PLANNING COMMISSION MINUTES – CITY OF INVER GROVE HEIGHTS

Tuesday, April 1, 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)*
	Scott Clancy *(Vice-Chair)*
	Trisha Presley *(Secretary)*
	Jason Teiken
	Aida Schaefer
	Robert Heidenreich
	Amy Hunting
	Dennis Wippermann
Commissioners Absent:	Lance Twedt – excused
Staff Present:	Jason Ziemer, Community Development Director
	Kevin Shay, Planning Manager
	Stacy Bodsberg, Community Development Support Specialist

3. CONSENT AGENDA

A. Minutes of March 4, 2025, Planning Commission Meeting.

Motion by Presley, Second by Heidenreich, to Approve the Minutes as Submitted.
Ayes: 8
Nays: 0 Motion Carried.

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 and 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 by Hunting, Second by Heidenreich, to Table Item to May 6, 2025, Planning Commission Meeting.
Ayes: 8
Nays: 0 Motion Carried.

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 by Teiken, Second by Clancy, to Table Item to May 6, 2025, Planning Commission Meeting.
Ayes: 8
Nays: 0 Motion Carried.

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.

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Presentation of Request

Planning Manager Shay presented the staff report.

He noted that Seasonal Agricultural Stand is an allowed use for the district.

Additionally, the proposed stand meets other general (10-3A) and specific (10-15-27) Conditional Use Permit criteria. The stand will be located more than 80 feet from property lines and there is a plan to provide five parking spaces in a main lot, with 10 additional spaces in an overflow area. The applicant plans to operate the stand from May through November in an open enclosure. No refrigeration equipment will be on site. The applicant will only sell produce grown on site.

Therefore, staff recommend approval of the Conditional Use Permit, subject to the condition listed in the staff report concerning obtaining a signed permit for signage on the property.

Opening of Public Hearing

Connor Gosell, 9226 Old Concord Boulevard, Applicant, stated that he received the staff report and read and understood the report.

Commissioner Wippermann asked whether the applicant's neighbor with the shared driveway is in support of the stand.

Connor Gosell said that he had talked to the neighbor, and he was fine with it.

Commissioner Schaefer asked whether the stand would offer both produce and eggs.

Connor Gosell answered yes, as they also have ducks and chickens on site.

Commissioner Hunting asked which neighbor the driveway was shared with.

Connor Gosell answered that it was shared with the neighbor to the north.

Planning Commission Discussion

Motion by Clancy, Second by Presley, to add one email into the record.
Ayes: 8
Nays: 0 Motion Carried.

Chair Weber asked Planning Manager Shay whether there were additional conditions in the staff report, referencing language in the staff report concerning no restrooms being available on site.

Planning Manager Shay said no. He clarified that the language about restrooms on site would be used for annual conformance check-ins, which are standard for Conditional Use Permits.

Motion by Wippermann, Second by Schaefer, to Approve the Conditional Use Permit for a Seasonal Agricultural Stand subject to the Condition listed in the Staff Report.
Ayes: 8
Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on April 28, 2025.

5. REGULAR BUSINESS

A. Administrative Site Plan Review Application from Height Investment Group, LLC, for a Dunkin Donuts located at 6800 Cahill Avenue.

Planning Manager Shay gave an informational update.

Because the site already contained a drive-through from its previous use as a bank, there were no external site improvements triggering a major site plan review, and the site plan was classified for administrative review only. Staff have sent a comment letter to the developers. The next step is for the developers to apply for building permits.

Community Development Director Ziemer formally introduced Kevin Shay, discussing his experience with Landform Professional Services and welcoming him to the City. He also mentioned that a Senior Planner has been hired and appointed by Council and will attend the next meeting. Additionally, a hiring process is underway for the Environmental Specialist position.

Chair Weber asked if the Senior Planner would be at the joint meeting with Dakota County's Community Development Agency on May 5th at 6:00 pm.

Community Development Director Ziemer said they would be.

Commissioner Teiken asked if there would be a meeting on April 15th.

Community Development Director Ziemer said no. Referencing the joint meeting, he asked the commissioners to review the materials and send their questions in advance.

Planning Manager Shay gave updates on how Council acted on items from the March meeting.

- Council approved the rezoning and Comprehensive Plan Amendment for 119 townhomes at the MV Ventures site at 65th and Argenta.
- Council denied the Comprehensive Plan Amendment (Public Institutional to Commercial) for the church site.
- Council approved the Major Site Plan review for the elementary school.

Members of the public asked about why the Inverwood Golf Course item was tabled.

Chair Weber recommended checking the website and said the item had been listed as tabled for a week.

Commissioner Schaefer said it was also noted as tabled in an email update.

Chair Weber suggested subscribing to Planning Commission email updates.

Community Development Director Ziemer clarified that after the agenda was put together, it was realized that there was a Dakota County 70th Street Open House being held at the same time. Because some residents wished to attend both, the discussion of the Inverwood Golf Course item was tabled. He said that the next meeting would be Tuesday, May 6th.

6. ADJOURN

Motion to adjourn the meeting at 7:18 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.