

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, May 6, 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*)
Aida Schaefer
Lance Twedt
Jason Teiken
Robert Heidenreich
Amy Hunting
Dennis Wippermann

Commissioners Absent: None.

Staff Present: Jason Ziemer, Community Development Director
Kevin Shay, Planning Manager
Ben Schneider, Senior Planner
Stacy Bodsberg, Community Development Support Specialist

3. CONSENT AGENDA

A. Minutes of April 1, 2025, Planning Commission Meeting.

Motion by Presley, Second by Hunting, to Approve the Minutes as Submitted.

Ayes: 9

Nays: 0 Motion Carried.

4. PUBLIC HEARING

A. 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 by Twedt, Second by Schaefer, to Table Item to the June 3, 2025, Planning Commission Meeting.

Ayes: 9

Nays: 0 Motion Carried.

B. Consider Requests for Preliminary Plat Approval of Inver Wood Golf Course Addition, and Comprehensive Plan Amendment from the current P, Public to MU, Mixed Use and Rezoning from the current Public to R-3C, Multiple Family Residential for a 4.252-Acre Parcel Identified as Outlot A in the Preliminary Plat, Located Across 70th Street from 1850 70th Street.

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Planning Commission Meeting Minutes

Tuesday, May 6, 2025

Motion by Teiken, Second by Heidenreich, to include eight emails into the record.

Ayes: 9

Nays: 0 Motion Carried.

Presentation of Request

Community Development Director Ziemer presented the staff report on the following recommended actions:

Preliminary Plat

- The subject property has two lots that the Economic Development Authority (EDA) bought in 2012 using city funds and a \$1,000,000 loan from the Host Community Fund to finance renovation work at Inver Wood Golf Course.
 - Current land use: Public Parks & Open Space
 - Current zoning: P, Institutional
- One of these EDA-owned lots contains the golf course's septic system; therefore, it is not developable, and the goal is to combine it with other Inver Wood Golf Course lots and create one lot
- The other EDA-owned lot (4.25 acres) will be split out from Inver Wood Golf Course, with the goal of allowing future development
- Subdivision:
 - Golf Course: Lot 1, Block 1 (243,885 acres)
 - EDA: Outlot A (4.252 acres)
 - Right-of-Way: 7,768 acres
 - These areas are already under prescriptive use by the county, so dedication is a formality.
- Drainage & Utility Easements
 - None dedicated with Inver Wood Golf Course or Outlot A
 - If Outlot A were to be developed in the future, a replat would be needed
- Outlot A complies with all minimum lot dimensions (Public Institutional, R-3C, etc.)

Proposed Land Use and Zoning

- Suggested land use: Mixed Use
 - Allows for more flexibility for development
- Suggested zoning: R-3C, Multiple Family Residential
 - Land Use and Zoning must match
 - Currently, there is no Mixed-Use zoning district corresponding to the Mixed-Use land use, but R-3C and B-3 are the closest matches
 - Eventually, a Mixed-Use zoning district could be created (or use PUD, which would come at the time of development)
 - Community Development Director Ziemer stated that the EDA owns the land and controls it. The EDA is not intending to sell it except for development purposes, and developers would need to enter an agreement with the EDA to proceed with specific plans.
- Zoning option considerations
 - R-3C, Multiple Family Residential
 - Most likely development outcome
 - Area currently contains many zoning types and uses (golf course, church, cemetery, rural residential, urban single-family, twin homes, quad homes)

Planning Commission Meeting Minutes

Tuesday, May 6, 2025

- B-3, General Business
 - Retail uses would be complicated by the property's distance from Highway 52
- Create MU, Mixed-Use Zoning District
 - Opportunity for higher-density residential with supportive commercial and service uses (e.g., medical clinic)
 - Proximity of golf course will help attract development partners

