Inver Grove Heights Planning Commission
Tuesday, April 1, 2025 at 7:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Tuesday, April 1, 2025, will be provided to the Commission at or before the April 1, 2025 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
   - **A.** Minutes of the March 4, 2025, Planning Commission Meeting.
4. **Public Hearing**
   - **A.** Public Hearing to Consider a Request for Rezoning from A, Agricultural to R-3A, Multiple-Family Residential; Easement Vacation to Vacate an Existing Drainage & Utility Easement; and Preliminary Plat for a two-lot Subdivision to be known as Orchard Heights 3rd Addition located at 1845 77th Street West. *Motion to Table Item to the May 6, 2025, Planning Commission Meeting.*
   - **B.** Public Hearing to Consider a Request for Approval of a Preliminary Plat from the Inver Grove Heights Economic Development Authority to Replat Inverwood Golf Course and Subdivide 4.252- Acres from the Golf Course. *Motion to Table Item to the May 6, 2025, Planning Commission Meeting.*
   - **C.** Public Hearing to Consider a Request by Connor Gosell for a Conditional Use Permit to Operate a Seasonal Agricultural Stand located at 9226 Old Concord Boulevard.
5. **Regular Business**
   - **A.** Administrative Site Plan Review Application from Height Investment Group, LLC for a Dunkin Donuts located at 6800 Cahill Avenue.
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, March 4, 2025 – 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)* Trisha Presley (Secretary) Jason Teiken Aida Schaefer Robert Heidenreich Amy Hunting Dennis Wippermann
Commissioners Absent:	Scott Clancy (Vice-Chair) – excused Lance Twedt – excused
Staff Present:	Jason Ziemer, Community Development Director Kevin Shay, Planning Consultant Stacy Bodsberg, Community Development Support Specialist

3. CONSENT AGENDA

A. Minutes of December 3, 2024, Planning Commission Meeting.

Motion by Wippermann, Second by Teiken, to Approve the Minutes as Submitted.

Ayes: 7

Nays: 0 Motion Carried.

4. PUBLIC HEARING

A. Rezoning from A, Agricultural to R-3A, High Density Residential; Easement Vacation to vacate an existing Drainage and Utility Easement; and Preliminary & Final Plat for a two-lot subdivision to be known as Orchard Heights 3rd Addition located at 1845 77th Street West. (Steve Grebin – Case No. 25-01S)

Motion by Heidenreich, Second by Presley, to Table Item to the April 1, 2025, Planning Commission Meeting.

Ayes: 7

Nays: 0 Motion Carried.

B. Major Site Plan Review to Construct Parking Lot Improvements at Pine Bend Elementary School located at 9875 Inver Grove Trail. (Bolton & Menk – Case No. 25-03SP)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Presentation of Request

Planning Consultant Shay presented the staff report.

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The purpose of the parking lot expansion at Pine Bend Elementary School is to add additional bus parking and to modify traffic flow to minimize conflict between bus and parent pick up and drop off.

The site is zoned P, Public/Institutional District.

There will be no change to either access locations.

The South Parking area will provide 51 spaces (a decrease from 61 to allow for more bus parking spaces.) The North and East parking areas will provide 70 spaces (increase from 57).

The total parking spaces will increase by 3, from 118 to 121 spaces.

9 new overstory trees are proposed (existing trees will remain.)

Lighting will meet the requirement (less than one foot candle at the centerline of Inver Grove Trail).

Staff recommend approval of the Major Site Plan for parking lot expansion, subject to the conditions listed in the staff report.

Planning Commission Discussion
Commissioner Heidenreich inquired about an attachment provided in the staff report that may suggest planned water runoff into a part of the site that is listed as an Impaired Water/Wetland. Planning Consultant Shay stated that it will be discussed with the City Engineer who completed the stormwater review.

Opening of Public Hearing
Cole Larson, 3300 Fernbrook Lane North, Suite 300, Plymouth, Bolton & Menk, Inc., Applicant, stated that he received and read the staff report. He had no comments or questions.

Planning Commission Discussion
Commissioner Hunting stated that she sees the changes as an improvement to the site.

Commissioner Heidenreich stated that the stormwater drainage flowing into an area that is marked as National Wetlands and Impaired Water concerned him.

Chair Weber requested that the Engineer review the drainage plan before it goes before the City Council.

Motion by Hunting, Second by Wippermann, to Approve a Major Site Plan for parking lot expansions subject to the conditions listed in the staff report and the answering of the drainage question.
Ayes: 7
Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on March 24, 2025.

