



Inver Grove Heights Planning Commission
Tuesday, July 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, July 1, 2025, will be provided to the Commission at or before the July 1, 2025 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of June 3, 2025, Planning Commission Meeting.
4. **Public Hearing**
 - A. Consider a Request for Rezoning from A, Agricultural to R-1C/PUD & R-3A/PUD; Vacation of Drainage and Utility Easements; Preliminary and Final Plat for a two-lot Subdivision to be known as Orchard Heights 3rd Addition located at 1845 77th Street West.
 - B. Consider a Request for a Variance from City Code Section 10-15-17, Exterior Building Materials, for the allowance of sheet steel on one-third of the exterior building walls located at 10326 S. Robert Trail.
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, June 3, 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. OATH OF OFFICE

Community Development Support Specialist Bodsberg administered the Oath of Office to incumbent Planning Commissioners Jonathan Weber and Dennis Wippermann and new Planning Commissioner Collin Gosell.

3. ROLL CALL

Commissioners Present: Jonathan Weber (*Chair*)
Lance Twedt (*Secretary*)
Jason Teiken
Collin Gosell
Aida Schaefer
Amy Hunting
Dennis Wippermann

Commissioners Absent: Scott Clancy - excused (*Vice-Chair*)
Robert Heidenreich - excused

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

4. ELECTION OF OFFICERS

Chair Weber stated that new commissioners are seated annually and that the election of Chair, Vice-Chair, and Secretary would be conducted.

Motion by Wippermann, Second by Twedt, to Close Nominations and Elect Jonathan Weber by Unanimous Consent to the position of Chair.

Ayes: 6 (Weber Abstained)

Nays: 0 Motion Carried.

Motion by Teiken, Second by Twedt, to Close Nominations and Elect Scott Clancy to the position of Vice-Chair.

Ayes: 5

Nays: 2 (Hunting, Schaefer) Motion Carried.

Motion by Teiken, Second by Wippermann, to Close Nominations and Elect Lance Twedt by Unanimous Consent to the position of Secretary.

Ayes: 6 (Twedt Abstained)

Nays: 0 Motion Carried.

5. CONSENT AGENDA

A. Minutes of the May 6, 2025, Planning Commission Meeting.

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

Ayes: 7

Nays: 0 Motion Carried.

6. 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 Schaefer, to Table Item to the July 1, 2025, Planning Commission Meeting.

Ayes: 7

Nays: 0 Motion Carried.

B. Consider Requests for Rezoning from A, Agricultural to E-1, Estate; and a Variance from the minimum lot size requirements for the E-1, Estate Zoning of 2.5 acres; and a Waiver of Plat to forgo the full preliminary and final plat process for the property located at 1120 Laureate Court.

Reading of Public Notice

Secretary Twedt read the Public Hearing Notice.

Motion by Schaefer, Second by Twedt to add one email into the record.

Ayes: 7

Nays: 0 Motion Carried.

Presentation of Request

Senior Planner Schneider presented the staff report.

The property owner requests to create one new parcel for a new single-family home on the 4.97-acre (unplatted) subject property, which is currently guided as Rural Density Residential. The surrounding area parcels are mostly zoned Agricultural.

1) Waiver of Plat

- a. Because the lot is unplatted, it is not eligible for an Administrative Subdivision, which is the reason for the Waiver request.
- b. The applicant appears to meet the relevant City Code criteria for the Waiver:
 - i. Not creating more than 2 parcels from 1.
 - ii. No need for dedication of public right of way or other easements.
 1. The lot is on a private road.
 - iii. Not adjacent to public roadway where right of way dedication would be requested.
 - iv. Not adjacent to public right of way where additional right of way would be requested.

2) Rezoning from A, Agricultural to E-1, Estate.

- a. Land use is consistent with Rural Density Residential guiding.

- b. The development to the south is zoned Estate, the request would not be considered spot zoning.
 - c. The performance standards of E-1, Estate districts are satisfied, except for the minimum lot size (addressed in Variance request)
- 3) Variance for 2.47-acre lot in E-1, Estate district.
- a. Consistent with City Code and Comprehensive Plan.
 - i. The proposed acreage and net density are close to those indicated in the Comprehensive Plan.
 - b. The request is reasonable.
 - i. Applicant is requesting the minimum variance to subdivide their property.
 - c. The plight of the landowner is due to unique circumstances not created by the landowner.
 - i. Previous surveys indicated the property was originally 5.05 acres; however, later corrections to address discrepancies reduced the lot size to 4.97.
 - d. The Variance will not alter the essential character of the locality.
 - i. The density will be similar to that of southern neighbors, and some neighbors to the north could likely subdivide without the need of a Variance request.
 - e. The request does not rely on economic conditions alone.
 - i. There are no code compliant alternatives to subdivide the property.

Commissioner Gosell inquired if setback requirements would be met. Senior Planner Schneider stated that there are no setback concerns.