Staff Recommendations

- 1) Motion to recommend to City Council approval of Preliminary Plat for Inver Wood Golf Course Addition with the following condition:
 - a. Adjustment of the lot line adjacent to Babcock Trail & 70th Street to accommodate additional right-of-way needs for Dakota County 70th Street reconstruction.
 - i. The County's plan design includes right-of-way to allow for a roundabout, but it is not a significant amount of land.
- 2) Motion to recommend to City Council approval of the Comprehensive Plan Amendment to reguide Outlot A of Inver Wood Golf Course Addition from Public Parks & Open Space to Mixed Use.
- 3) Motion to recommend to City Council approval of the Rezoning of Outlot A of Inver Wood Golf Course Addition from P, Institutional to R-3C, Multiple Family Residential.

Planning Commission Discussion

Commissioner Teiken asked on behalf of the public what the EDA stands for and an explanation of its role in the City. Community Development Director Ziemer stated that the Economic Development Authority (EDA) is made up of all five City Council members. Its role is business attraction, retention, and development within the community. The EDA can buy/sell land, participate in development, etc.

Commissioner Teiken inquired about the future creation of a Mixed-Use zoning district in the city code. Ziemer stated that there have been conversations with planning staff about priorities for updating code elements; because Mixed Use is a current land use, there should be a Mixed-Use zoning district so that strict compliance is possible.

Commissioner Teiken inquired as to whether any developers are currently interested in the property. Ziemer stated that there are interested developers, but none are actively pursuing development at this time.

Chair Weber inquired what the maximum building height is in R-3C zoning districts. Planning Manager Shay stated that 35 feet is the maximum building height in R-3C zoning districts.

Commissioner Presley questioned why this request is being brought forward now. Ziemer stated that when EDA wants to market a property, establishing land use/zoning helps identify potential development partners.

Commissioner Presley inquired about current uses of the property by the church across the street. Ziemer stated that he isn't aware of any agreements in place between the city and church for the use of overflow parking or snow storage.

Planning Commission Meeting Minutes

Tuesday, May 6, 2025

Commissioner Wippermann inquired as to what type of residential uses are included in R-3C zoning. Ziemer stated that R-3C uses tend to be apartments due to the minimum density threshold of 12 units per net acre.

Opening of Public Hearing

Kurt Rechtzigel, 1407 80th Street, stated that he owns the property right next door, to the north, at 6985 Babcock Trail. There were utilities on the property without easements. Asked for an easement to be added on the City property so that utilities (overhead powerlines, fiber, etc.) can be relocated off his property.

Peter Forrest, 7330 Bancroft Way, stated that road construction on 70th Street is being scheduled for 2028. Would be surprised if a developer was interested in Outlot A until that construction was complete. Is not oppose to replatting the golf course or the residential zoning designation. But opposed commercial development, and for that reason, opposed the change to Mixed Use.

Chair Weber questioned if Mixed Use allowed for split use, e.g., an apartment building with a coffee shop on the first level. Ziemer stated that it did.

Paul Willig, 6930 Athena Way, stated that his property is north of the item lot, and he and his family have lived there for 35 years. A petition was started and signed by 41 neighbors, opposing any commercial use of the property. Also did not agree with land use that would result in apartment buildings being added. During research he found a higher maximum height for R-3C of 70 feet. That height would not fit in the area. He mentioned a project nearby where the Planning Commission decided that apartment buildings were not a good fit. Raised traffic concerns, mentioning that the only exit to 70th Street is by Athena Way. R-3A would be a better fit. A commitment made by a prior Mayor and City Council to limit development to single-family homes or townhomes.

Diane Rademacher, 6560 Arlene Ave, stated that she has traffic concerns about Mixed Use given the 70th Street reconstruction plans. Would be in support of R-3A. An apartment building would be a scary idea for the area. She stated that she would like to see more detached townhomes to give people an opportunity to downsize and stay in the area.