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C. Rezoning the Southern 4-acres from P, Public to B-3, General Business; and a Comprehensive Plan Amendment to change the land use designation for the Southern 4-acres from Public/Institutional to Commercial located at 7950 Blaine Avenue. (SMNPT 1, LLC – Case No. 25-02ZPA)

Reading of Public Notice
Secretary Presley read the Public Hearing Notice.

Motion by Teiken, Second by Heidenreich to add one email into the record.
Ayes: 7
Nays: 0 Motion Carried.

Presentation of Request
Planning Consultant Shay presented the staff report.

The Comprehensive Plan Amendment for this request would reguide the southern four acres of the property to Community Commercial (the church on the north half would remain Public/Institutional).

The Rezoning for this request is B-3, General Business to align with the Community Commercial land use request.

Development Concept (tentative)
- 3 commercial users
  - Gas station
  - Two retail stores with drive-through
- Parking/landscaping
- Proposed access onto Blaine for commercial uses shown

Relevant Policies to Consider
- Established Development Area Goals
  - provide convenient commercial services
  - provide buffers for density transitions
  - allow infill development
  - ensure new development is compatible in size and scale with existing adjacent neighborhoods
- Community Commercial Goals
  - provide goods and services that are needed by IGH residents in shopping nodes
  - encourage private sector redevelopment efforts

Staff Evaluation
- City Council has prioritized commercial growth in the area.
- The low-density residential area around the area to the north and east will be buffered by the church.
- The southern half of the site is currently vacant.
- 80th Street and Blaine Avenue are both major corridors, so this is an appropriate area for commercial development.
- The topography of the site means that the development will be below the church and the homes to the east, so it will be largely out of view.

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Next Steps

- Recommendation on Comprehensive Plan Amendment and Rezoning requests
- Future Actions
    - Preliminary Plat (public hearing required)
    - Final Plat
    - Conditional Use Permit (public hearing required)

Staff recommend approving the Comprehensive Plan Amendment from Public to Community Commercial and the Rezoning from P, Public to B-3, General Business, subject to the conditions listed in the staff report.

Planning Commission Discussion

Commissioner Wippermann questioned if this change would be considered spot zoning. Planning Consultant Shay stated that it would not be, as the request is consistent with the guided land use.

Commissioner Hunting inquired as to the difference between the B-2 and B-3 zoning districts. Planning Consultant Shay stated that it is a difference of scale; B-2 is for less intense commercial operations and has more restrictive standards. Both the B-2 and B-3 zoning districts could meet land use designations for Community Commercial.

Commissioner Hunting inquired about Neighborhood Commercial versus Community Commercial. Planning Consultant Shay explained that Neighborhood Commercial would limit the uses for the zoning district (e.g., no gas stations allowed in B-1). The applicant's desired uses for the site fit with Community Commercial.

Opening of Public Hearing

John Johansson, 11985 Technology Drive, Suite 110, Eden Prairie, SMNPT 1, LLC, Applicant, stated that he has been involved with similar projects to this one in the past.

William Haworth, 5417 Brewer Lane, Grace Nazarene Church, stated that the church is remodeling to create a daycare that will serve the community. To cover the costs of remodeling, the church decided to sell the land to the south of the church.

John Johansson stated that the parking lot to the south of the church will be replaced with one to the east, and will drain to a catchbasin, then to a pond that will be created to the south. The added entry point to the east would alleviate potential challenges from very different shared uses. This is a busy corner, surrounded by schools, a community center, a community college, etc. and would be successful for the uses. Chipotle is a likely user for the site. Bulk of traffic will come from 80th Street.

Alex Bruns, 2406 Blueberry Street, stated that his house near the north end of the property would not be buffered by the church. He reminded Commissioners about their comments on this project from 2023, citing concerns about needed Variances, traffic from Blaine Avenue, a change to the character of the neighborhood, and the lack of buffering. Blaine Avenue and 80th Street are busy intersections with existing traffic issues; he has been hit by cars several times in this intersection. He asserted that the church needs to retain a minimum of three acres of land, and with this proposed change, the church will take ownership of the retention pond. The church will thus bear the risk of owning the retention pond with runoff from gas station and parking lot. He said vacant land was not a bad thing. He said that currently, there are community gardens that provide a buffer zone. He said that the 2040 Plan emphasizes the importance of

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open space for connectivity, which would be negatively impacted by this proposal. He is concerned that the drainage would flow into his backyard, and he already has a sump pump that runs constantly. He said Inver Grove Heights did not need a gas station in the area. He said traffic concerns were not addressed in the proposal for this area from 2023, and they have still not been addressed. He said gasoline demand will be decreasing in the future. He asked what had changed in terms of code issues from 2023.

