



Inver Grove Heights City Council
Monday, March 3, 2025 at 6:00 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 Rebecca Kiernan (rkiernan@ighmn.gov). Comments received prior to 12:00 p.m. on Monday, March 3, 2025, will be provided to the Council at or before the March 3, 2025 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Discussion Items**
 - A. Options for a New City Seal
 - B. Potential Amendment(s) to Zoning Code Regarding Hoop Structures
 - C. Potential Amendment(s) to Zoning Code Regarding Above Ground Storage Tanks
5. **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 Rebecca Kiernan, City Clerk, at 651.450.2513 or rkiernan@ighmn.gov.



Request for Council Action

SUBJECT: Options for a New City Seal

MEETING DATE: March 3, 2025

ITEM TYPE: Discussion Items

CONTACT: Rebecca Kiernan, City Clerk, 651.450.2513

ACTION REQUESTED

The Council is asked to provide input on a new City Seal.

BACKGROUND

In May of 2024, a new Official Seal of the State of Minnesota was put in place; featuring a lake, a loon and the North Star.

The City of Inver Grove Heights also has an official seal, which is used on official City documents that get recorded, City-issued licenses, and certain ceremonial documents, such as proclamations. When applied to paper documents, the seal is raised, conveying that the document in hand is both official and an original.

The current City seal is modeled after the old state seal, with an image of a farmer, trees, a horse and rider, and a sun with rays, along with the French words "L'Etoile Du Nord", which translates to the Star of the North. Staff is proposing that the City seal be updated and made more independent of the state seal, so that should the State of Minnesota change its seal yet again in the future, it would have no impact on IGH. Similar work is underway to redesign our Police Department badges and patches, which were also based on the old state seal. In both cases, staff is proposing to incorporate images of the Rock Island Swing Bridge to make the seal, badges and patches uniquely IGH.

The Council is asked to review the attached seal options and provide feedback. Some questions to consider while reviewing the options include:

1. Should the word "Seal" or "Official Seal of" be included?
2. Should the seal include the full state name (Minnesota), an abbreviation (MN), or neither?
3. Should the seal include the county (Dakota)?
4. Outer or inner borders - preference?

FISCAL IMPACT

The estimated cost to update the seal is \$350 for a new embosser and seal highlighter.

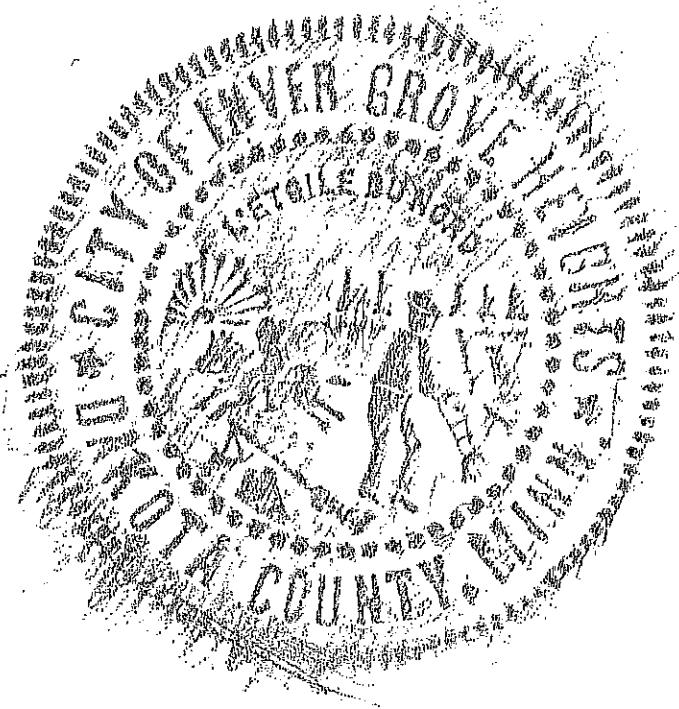
RECOMMENDATION

ATTACHMENTS

1. Current Seal of IGH

2. City Seal Options

Current City of Inver Grove Heights City Seal





DRAFT - New City Seal Design Options

February 2025





Request for Council Action

SUBJECT: **Potential Amendment(s) to Zoning Code Regarding Hoop Structures**

MEETING DATE: March 3, 2025

ITEM TYPE: Discussion Items

CONTACT: Jason Ziemer, Community Development Director, 651-450-2546

ACTION REQUESTED

The Council is asked to discuss and provide direction as to potential amendments to the City's Zoning Code related to hoop structures.