Jacob Gundry, 6910 Athena Way, stated that he liked having the green space nearby but understood the need for development. Would suggest waiting to reguide/rezone the parcel until there was a specific developer request. Also suggested to wait until the 70th Street reconstruction is complete. Stated that apartment residents would park on the street nearby and that this would threaten the safety of current residents.

Therese Petersen, 6525 Arlene Ave, stated that she was opposed to Mixed Use and suggested R-3A instead. Traffic concerns, and townhomes would be a better fit.

Tim Petersen, 6525 Arlene Ave, stated that he opposed Mixed Use and was in favor of R-3A. There is a strip mall nearby that has many vacancies. If that Mixed Use area is struggling even with a bank, a restaurant, and a Target attached, this development would run into issues retaining businesses.

Planning Commission Meeting Minutes

Tuesday, May 6, 2025

Larry Nelson, 6855 Arlene Ave, stated that a connection to Babcock Trail was needed, regardless of the outcome of the 70th Street reconstruction. He feels R-3A is a better fit. Did not understand why it was necessary for the reguiding/rezoning of the parcel at this time.

Planning Commission Discussion

Commissioner Hunting inquired about the difference between R-3A and R-3B. Ziemer stated that those are all considered multi-family zoning districts. R-3A's density threshold is 4-8 units per net acre. R-3B's is 8-12 units per net acre. R-3C's is 12 to 35 units per net acre. All districts allow for residential use, but there are different density constraints for each.

Commissioner Schaefer questioned what the EDA's goal is for the parcel. Ziemer stated that the EDA acquired the lots in 2012, and the reorganizing to reduce barriers for development was intended to happen then. The goal is to get the one lot on the market for development in the near future. They feel that Mixed Use would create more development opportunities, including retail and restaurants.

Commissioner Schaefer inquired if the zoning could be changed in the future and indicated a preference for R-3A due to the current lack of a Mixed-Use zoning district. Ziemer stated that zoning could be changed in the future. The only compatible zoning options in front of the Commission were R-3C and B-3. Schaefer clarified that the Commission's options were R-3C, B-3, or deny. Ziemer confirmed in the affirmative.

Commissioner Hunting inquired whether, if approved as an R-3C district, that could be changed in the future. Ziemer stated that it could and would like the commission to split the motions into three different motions.

Motion by Clancy, Second by Presley, to Approve the Preliminary Plat creating a 4.252-acre Outlot, subject to the condition listed in the Staff Report.

Ayes: 9

Nays: 0 Motion Carried.

Commissioner Hunting asked if the Comprehensive Plan Amendment were denied, if there would still need to be action on the Rezoning. Planning Manager Shay stated that if the Comprehensive Plan Amendment were denied, action on Rezoning would still be needed.

Commissioner Clancy stated that he was in favor of the Comprehensive Plan Amendment.

Chair Weber mentioned that Mendota Heights has a successful mixed-use area.

Commissioner Schaefer stated that she opposed the Comprehensive Plan Amendment due to not knowing what the standards for the Mixed-Use zoning district would be.

Motion by Clancy, Second by Teiken, to Approve the Comprehensive Plan Amendment to reguide Outlot A from the current P, Public to MU, Mixed Use zoning district.

Ayes: 8

Nays: 1 (Schaefer) Motion Carried.

Motion by Clancy, Second by Twedt, to Approve the Rezoning of Outlot A from the current Public to R-3C, Multiple Family Residential.

Planning Commission Meeting Minutes

Tuesday, May 6, 2025

Ayes: 3

Nays: 6 (Weber, Presley, Heidenreich, Hunting, Wippermann, Schaefer) Motion Fails.

This item is tentatively scheduled to go before the City Council on May 27, 2025.

Community Development Director Ziemer stated that the land use/zoning mismatch would need to be resolved in a future meeting (depending on City Council's decision.)

Planning Manager Shay stated that a motion to deny was also needed.