Donald Nerka, 7935 Blanchard Way, lives east of the area in the proposal. He said that he anticipates traffic problems. He said he has lived in the neighborhood for 35 years. He said he is not against development, but he doesn't think it belongs in the area. He cited traffic concerns and said there was no need for a gas station.

Planning Commission Discussion

Chair Weber stated that the acreage is appropriate, but he has a concern with the drainage not being kept on site.

Commissioner Heidenreich stated that he was not concerned about the drainage flowing to the south and east to be recaptured. He pointed out that there may not end up being a gas station on the site. He said this land should be developed. He said he agrees with the proposed land use.

Commissioner Hunting disagrees with the proposed land use and that B-3 does not protect the character of the neighborhood.

Commissioner Schaefer stated that this does not seem to be infill development that protects the character of the neighborhood, which is single-family homes and would not support changing the zoning to B-3.

Commissioner Teiken stated that he supported the housing proposal from 2023, and still believes that this is a perfect site for more housing rather than commercial development. He does not feel that the proposal is right for the area.

Chair Weber stated that the previous proposal for this site was for high-density residential, and that was voted down. He said that B-3 is allowed for many possible uses. He asked the Commission to consider just the zoning of B-3 or Public/Institutional.

Commissioner Schaefer stated that B-3 zoning was designed to attract people from outside of the neighborhood. She said that this was in conflict with the Established Development Area policies on infill development.

Commissioner Wippermann stated that he still views this as spot zoning. He said the Commission turned down a high-density housing proposal, but it has not turned down senior housing or other residential project options. He said he was not in favor of the proposal.

Commissioner Schaefer stated that a low- or medium-density residential proposal would be welcomed, particularly for single-family homes.

Commissioner Heidenreich stated that the community college nearby and the noisy highway to the west make this site ideal for commercial development. He said this proposal would provide the church with needed funds to improve their property. He said the land being green space is not the best choice for the area.

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Motion by Hunting, Second by Teiken, to Deny the request for a Comprehensive Plan Amendment from P, Public/Institutional to CC, Community Commercial and the Rezoning from P, Public/Institutional to B-3, General Business.
Ayes: 5
Nays: 2 (Weber, Heidenreich) Motion Carried.

This item is tentatively scheduled to go before the City Council on March 24, 2025.

D. Rezoning from A, Agricultural to R-3A, Multiple-Family Residential; and a Comprehensive Plan Amendment to re-guide the northern portion of PID No. 20-00600-52-011 from MDR, Medium Density Residential to LMDR, Low-Medium Density Residential and re-guide PID No. 20-00600-25-012 from O, Office to LMDR, Low-Medium Density Residential. (Ace Land Holdings, LLC – Case No. 25-04ZPA)

Reading of Public Notice
Secretary Presley read the Public Hearing Notice.

Presentation of Request
Planning Consultant Shay presented the staff report on the proposed development located at Argenta Boulevard and 65th Street West, involving two properties, a small 2.5-acre parcel and a 21.4-acre parcel (which includes a wetland).

The proposal is to reguide the portions of the parcels that are currently guided as Office and MDR, Medium-Density Residential to LMDR, Low-Medium Density Residential so that the entire site is guided Low-Medium Density Residential.

The current zoning is A, Agricultural, and the proposed R-3A, Multiple Family Residential zoning would correspond with the Low-Medium Density Residential land use guidance.

This site is located in the Northwest Are Overlay District and the Shoreland Management Overlay District.

The development concept provides 119 rowhome/townhome units, with an estimated density of 5.8 units per acre. There would be a playground and clubhouse on site. The access would be on 65th Street and Argenta Boulevard.

Policies to Consider
- Future Development Area Goals
  - Encourage diverse housing styles
  - Establish a local street system
- Housing Goals
  - Maintain a balanced housing supply
  - Establish a housing pattern that respects the natural environment

Staff Evaluation
- The developed area around the proposed parcels has low-density housing; the proposal for low-medium density residential would be a compatible transitional use.
- The office land use parcel is disconnected from the larger office land use area by recent road extensions and realignments. Given this, guiding the land use of the Office parcel to match the land uses south of 65th Street is reasonable.

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Next Steps

- Recommendation on Comprehensive Plan Amendment and Rezoning requests
- Future Actions
    - Preliminary Plat (public hearing required)
    - Final Plat (Development Agreement)
    - Conditional Use Permit (public hearing required)

Opening of Public Hearing

David Stofer, 6060 Strawberry Lane, Shorewood, Ace Land Holdings, LLC, Applicant, stated that he had read and understood the staff report. Mr. Stofer stated that there is currently very limited access to the Office parcel. The goal is to create a community feel, which is behind the request for reguiding. The retention pond requirements take away from developable land.