Opening of Public Hearing

Cory Clarin, 1120 Alaureate Court, Applicant, stated that the staff report was received and understood.

Commissioner Schaefer inquired if the other neighbors surrounding the property were in support.

Mr. Clarin stated that he had talked to two neighbors to the north, and both were in support.

Imogene Bass, 9830 Alaureate Court, stated that she is a neighbor to the north, and is in support of the applicant's requests.

Becky Hopke, 1355 102nd Street, stated that she is also a neighbor and in support of the applicant's requests.

Planning Commission Discussion

Commissioner Hunting stated that she visited the property and the development to the south is not connected by a road to this neighborhood, she would consider this request as spot zoning. She also cited potential traffic and flooding concerns as reasons she is not in favor of the requests.

Commissioner Wippermann expressed concern about rezoning, potentially creating a precedent that would change the character of the neighborhood. As a counterpoint, he acknowledged that no neighbors have raised concerns.

Commissioner Schaefer stated that she visited the property and that 2.5-acre lots did seem out of character for the neighborhood. However, she cited three reasons she supported the requests: 1) The applicant is a long-time Inver Grove Heights resident seeking to grow old in place. 2) The applicants did not know the lot was less than five acres when they purchased it. 3) Neighbors in the immediate area could subdivide their properties without the need of a Variance.

Commissioner Wippermann questioned if public hearing notices were sent to northern neighbors.

Planning Manager Shay stated that notices were sent to all neighbors within 1,000 feet, which includes the majority of property owners in the neighborhood.

Commissioner Schaefer inquired as to whether the new home would rely on well water and a septic tank. Chair Weber confirmed this. Commissioner Schaefer inquired as to whether staff had identified any potential issues with the placement of these. Senior Planner Schneider stated that these items would be reviewed during the building permit process.

Planning Manager Shay clarified the final location of the septic tank and well could change, but the applicant did prove that City requirements could be met (via indicating potential locations for the well and the home, as well as providing results of soil borings and percolation tests for the septic site).

Motion by Schaefer, Second by Teiken, to Approve the Waiver of Plat request; Variance for one lot to be 2.47 acres in the E-1, Estate Zoning District; and Rezoning from A, Agricultural to E-1, Estate, subject to the conditions stated in the staff report.

Ayes: 6

Nays: 1 (Hunting) Motion Carried.

This item is tentatively scheduled to go before the City Council on June 23, 2025.

C. Consider a Request for Zoning Text Amendment to Title 9 of the City Code (Zoning Regulations), Chapter 15, Section 10-15-17: Exterior Building Materials, Relating to Hoop Structures.

Reading of Public Notice

Secretary Twedt read the Public Hearing Notice.

Presentation of Request

Planning Manager Shay presented the staff report.

In August 2024, City Council denied a Variance for an existing hoop structure located on a property zoned Industrial and directed staff to research commercial/industrial exterior building material standards for hoop structures and draft an amendment to the City Code.

The current City Code prohibits permanent and temporary hoop structures in Residential, Institutional, and Industrial zoning districts. They are allowed in Agricultural, E-1, Estate and E-2, Estate with the following conditions:

Planning Commission Meeting Minutes

Tuesday, June 3, 2025

- The lot size must be greater than 2.5 acres
- The hoop structure area must be less than 500 square feet
- 50-foot setbacks must be provided

There is an allowed exemption for commercial greenhouses.

The Building Code differentiates between permanent and temporary structures – the requirement for a structural engineering isn't required for the latter.

Proposed City Code

- Residential
 - Keep current prohibition.
 - Modify exemption for Agricultural, E-1, Estate and E-2, Estate districts; replace 2.5 acre minimum with minimum lot size for the district.
- Business
 - Keep current allowance for commercial greenhouses.
- Industrial and Institutional
 - Amend to allow permanent hoop structures.
 - Limit to storage of outdoor supplies (salt, sand, landscape materials, mulch, special soils)

Chair Weber inquired as to why outdoor equipment storage was not included as allowable storage. Planning Manager Shay stated that outdoor equipment would require screening and fencing beyond a hoop structure; the goal of the amendment is to allow supply storage, not equipment storage.

Commissioner Hunting suggested adding specific language excluding the equipment storage.

Community Development Director Ziemer clarified that equipment would need to be stored in a framed structure. That adding the specific language excluding equipment storage was considered during drafting.

Chair Weber inquired if a hoop structure could be used to cover a shipping container. Planning Manager Shay said no; the structural engineering requirement would most likely preclude that.

Chair Weber inquired about the rationale for excluding equipment storage in hoop structures. He stated that contractors might have large equipment (e.g. snow-clearing machinery) that would not fit in most buildings. Planning Manager Shay stated that the goal was to maintain an aesthetic standard in Industrial areas that would support a blend of uses (e.g., data centers, manufacturing, etc.).

Community Development Director Ziemer stated that hoop structures should be thought of as accessory buildings; permanent structures were more appropriate for equipment storage.