Motion by Weber, Second by Schaefer, to Deny the Rezoning of Outlot A from the current Public to R-3C, Multiple Family Residential.

Ayes: 7

Nays: 2 (Teiken, Clancy) Motion Carried.

C. Consider Requests from Builders Lot Group for Approval of Rezoning from A, Agricultural to PUD, Planned Unit Development; and Easement Vacation to Vacate an Existing Drainage and Utility Easement; and PUD Amendment to include the two newly created lots as buildable lots in the Peltier Reserve PUD; and Preliminary Plat to create two buildable lots for Peltier Reserve 3rd Addition located at PID No's 20-56900-00-080 & 20-00700-05-019.

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Presentation of Request

Community Development Director Ziemer presented the staff report.

The subject property is known as Outlot H of Peltier Reserve subdivision. It is 0.28 acres, plus a small triangular area (3,050 square feet) that is currently outside the PUD.

Development History and Approvals

- Part of 125-unit residential subdivision on Agate Trail
- Preliminary Plat and PUD plan: May 2021
- Final Plat and PUD plan: August 2021

Current Land Use and Zoning

- Outlot H: Medium Density Residential / PUD
- Triangle Area: Medium Density Residential / Agricultural (part of larger adjacent lot)

Proposed Land Use and Zoning

- No change proposed to Land Use for triangle area
- Proposed rezoning is PUD

Preliminary Plat

- Parcel total area: 15,038 square feet
- Outlot H: 12,258 square feet
- Triangle area: 3,050 square feet

Planning Commission Meeting Minutes

Tuesday, May 6, 2025

Proposed Lots

- Lot 1, Block 1: 8,284 square feet
- Lot 2, Block 2: 7,024 square feet

Proposed New PUD Standards

- New low-density category specific to the two above lots
 - Needed given that the depth of other properties is larger (125-130 feet), though all areas are consistent
- Width: 66 feet to 92 feet
- Depth: 113 feet
- All other minimum standards consistent with the existing PUD

Drainage & Utility Easements (DUEs)

- Vacate existing DUEs over Outlot H
- On Lot 1, there are 2 DUEs consistent with development standards

Staff Recommendations

- 1) Motion to recommend approval of Preliminary Plat for Peltier Reserve 3rd Addition and Amendment to the Peltier Reserve PUD to incorporate the additional 2 lots and a 3,050 square foot area previously outside of the Peltier Reserve PUD.
- 2) Motion to recommend approval of the Rezoning from A, Agriculture to PUD, Planned Unit Development of a 3,050 square foot area described in the Preliminary Plat for Peltier Reserve 3rd Addition.
- 3) Motion to recommend approval of the Vacation of the Drainage & Utility Easement over all of Outlot H, Peltier Reserve.

Planning Commission Discussion

Commissioner Hunting inquired as to whether there was a purchase agreement in place. Zierner mentioned two possibilities: the developer could be a subject party when the final plat goes to council, or there could be an entitlement right, meaning if the rezoning was not approved, the purchase agreement would be null and void.

Opening of Public Hearing

Steven Salto, 8170 Oak Heritage Court, Shakopee, Builders Lot Group, Applicant, stated that a purchase agreement is in place and the seller signed the application for this request.

Motion by Wippermann, Second by Clancy, to Approve the Preliminary Plat for Peltier Reserve 3rd Addition and Amendment to the Peltier Reserve PUD to incorporate the additional 2 lots and a 3,050 square foot area previously outside of the Peltier Reserve PUD.

Ayes: 9

Nays: 0 Motion Carried.

Motion by Wippermann, Second by Teiken, to Approve the Rezoning from A, Agriculture to PUD, Planned Unit Development of a 3,050 square foot area described in the Preliminary Plat for Peltier Reserve 3rd Addition.

Ayes: 9

Nays: 0 Motion Carried.

