN AVE
72ND ST E
73RD ST E
DAWN AVE
74TH ST E
75TH ST E
76TH ST W
76TH ST E
77TH ST W
77TH ST E
AMANA TRL
AVA TRL
ADLER TRL
BOYD AVE
76TH LN E
78TH ST E
DICKMAN TRL
79TH ST E
BOWMAN AVE
CONROY WAY
COURTHOUSE BLVD
80TH ST E
CASPER WAY
81ST ST E
CUNEEN TRL
CONCORD BLVD
RIVER RD
82ND ST W
82ND ST E
ANGUS AVE
83RD ST E
COOPER WAY
DE LANEY CIR
COLLEGE TRL
85TH ST E
BOWER PATH
BROOKS BLVD
BIRCH BLVD
ALVERNO AVE
ANN MARIE TRL
86TH CT E
APRIL CT
87TH ST E
BRODERICK BLVD
COURTHOUSE BOULEVARD CT
BARNES AVE
CARTER PATH
RIVER HEIGHTS WAY
89TH ST E
DODD RD
AVIARY PATH
ALVAREZ AVE
ALFALFA
ARALIA CT
90TH ST E
AIDAN CV
TYNE LN
ALTMAN CT
RICH VALLEY BLVD
93RD ST E
OLD CONCORD BLVD
94TH ST E
ESKLN
AL BANO TRL
ROBERT TRL S
94TH CT E
INVER GROVE TRL
96TH ST E
96TH ST E
97TH ST E
FRONTAGE RD
99TH ST E
100TH ST E
CONRAD AVE
ADAM AVE
102ND ST W
102ND ST E
ANDREA TRL
BARNES TRL
BARNES AVE
BARNES WAY
BRENT AVE
105TH ST W
105TH ST E
105TH ST E
ALISON WAY
AKRON AVE
108TH ST E
BARTLEY CT
CLIFF RD W
CLIFF RD E
CLARK RD
52
AVERY DR
ALAMEDA AVE
ASHLEY CT
SYCAMORE DR
PINE LN
RICH VALLEY BLVD
117TH ST E
ALBAVAR PATH
AKRON AVE
120TH ST E
AUSTIN CT E
120TH ST W
UNNAMED ST

0 0.5 1 2 Miles

N

THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED
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Inver Grove Heights Office & Commercial PUD Zoning, 10/2024

IGH Boundary
Storm Pond

ZONING
Office PUD
Commercial PUD
Other Zoning

HIGHWAY 62
MENDOTA RD E
50TH ST E
52ND ST E
53RD ST E
51ST ST E
47TH ST E
7TH ST S
8TH ST S
9TH ST S
PARK ST W
VILLA
MALDEN ST
WARBURTON ST W
RICHMOND ST W
FROST ST W
ASH ST W
SOUTH ST W
ASH ST E
SYNDICATE AVE
ALLEY
HENRY AVE
ERCOUPE LN
AIRPORT RD
63RD ST E
66TH ST E
69TH ST E
70TH ST E
71ST ST E
72ND ST E
73RD ST E
74TH ST E
75TH ST E
76TH ST E
77TH ST E
78TH ST E
79TH ST E
80TH ST E
81ST ST E
83RD ST E
85TH ST E
87TH ST E
89TH ST E
90TH ST E
94TH ST E
96TH ST E
99TH ST E
100TH ST E
102ND ST E
105TH ST E
108TH ST E
117TH ST E
120TH ST E
UPPER 55TH ST E
58TH CT E
60TH ST E
62ND ST E
63RD ST E
64TH ST E
65TH ST E
67TH ST E
68TH ST E
94TH CT E
ROBERT TRL S
CONCORD ST S
CONCORD BLVD
BLAINE AVE
BOYD AVE
BACON AVE
AKRON AVE
CENEX DR
ASHER AVE
ANNETTE AVE
ALTA AVE
WINDY HILL RD
SALEM LN
CHURCH RD
55TH ST W
494
PRIVATE RD
ACORN DR
60TH ST W
ONEILL DR
APPLE CT
BLACKBERRY TRL
RYANT LN
BOLLAND TRL
CLAUDE WAY
WIPLINGER LYSDALE LN
CAHILL AVE
CARMEN AVE
CAIN AVE
BABCOCK TRL
ARLENE AVE
ALLEN WAY
AQUA TRL
SOUTHGATE RD
CROSBY AVE
DAWN WAY
DAWN AVE
DOFFING AVE
CRAIG AVE
CLAYTON AVE
BESTER AVE
BORMAN AVE
BOWMAN AVE
DICKMAN TRL
CONROY WAY
CASPER WAY
CUNEEN TRL
COOPER WAY
DELANEY CIR
RIVER RD
RIVER HEIGHTS WAY
ARGENTA TRL
ARCHER TRL
AGATE TRL
AUBURN LN
AMANA TRL
77TH ST W
76TH ST W
71ST ST W
69TH ST W
66TH ST W
65TH ST W
AVA TRL
ADLER TRL
COURTHOUSE BLVD
82ND ST W
82ND ST E
ANGUS AVE
ANN MARIE TRL
86TH CT E
APRIL CT
ALVERNO AVE
ALVAREZ AVE
ALFALN
ARALIA CT
AVIARY PATH
AIDAN CV
ALTMAN CT
RICH VALLEY BLVD
93RD ST E
ESKLN
TYNE LN
ALBANO TRL
DODD RD
COLLEGE TRL
BIRCH BLVD
BROOKS BLVD
BRODERICK BLVD
COURTHOUSE BOULEVARD CT
BARNES AVE
BBOWER PATH
OLD CONCORD BLVD
INVER GROVE TRL
FRONTAGE RD
BARNES TRL
BARNES WAY
BRENT AVE
CONRAD AVE
ADAM AVE
102ND ST W
ANDREA TRL
105TH ST W
AKRON AVE
ALISON WAY
RICH VALLEY BLVD
BARTLEY CT
CLIFF RD W
CLIFF RD E
CLARK RD
UNNAMED ST
STRATFORD LN
AVERY DR
ASHLEY CT
ALAMEDA AVE
SYCAMORE DR
PINE LN
ALBAVAR PATH
120TH ST W
120TH ST E
AUSTIN CT E
52

0 0.5 1 2 Miles

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