Planning Commission Discussion

Commissioner Wippermann inquired if the development would be rental. Mr. Stofer confirmed that they would be but that the plan is tentative.

Commissioner Heidenreich stated that the proposal made sense for the area.

Commissioner Schaefer questioned whether it would be possible to add green space to provide for more play areas.

Chair Weber stated that the Shoreland Overlay would be the main limiting factor for green space because of the amount of water they will need to hold on site.

Motion by Heidenreich, Second by Teiken, to Approve the request for a Comprehensive Plan Amendment from O, Office and MDR, Medium Density Residential to LMDR, Low-Medium Density Residential and the Rezoning from A, Agricultural to R-3A, Multiple-Family Residential subject to the one condition listed in the staff report.
Ayes: 7
Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on March 24, 2025.

5. REGULAR BUSINESS

None.

6. ADJOURN

Motion to adjourn the meeting at 8:12 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.

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Agenda Item 4.A.

Planning Commission Report

MEETING DATE:	April 1, 2025
CASE NO:	25-01S
APPLICANT:	Steve Grebin
PROPERTY OWNER:	Same as Applicant
REQUEST:	Rezoning, Vacation of Drainage & Utility Easements, Preliminary & Final Plat
LOCATION:	1845 77th Street West
COMPREHENSIVE PLAN:	LMDR, Low-Medium Density Residential
ZONING:	A, Agricultural
STAFF CONTACT:	Jason Ziemer, 651-450-2546

ACTION REQUESTED

The Planning Commission is asked to table the public hearing and consider the request to Vacate Drainage and Utility Easements, Rezoning of the Subject Property, and Approval of the Preliminary and Final Plats until the May 6, 2025, Planning Commission meeting.

BACKGROUND

Steve Grebin ("Applicant"), 1974 77th Street West, Inver Grove Heights, MN, has requested approval of the vacation of Drainage and Utility Easements (DUEs), Rezoning of the Subject Property, and approval of the Preliminary and Final Plats for the property located at 1845 77th Street West (PID: 20-70900-01-020) ("Subject Property"). The Applicant is the owner of the Subject Property.

This public hearing for this item, originally scheduled for the March 4, 2025, Planning Commission ("Commission") meeting, was tabled by the Commission to the April 1, 2025, meeting. The Applicant presented to City staff resolution of identified plat and title issues are in progress but remain unresolved at this time. Thus, City staff request that the Commission again table the public hearing on this item to the May 6, 2025, Commission meeting.

The Applicant requested an extension to the required one-year Final Plat application deadline as established with previous City Council action, approving the Comprehensive Plan for the Subject Property on April 8, 2024, per Resolution No. 2024-066. The City Council approved that extension request on March 10, 2025, per Resolution No. 2025-055, granting the Applicant an additional year to complete the process. The current application under review was submitted on February 3, 2025. State Statute grants cities 120 days to review and act on Preliminary Plat requests. Because action on the Preliminary Plat is delayed, action on the Final Plat will be delayed past the original application deadline.

EVALUATION OF REQUEST

Not applicable at this time.

ALTERNATIVES
Not applicable at this time.

RECOMMENDATION
City staff recommend tabling the public hearings, as noted, until the May 6, 2025, Planning Commission meeting.

ATTACHMENTS
None

Agenda Item 4.B.

Planning Commission Report

MEETING DATE:	April 1, 2025
CASE NO:	25-08PP
APPLICANT:	Inver Grove Heights Economic Development Authority
PROPERTY OWNER:	Same
REQUEST:	Preliminary Plat, Comprehensive Plan Amendment and Rezoning
LOCATION:	Babcock Trail and 70th Street
COMPREHENSIVE PLAN:	Public/Institutional
ZONING:	P, Public/Institutional
STAFF CONTACT:	Jason Ziemer, 651-450-2546

ACTION REQUESTED

The Planning Commission is asked to table the public hearing and consider of the request for approval of a Preliminary Plat, Comprehensive Plan Amendment and Rezoning until the May 6, 2025, Planning Commission meeting.

BACKGROUND

The Inver Grove Heights Economic Development Authority ("EDA") submitted an application requesting approval of the Preliminary Plat ("Plat"), identified as "Inver Wood Golf Course Addition," and located at the intersection of Babcock Trail and 70th Street. The Plat proposes to replat six properties owned by the City of Inver Grove Heights and one by the EDA, and subdividing them to create one, single golf course property and a second, smaller 4.252-acre parcel to be owned by the EDA. The smaller lot is currently the vacant, undeveloped area located on the northwest corner of Babcock Trail and 70th Street. The PIDs for the seven properties are: 20-00800-01-014, 20-00800-01-013, 20-00800-02-018, 20-00800-30-012, 20-00800-28-011, 20-00800-29-011 and 20-00800-79-010. In addition to the Plat, the EDA has requested the current land use guiding be changed from Public/Institutional to Mixed Use, with a corresponding rezoning of the smaller lot to match.