Planning Commission Meeting Minutes

Tuesday, May 6, 2025

Motion by Wippermann, Second by Hunting, to Approve the Vacation of the Drainage & Utility Easement over all of Outlot H, Peltier Reserve.

Ayes: 9

Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on May 27, 2025.

D. Consider a Request from DCI Specialty Contracting, LLC for a Planned Unit Development Amendment to allow for the use of adding an outdoor ATM in the Southeast Quadrant located at 5816 Blaine Ave.

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Presentation of Request

Senior Planner Schneider presented the staff report.

Planned Unit Development (PUD) Amendment prompted by the applicant's request to install an ATM kiosk at the Inver Grove Market. This parcel is located in the Southeast Quadrant PUD (Bishop Heights), and there's no underlying zoning district. Because an ATM is not a listed use, the ordinance needs to be amended to allow for that use in this lot.

The ATM will be placed in one parking stall in the northwest corner of the parking lot, and a second parking stall will be removed to accommodate an ADA space, so anticipated impacts are minor.

The available parking at the site (114 stalls) is lower than what would be required if not for the PUD (144 stalls); in 2022, City Council approved a PUD amendment with the rationale that sit-down restaurants have different peak times than retail and fast food. However, there have been no cited parking issues. Furthermore, the ATM is not expected to be a high traffic driver.

A downcast lighting fixture is proposed above the ATM for security and usability.

The PUD requires the parking lot to be screened, and the ATM will be within that screening.

Planning Commission Discussion

Commissioner Presley inquired as to where the request originated from. Schneider stated that there was only one Wells Fargo in the area. Wells Fargo approached the landowner to add the ATM.

Opening of Public Hearing

David Johnson, 7416 132nd Street North, Applicant, stated that he had read and understood the staff report. The closest Wells Fargo is West St. Paul, so Wells Fargo determined there was a need for clients in the area.

Motion by Hunting, Second by Schaefer, to Approve an Amendment to the Southeast Quadrant Planned Unit Development, Bishop Heights, to allow a walk-up ATM kiosk as a Permitted Use at the Inver Grove Market commercial center.

Ayes: 9

Planning Commission Meeting Minutes

Tuesday, May 6, 2025

Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on May 27, 2025.

E. Consider a Request from Yellow Tree Development (Case No. 25-10PDA) for a Planned Unit Development Amendment to change the unit numbers and site plan to construct a four-story, 217-unit apartment building located at 70th Street West and Agate Trail (PID No. 20-56900-13-010).

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Presentation of Request

Community Development Director Ziemer presented the staff report.

The subject property is 4.4 acres, located on Lot 1, Block 13 of Peltier Reserve.

Development History & Approvals

- Preliminary Plat and PUD Plan: May 2021
- Final Plat and PUD Plan: August 2021
- PUD Amendment and Final PUD: April 2024
 - 242-unit apartment building

Current Land Use & Zoning

- Land use: Mixed Use and Low Density Residential
- Zoning: PUD

Proposed PUD Amendment

- Unit count amendment (reduced from 242 to 217)
- Bedroom count amendment (reduced from 298 to 269)
- Changes to bedroom composition totals:
 - 1 additional 1-bedroom unit
 - 1 additional 1-bedroom + den unit
 - 10 additional 2-bedroom units
 - 6 fewer 3-bedroom units
 - 5 fewer studio units
- Parking amendment (reduced from 381 to 354 spaces)
 - Higher per-unit ratio (1.63) than was previously approved (1.57)
 - Still well under the Northwest Area required ratio (1.87)
 - 2-level underground parking garage with 267 underground spaces (75%)

The civil plans have been reviewed by the City Engineer, and there are no additional revisions.

Action Recommendation

1) Motion to recommend Approval of the PUD Amendment for the Yellow Tree apartment development project, authorizing a reduction in the total unit count from 242 to 217 and a reduction in the total parking spaces required from 381 to 354 parking stalls.