BACKGROUND

In August of 2024, the City Council considered a variance request that would have allowed an existing hoop structure to remain on a property zoned I-1, Light Industrial. The Council voted to deny the requested variance, as recommended by the Planning Commission and City staff, as the structure did not conform to established material standards and there was a lack of practical difficulties to justify a variance. A second variance from setback standards was also denied. The applicant was given until June 2025 to bring the property into compliance.

In denying the variance requests, Council directed staff to further research whether it was practical or advisable for the City to consider allowing hoop structures under certain conditions or for certain uses and in certain zoning districts, notably industrial districts.

Current Code on Hoop Structures

Section 10-15-17 (Exterior Building Materials) of the current City Code prohibits hoop structures – whether temporary or permanent – in all zoning districts, except when they are located on lots greater than 2.5 acres and located in the A, E-1 or E-2 zoning districts. In these cases, they can be up to 500 square feet in size and must be set back 50 feet from all property lines.

The intent of establishing standards for exterior materials, notably in commercial and industrial districts, is to require buildings to be constructed with high-quality material for aesthetic and tax valuation purposes. As presented in August, current City Code for commercial industrial districts requires at least 50% of the exterior vertical surface be consistent and have a combination of the following materials: brick, sculpture block, panels, wood siding, steel, aluminum, or vinyl lap siding or natural stone. This has the effect of prohibiting hoop structures (sometimes also referred to as "membrane structures").

In jurisdictions where hoop structures are allowed, State Building Code further establishes requirements for both temporary and permanent versions. Temporary hoop structures, defined as those up for 180 days or less, are not required to be structurally engineered, but a building permit is sometimes required depending on size and use. A permanent hoop structure is required to be structurally engineered and meet all related building code requirements.

Staff Evaluation & Analysis

City staff from Planning, Building Inspections, Code Enforcement and Fire met to discuss whether the allowable use of hoop structures might be expanded and under what conditions. It can be argued that there might be a time and a place for such structures for several types of businesses, as they serve as a cost-effective way to provide weather protection and security for certain materials.

After discussion, and research into what other cities in the metro area allow (see attached), staff would suggest no changes to the current prohibition on hoop structures in R, residential zoning districts, and keeping the current limits on them in the A, E-1 and E-2 districts.

In Commercial Districts, the City's Land Use Matrices currently allow Commercial Greenhouses as a Conditional Use in the A, Agriculture district and as a Permitted use in the B-3, General Business zoning districts. Outdoor Sales and Supply Areas are allowed as an Accessory Use with Garden Supply Stores in the B-3, General Business and B-4, Shopping Center zoning districts. It is assumed both of these uses commonly include hoop-type structures as primary and accessory buildings. It is not uncommon to see hoop structures with the seasonal, temporary greenhouses outside of larger retail stores. Staff would not suggest expanding the use of those structures other than what is currently allowed, but may have some suggestions for better phrasing the current requirements.

As for Industrial Districts, staff suggests that the Council consider some changes to allow permanent, but not temporary, hoop structures, subject to certain conditions. For example, City staff discussed limiting their use to the protection of certain materials, such as salt and sand, landscaping materials (i.e. mulch), special soils, etc., to limit the number and size of such structures on a property, and to establish minimum setback requirements. Additionally, staff would not suggest hoop structures in favor of typical accessory storage buildings for equipment and supplies.

If allowed in the industrial districts, permanent hoop structures would be required to obtain the necessary permits and provide engineered plans and information for review and approval by building inspections staff.

The Council is asked to weigh in on these suggestions and provide direction as to whether specific zoning code changes should be drafted. If Code changes are made, staff would recommend extending them to the P, Public/Institutional District as well, as these structures are beneficial to public works operations for the same reasons as they might be desired by local businesses.