City staff recently learned Dakota County has scheduled a public open house discussing the proposed reconstruction of 70th Street from Allen Way to Cahill Avenue. This County meeting is scheduled for the same night and time as the Planning Commission meeting. A resident receiving the public hearing notice also requested City staff consider postponing this agenda item so that residents may participate in both meetings. There is no immediate action required with this request from the EDA.

EVALUATION OF REQUEST

Not applicable at this time.

ALTERNATIVES

Not applicable at this time.

RECOMMENDATION

City staff recommend tabling the public hearings, as noted, until the May 6, 2025, Planning Commission meeting.

ATTACHMENTS

None

Agenda Item 4.C.

Planning Commission Report

MEETING DATE:	April 1, 2025
CASE NO:	25-06CUP
APPLICANT:	Connor Gosell
PROPERTY OWNER:	Same
REQUEST:	Conditional Use Permit
LOCATION:	9226 Old Concord Boulevard
COMPREHENSIVE PLAN:	RDR, Rural Density Residential
ZONING:	E-1, Estate District
STAFF CONTACT:	Kevin Shay, 651.450.2569

ACTION REQUESTED

Conduct a Public Hearing and Consider a request from Connor Gosell for a Conditional Use Permit to operate a seasonal agricultural stand.

BACKGROUND

The applicant is proposing to have a seasonal agricultural stand on his property located at 9226 Old Concord Boulevard ("Subject Property"). The Subject Property currently has a land use guidance of RDR, Rural Density Residential and zoning of E-1, Estate District. The Applicant intends to operate the agricultural stand to sell produce and plants that are grown on the property. A stand will be constructed/placed on site to house the products for sale.

SURROUNDING USES

The following land uses, zoning districts, and comprehensive plan designations surround the property:

LOCATION	ZONING	LAND USE
North	E-1, Estate District	RDR, Rural Density Residential
East	E-1, Estate District	RDR, Rural Density Residential
West	PUD, Planned Unit Development	LDR, Low Density Residential
South	E-1, Estate District	RDR, Rural Density Residential

EVALUATION OF REQUEST
CONDITIONAL USE PERMIT

This section reviews the plans against the Conditional Use Permit criteria in the Zoning Ordinance (Section 10-3A) and the additional standards found in Section 10-15-27 specific to Seasonal Agricultural Stands.

Section 10-3A

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

   An agricultural stand is consistent with the uses envisioned in the rural density residential guidance and thus consistent with the comprehensive plan land use plan and category descriptions.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

   The property is zoned E-1, Estate District. The land use of seasonal agricultural stand is consistent with the intent of the E-1 zoning district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

   The proposed use would not have a detrimental effect on public improvements in the vicinity of the property. The use is consistent with the site and the surrounding area.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

   The proposed use does not appear to have any negative effects on City facilities or services.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

   i. Aesthetics/Exterior Appearance.
   The proposed farm stand is consistent with the other structures on the property.

   ii. Noise.
   The proposed use would not generate noises that are inconsistent with E-1 zoning. The primary noise will be typical automobile traffic which will be minimal.

   iii. Fencing, Landscaping and Buffering.
   There is existing landscaping on the front of the property along Old Concord Boulevard that will screen and provide a visual buffer.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

   The property is significantly larger than the minimum standard for the E-1 zoning district and has sufficient space for the seasonal agricultural stand to meet all city requirements.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

   This use does not appear to have any negative effects on public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

   The proposed use does not appear to have an undue adverse impact on the environment.

Section 10-15-27

1. *Only agricultural products such as vegetables, fruits, flowers, nursery stock, and similar items shall be sold on the premises.*

   The applicant has indicated they plan to sell vegetables, fruits, flowers and nursery stock at the agricultural stand.

2. *All products to be sold shall be grown by the operator of the stand, and the stand shall be operated by the owner of the property on which it is located.*

   The applicant will be growing all products sold on the property.

3. *A portion of the agricultural products to be sold must be grown on the property on which the stand is located. Agricultural produce to be sold may also be grown on other property owned or leased by the operator of the stand.*

   The applicant will be growing all products sold on the property.

4. *Structures used for the sale of agricultural products shall not be enclosed, but may be roofed. Said structures may be permanent or temporary in nature and shall meet principal structure setback requirements.*

   The structures to be used will have a roof but will not be enclosed. The stand will be located more than 80 feet from the closest property line, which exceeds the setback requirements.