Planning Commission Meeting Minutes

Tuesday, May 6, 2025

Opening of Public Hearing

Robb Lubenow, 1834 East 38th Street, Minneapolis, Applicant, reiterated the changes presented in the staff report.

Chair Weber questioned who the owner was, Silver Tree or Builders Lot Group, due to a discrepancy in the documentation. Mr. Lubenow stated that Silver Tree purchased the lot at the end of January. He added that Yellow Tree is a DBA of Silver Tree. He attributed the discrepancy to the County not having updated the website since the purchase.

Commissioner Schaefer questioned whether the reduction of parking spaces would result in less impervious surface and more green space. Mr. Lubenow confirmed this.

Commissioner Wippermann commented that the changes made will lessen the visual impact of the building, which he is in favor of.

Planning Commission Discussion

Motion by Heidenreich, Second by Twedt, to Approve an Amendment to the Planned Unit Development to change the unit numbers to 217 and the parking spaces to 354.

Ayes: 9

Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on May 27, 2025.

5. REGULAR BUSINESS

A. Review the Sale of Land Owned by the Inver Grove Heights Economic Development Authority for a proposed industrial development project (Case No. 25-12X) located at 6910 Dixie Avenue (PID 20-17750-06-050), 6940 Dixie Avenue (PID 20-17750-06-071), 6950 Dixie Avenue (PID 20-17750-06-090), and an Unaddressed Parcel on Dickman Trail (PID 20-01100-27-012).

Community Development Director Ziemer gave an informational update on the EDA's Letter of Intent to sell four properties via formal purchase agreement at an upcoming Special Meeting on May 12.

Redevelopment Site – 6 properties total (4 EDA-owned, 2 privately-owned)

- 15 acres
- Concept: small industrial development for trades sector
 - Currently a highly demanded use in the metropolitan area
- Project details:
 - 3 buildings (27,000 square feet)
 - Outdoor storage (169,241 square feet)
 - Jobs: 10-20 per building, 30-60 for overall project

Current Land Use and Zoning

Land Use: Light Industrial

Zoning: I-1, Limited Industrial

Uses: Office, warehousing, outdoor storage

Planning Commission Meeting Minutes

Tuesday, May 6, 2025

Statutory Requirements

- Planning Commission review of “proposed acquisition, disposal or improvement” of public land
 - Evaluate and establish findings for compliance with Comprehensive Plan
 - No recommendation of approval/denial

The development includes the potential Vacation of Dixie Avenue for right-of-way.

Action Recommendations

Motion to advise City Council on the sale of the four lots owned by the Economic Development Authority (EDA) on Dickman Trail and Dixie Avenue and that the proposed end use conform to the 2040 Comprehensive Plan and current zoning, as per the following suggested summary findings (paraphrased):

- Retain industrial focus of properties
- Enable business development
- Improve appearance by removing contamination/blight
- Use vacant/underdeveloped land more efficiently
- Enhance property values and generate additional property tax revenues
- Help deliver municipal services to the area
 - This area is currently underserved by municipal utilities

Commissioner Schaefer inquired if there are currently tenants on the parcels. Ziemer stated that the parcels owned by the EDA are vacant. The other two (privately-owned) parcels do have tenants.

Commissioner Schaefer inquired as to how much the City will receive in proceeds from the sale. Ziemer stated that would be detailed as part of the purchase agreement. Commissioner Schaefer clarified that the action recommendation was solely about compliance with the Comprehensive Plan. Ziemer confirmed that.

Commissioner Hunting stated that she viewed the lots and thought this was a great idea for the area.

Recommendation by Weber, Second by Clancy, to concur with the sale of the subject public properties, based on the findings submitted.

Ayes: 9

Nays: 0 Motion Carried.

Community Development Director Ziemer stated that there will not be a Planning Commission meeting on May 20, 2025. The next meeting will be a Regular Meeting on June 3, 2025.

6. ADJOURN

Motion to adjourn the meeting at 8:31 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.