Any change in code would require a public hearing before the Planning Commission and recommendation to the City Council for action.

FISCAL IMPACT

N/A

RECOMMENDATION

ATTACHMENTS

1. Overview of Hoop Structure Zoning & Possible Changes
2. 2025-03-03 Hoop Structure City Comparison

ZONING DISTRICT	HOOP STRUCTURES
R, Residential district	Not currently allowed <i>No changes recommended</i>
A, Agriculture district E-1 & E-2, Estate districts	Currently allowed: ➤ Only on lots of 2.5 acres or more ➤ Max hoop structure footprint = 500 sq. ft. ➤ must be set back 50 feet from all property lines. <i>No changes recommended</i>
I, Industrial districts	Not currently allowed. Recommend continuing to prohibit <u>temporary</u> hoop structures. Consider allowing <u>permanent</u> hoop structures, subject to: ➤ size and use limitations ➤ set-back requirements ➤ building code requirements

	Membrane Structure / Hoop Structure
Inver Grove Heights	Does not allow them per exterior material requirements for principal and accessory structures. Exemptions to allow them as accessory structures in A, E-1 and E-2 zoning districts subject to additional standards.
West Saint Paul	Does not allow them as principal structures. Does not allow them as accessory structures except as part of a commercial greenhouse.
Cottage Grove	Very little language related to hoop structures. Does not allow them except as a temporary accessory structure connected to an approved conditional use permit.
Eagan	Does not allow them anywhere in the City. The exterior material requirements for both principal and accessory structures make them not possible. Membrane structures only allowed temporarily as part of outdoor food events.
Woodbury	Does not allow them anywhere in the City. The exterior material requirements for both principal and accessory structures make them not possible.
Apple Valley	Allows them only as temporary accessory structures associated with food trucks or other outdoor events.



Request for Council Action

SUBJECT: Potential Amendment(s) to Zoning Code Regarding Above Ground Storage Tanks

MEETING DATE: March 3, 2025

ITEM TYPE: Discussion Items

CONTACT: Jason Ziemer, Community Development Director, 651-450-2546

ACTION REQUESTED

The Council is asked to discuss and provide direction as to potential amendments to the City's Zoning Code related to above-ground storage tanks.

BACKGROUND

In July of 2024, the Council considered and approved a variance request related to above-ground storage tanks. At that time, the Council requested additional information in order to understand the current regulations and consider possible ordinance updates.

Above-ground storage tanks are currently regulated through two sections of the City Code. The first is Section 9-2-4, limits for storage of hazardous materials; this is in the fire prevention code. This Section limits above-ground storage tanks to the I-2 zoning district with no limitations and to the A, B, P and I-1 zoning districts as long as it is one tank not exceeding 500 gallons of capacity or two tanks not exceeding 1,000 gallons of aggregate capacity. Such tanks are also allowed in the Sand and Gravel Overlay District via a Conditional Use Permit (CUP) when associated with an asphalt plant when there is adequate water supply for fire protection.

The second section of City Code that regulates above-ground storage tanks is Section 10-6-2 of the zoning ordinance. This section provides a table with the permitted, conditional and accessory uses for all nonresidential zoning districts. The table has fuel storage and dispensing as permitted principal uses in the B-1, I-1 and I-2 districts. The tanks must be for exclusive use by the owner and no retail sales may occur except for propane. Fuel storage tanks for crude oil, gasoline, natural gas, propane and other fuels are allowed as a conditional use in the I-2 zoning district.

Both sections of code allow an above-ground storage tank as a principal use of a property. However, the two sections of the Code do not align in regards to the zoning districts the tanks are allowed in. To remedy this conflict, staff would recommend removing the language from the fire prevention section and incorporating all allowed zoning districts into the Zoning Ordinance. This would add A, B-2, B-3, P and the Sand & Gravel Overlay as districts where the use is allowed. A reference to the State Fire Code would be included to ensure compliance with the standards.

Staff would also recommend changing above-ground storage tanks from a Permitted or Conditional Principal Use to a Permitted Accessory Use and requiring a permit from the Fire Marshal prior to commencing the use. Above-ground fuel storage tanks are typically associated with a principal use and are an accessory use to augment the principal operation for the property. The permit would allow

staff to review the use for compliance through an administrative process.