5. *Enclosed structures shall only be permitted for storage purposes accessory to the stand for agricultural products.*

   The enclosed structures on the property are currently used for operations related to the growing and selling of agricultural products.

6. *The aggregate floor area of all structures used for the sale of agricultural products shall not exceed one thousand (1,000) square feet.*

   The applicant is initially planning a 50 – 100 square foot stand with growth of up to 250 square feet as additional products are offered. This conforms to the size restriction.

7. *The stand for the sale of agricultural products shall only be open from May 1 to November 5, except that the stand may be used for the sale of Christmas trees.*

   The applicant has indicated that they will conform to the dates of sale and have no plans to sell Christmas trees.

8. *Mechanical refrigeration devices shall be limited to one thousand and six hundred (1,600) cubic feet in size.*

   The applicant does not intend to have a refrigeration device.

9. *Off street parking shall be provided to adequately accommodate the use. No on street parking shall be allowed. The off street parking area shall be surfaced with a minimum of class V gravel.*

   Off street parking is being provided on two paved areas with five (5) parking spaces available in the primary parking area and ten (10) additional overflow parking spaces provided. The parking is sufficient to provide for the use and meets the CUP requirements.

10. *Public restrooms shall be prohibited.*

    No public restrooms are located on the site.

11. *Signage shall conform to article E of this chapter for A zoned property.*

    At this point no signage is proposed for the property. A sign permit will be required prior to signage being installed to ensure conformance with code requirements.

12. *The sale of cannabis plants, cannabis flower, cannabis products or any other product containing or derived from the cannabis or hemp plant are prohibited.*

    No cannabis related products will be offered on the site.

ALTERNATIVES

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

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

- Approving the Conditional Use Permit for a seasonal agricultural stand subject to the following conditions:

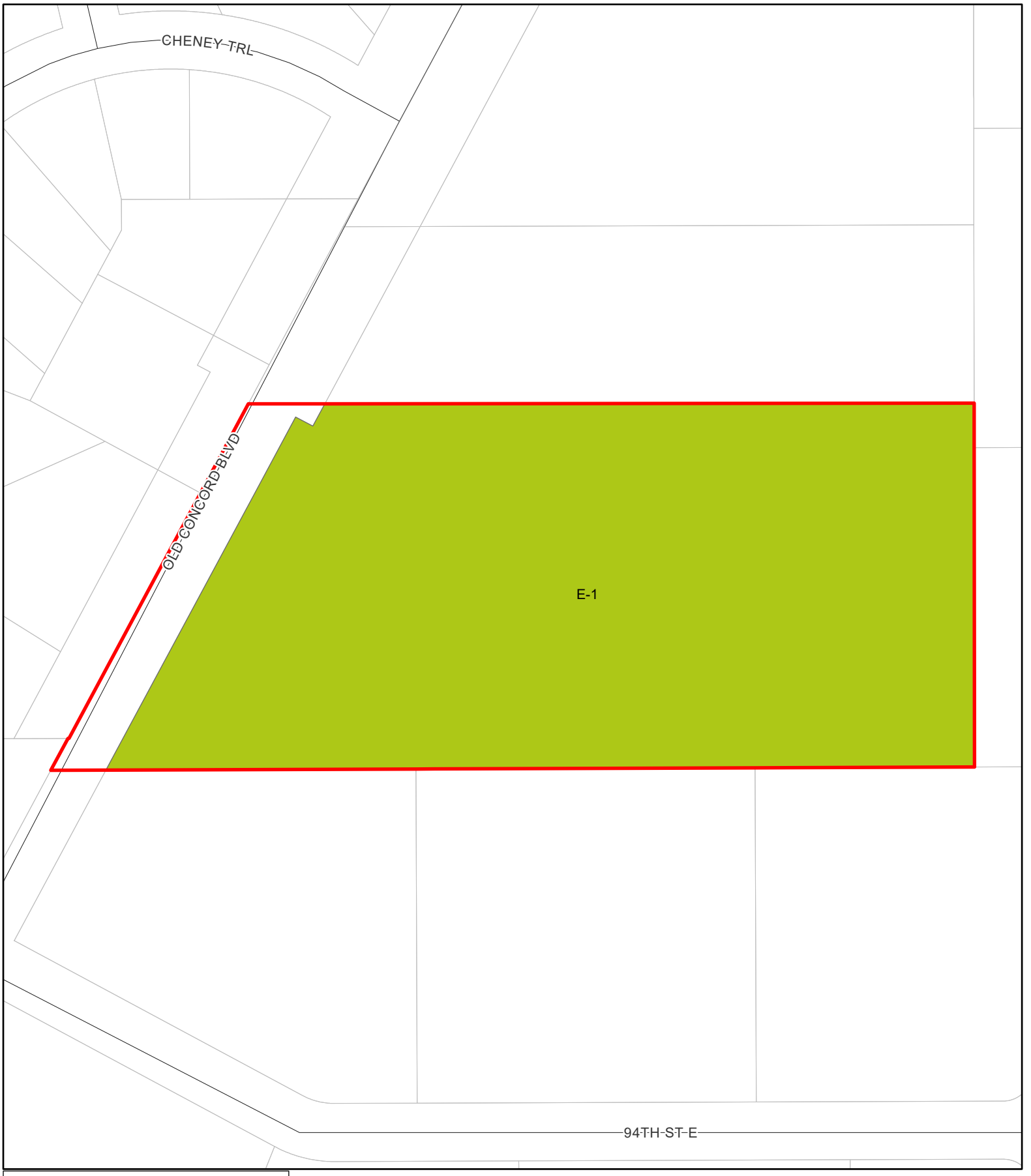
  1. A sign permit shall be required prior to any signage being installed.