Staff is seeking further direction from the Council as to whether the City retains the size restrictions that are currently in the city's fire prevention code, which are more restrictive than the State Fire Code. State Fire Code regulates the size based on the use and the liquid that is being stored. The Council should also discuss whether there is a desire to maintain above-ground storage tanks as a principal use in the City's Industrial districts, while limiting them to an accessory use in other districts.

For reference, staff have researched how other cities handle above-ground storage tanks and attached the information to this report. Any change in zoning code would require a public hearing before the Planning Commission prior to formal consideration by the Council. Changes to the Fire Prevention Code would require the current three readings by the City Council.

FISCAL IMPACT

RECOMMENDATION

ATTACHMENTS

1. Overview of Above Ground Storage Tanks & Possible Changes
2. 2025-03-03 Above Ground Storage Tank City Comparison

CURRENT REQUIREMENTS

IGH Fire Prevention Code – City Code Title 9, Chapter 2, Section 4 ABOVE GROUND STORAGE TANKS ALLOWED:	
I-2 Zoning District	No limitations
A, B, P and I-1 Zoning Districts	1 tank not exceeding 500 gallons, or 2 tanks not exceeding 1,000 gallons of aggregate capacity
Sand & Gravel Overlay District	With a Conditional Use Permit (CUP); when associated with an asphalt plant, and with adequate water supply for fire protection.

IGH Zoning Code – City Code Title 10, Chapter 6, Section 2 FUEL STORAGE & DISPENSING ALLOWED:	
B-1, I-1 and I-2 Zoning Districts	Allowed as a permitted principal use Must be for the exclusive use of owner, no retail sales except for propane
I-2 Zoning District	May be a principal use, but is a conditional use – meaning it requires a CUP

PROPOSED REQUIREMENTS

1. Remove from IGH Fire Prevention Code and put all requirements in Zoning Code.
2. Amend Zoning Code as follows:
 - Make them a permitted accessory use requiring: (1) compliance with the State Fire Code, and (2) a permit from the City Fire Marshal prior to commencing the use.
 - Allow as follows:

IGH Zoning Code – City Code Title 10, Chapter 6, Section 2 FUEL (& <i>FLAMABLE LIQUID?</i>) STORAGE & DISPENSING (NON-RETAIL) ALLOWED:	
A, B, P, I-1 and I-2 Zoning Districts (including Sand & Gravel Overlay)	Accessory Use Allowed per State Fire Code

Questions to be answered:

1. Keep more restrictive size limits currently imposed by IGH Fire Code or conform to State Fire Code when it comes to the allowable size of tanks? (State Fire Code regulates the size based on use and the liquid that is being stored.)
2. Should IGH continue to allow above-ground storage tanks as a principal use in the I-1 and I-2 districts? Or require that they be an accessory use wherever allowed?

	Above Ground Storage Tanks
Inver Grove Heights	Fire prevention code allows them in I-2 with no restrictions and in A, B, P and I-1 districts with a single or dual tank of 500 or 1,000 gallons, respectively. Zoning ordinance has fuel storage and dispensing as permitted uses in the B-1, I-1 and I-2 districts. A conditional use for fuel storage tanks in the I-2 .
West Saint Paul	Fire Prevention code provides the limits. Storage of flammable liquids in outside aboveground tanks of 2,000 gallons water capacity or more is prohibited within the city, except if approved by the Fire Chief. Zoning ordinance does not have standards or list above ground storage tanks as a use in any district.
Cottage Grove	Fire prevention code references Minnesota State Fire Code. Zoning ordinance allows storage of crude oil, refined oil, alcohol and other liquids in outdoor aboveground storage tanks, incidental to the principal use and not for sale, as an accessory use.
Eagan	No standards related to the above ground storage of fuel. All coverage is through references to state fire and building codes.
Woodbury	No performance standards related to above ground storage tanks. Limit outdoor gas sales on motor fuel lots.
Apple Valley	Above ground storage tanks are a conditional use in the general industrial zoning district when the tank is larger than 10,000 gallons. It is regulated by fire code when smaller than 10,000.