RECOMMENDATION

City staff support approval of the Conditional Use Permit request as it meets all the standards as noted above.

ATTACHMENTS

1. Existing Zoning Map
2. Existing Land Use Map
3. Application Narrative



City of Inver Grove Heights

9226 Old Concord Blvd Zoning

9226 Old Concord Blvd

E-1, Estate

N

0 112.5 225 450

Feet

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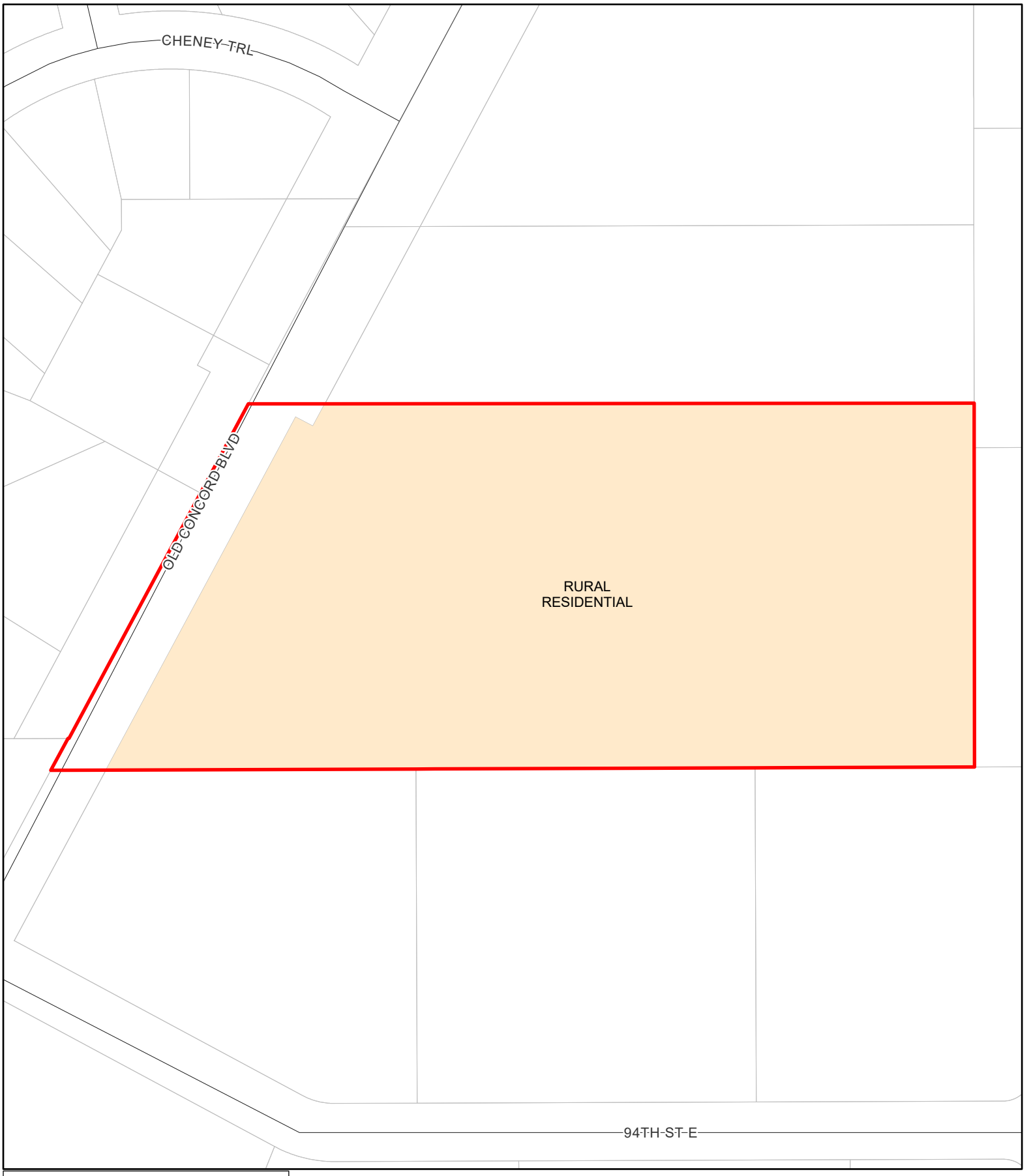

City of Inver Grove Heights

9226 Old Concord Blvd Zoning

9226 Old Concord Blvd

RURAL RESIDENTIAL

N

0 112.5 225 450

Feet

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Hello, Inver Grove Heights Staff, Commission Members, and City Council!

My name is Connor Gosell, and I'm applying for a conditional use permit to operate a seasonal agricultural stand on my homesteaded property located at 9226 Old Concord Blvd IGH. My hope is to continue to offer high quality vegetables, fruits, flowers and other nursery stock to the local Inver Grove Heights community. I intend to operate the stand myself and grow all product on the property. Attached is a list of our intended plant offerings this season.

A seasonally temporary structure will be erected to cover a small area in order to display the produce available in a convenient and easy accessible way. This stand will not be enclosed, but will have a roof. This structure is referenced by the attached example photos and is also located on the proposed map which showcases it conforms to all setback requirements of more than 30ft from the front lot line/right of way and 10ft from side lot lines for E-1 properties. We anticipate the structure itself being pretty small, maybe 5' x 10' but we're really not sure until we see how much produce is grown! The size of the structure will fluctuate throughout the season (we may add one or two additional "sections" to the stand for watermelons or larger fruits etc) as demand necessitates, but will continue to conform to setback and total square footage requirements. At no time do we see the structure being larger than ~250 total square feet.

The stand will be open from May 1st to November 5th. At this time we don't intend to supply Christmas trees. There are no plans for refrigeration needed at this time.

Off street, hard surface asphalt parking is available and located near the stand. It is adequate for the anticipated low amounts of traffic and there is additional hard surfaced parking located around the property should more space be necessary. We anticipate a maximum of 1-2 customers at one time, there are 5+ spaces in the primary parking area and 10+ in the overflow parking area. All main parking and alternate parking is referenced on the proposed map. No restrooms will be available to the public.

As a side note, we have a pending application for the Inver Grove Heights farmers market as well. We'll be naming the property Gosell Gardens and offering all of the same produce for our local community farmers market on Sunday mornings. You can visit www.gosellgardens.com to see a bit more about us.

Projected Offerings

Flowers
Amaranthus
Artemisia
Asclepias
Aster
Begonia
Celosia
Coleus
Cynoglossum
Daisy
Delphinium
Dianthus
Eucalyptus
Geranium
Geranium
Hibiscus
Impatiens
Marigold
Pansy
Petunia
Snapdragon
Sunflower
Viola
Zinnia

Flower Mixes
Ageratum
Begonia
Celosia
Dianthus
Digitalis
Viola

Thank you!

Produce
Basil
Chamomile
Cilantro
Cilantro
Dill
Lemon Grass
Oregano
Parsley
Rosemary
Thyme
Bean
Bean
Broccoli
Broccoli
Cabbage - Green
Cabbage - Red
Carrot
Carrot

Produce cont.
Celery
Cucumber
Cucumber(pickle)
Lettuce
Onion - Red
Onion - Spring
Onion - Spring
Onion - White
Onion - Yellow
Pea
Pepper
Pepper - Green Bell
Pepper - Red Bell
Pepper - Red Bell
Pepper - Yellow Bell
Sweet Corn
Tomato
Squash
Pumpkin
Honey-do
Watermelon

Perennials
Arborvitae
American Persimmon
Apple
Black Eyed Susan
Blueberry
Chestnut
Hosta
Hydrangea
Many types of grasses(Karl Forrester etc)
Peach
Pear
Plum
Shasta Daisy
Spruce
Strawberry
Weigela

Property Legal Description

PT OF NW 1/4 OF NE 1/4 COM SE COR W ON S LINE 297.07 FT TO SW COR OF E 9 ACRES OF NW 1/4 OF NE 1/4 & PT OF BEG N ON W LINE SAID E 9 ACRES 375.76 FT W 745.22 FT TO C/L OLD CONCORD BLVD SW ON C/L 438.80 FT TO S LINE SAID NW 1/4 OF NE 1/4 E ON S LINE 953.22 FT TO BEG

Example Structure Photos