Commissioner Teiken inquired about the reason for the initial Variance request. Planning Manager Shay stated that the applicant was not in compliance with City Code, and when the Variance was denied, the deadline for compliance was set for June 2025.

Commissioner Twedt inquired as to which zoning districts allow permanent versus temporary hoop structures. Planning Manager Shay stated that Agriculture, E-1/E-2, Estate allow permanent or temporary hoop structures. Under the proposed amendment, Industrial and Institutional districts would only allow permanent hoop structures.

Commissioner Twedt inquired as to whether equipment storage would be allowed in a hoop structure that passed the structural engineering requirement. Planning Manager Shay stated that the structural engineering requirement for permanent structures would apply even if equipment storage was added as an accepted use.

Commissioner Teiken inquired about other cities' hoop structure regulations. Planning Manager Shay stated that most other cities do not allow them.

Commissioner Schaefer stated that she wanted specific language added "*excluding equipment storage*".

Community Development Director Ziemer said that the applicant of the originally denied Variance was seeking to store materials, not equipment.

Commissioner Teiken expressed support for clear language in the amendment as to what is allowed and not allowed.

Chair Weber clarified that anything can be stored in hoop structures in Agricultural and E-1/E-2, Estate districts. Planning Manager Shay confirmed this.

Opening of Public Hearing

Ryan Stanton, 7280 Dickman Trail, Original Variance Applicant, stated that hoop structures varied in quality and longevity. He said they provide benefits for business owners as well as environmental protection. He thanked City staff and the Planning Commission for reconsidering the City Code.

Planning Commission Discussion

Chair Weber inquired as to whether there were restrictions on the types of covering material for hoop structures in the proposed amendment. Planning Manager Shay stated that cover material would be subject to Building Code requirements. Community Development Director Ziemer stated that the topic could be examined further.

Commissioner Schaefer inquired about Industrial/Institutional hoop structure size limits. Planning Manager Shay stated that the hoop structure size in those districts would be limited by impervious surface and the maximum building coverage requirements.

Commissioner Gosell stated that he thought plant storage was not allowed in Industrial districts, language about this could be added to clarify. Planning Manager Shay stated that commercial greenhouses would be part of a Business district, not Industrial/Institutional, but that the Use Tables could be consulted for more specific situations.

Motion by Schaefer, Second by Hunting, to Approve the Recommendation of the Ordinance for the Zoning Text Amendment to Title 10 of the City Code (Zoning Regulations) Chapter 15,

Section 17, Relating to Hoop Structures, with the addition of noting that the structures exclude holding equipment, and the addition of noting specific covering materials allowed.

Ayes: 6

Nays: 1 (Weber) Motion Carried.

This item is tentatively scheduled to go before the City Council on June 9, 2025.

D. Consider a Request for Zoning Text Amendment to Title 9 of the City Code (Building and Development), Chapter 2, Section 9-2-4: Limits for Storage of Certain Hazardous Materials, and to Title 10 of the City Code (Zoning Regulations), Chapter 6, Section 10-6-2: Land Uses in All Nonresidential Districts, Related to Above-Ground and Fuel Storage Tanks.

Reading of Public Notice

Secretary Twedt read the Public Hearing Notice.

Presentation of Request

Planning Manager Shay presented the staff report.

City Council approved a Variance request regarding Above-ground Storage Tanks in July 2024 and directed staff to research their regulations and consider possible amendments.

Current City Code

- Fire Prevention Code standards allow above-ground storage tanks in:
 - I-2, General Industrial with no limitations.
 - A, Agricultural, B, Business, P, Public Institutional and I-1, Limited Industry districts, limited to 500-gallon tank or 1,000-gallon dual tank.
 - Sand and Gravel Overlay, as a Conditional Use Permit when associated with an asphalt plant.
- Zoning Code breaks above-ground storage tanks into two uses:
 - Fuel storage and dispensing
 - Permitted principal uses in B-1, Limited Business, I-1, Limited Industry and I-2, General Industry
 - Fuel storage for crude oil, gas, natural gas, and propane
 - Conditional Use Permit in I-2, General Industry

Proposed City Code

- Move limitations from Fire Prevention Code to Zoning Code (aligns districts)
 - Allowed zoning districts: A, Agricultural, B-1, Limited Business, B-2, Neighborhood Business, B-3, General Business, P, Public Institutional, I-1, Limited Industry, and I-2, General Industry.
 - Removal of size limit
 - State Fire Code still restricts tank size based on contents
- Change from Permitted/Conditional Principal Use to Permitted Accessory Use.
 - Principal Use: use can exist on property by itself
 - No existing uses would be made nonconforming by this change
 - Accessory Use: use is secondary to primary use of property
- Require a fire permit from the Fire Marshal prior to use; site plan required with permit.

Commissioner Schaefer questioned whether the districts that allow above-ground storage tanks are changing. Planning Manager Shay stated that the districts that allow above-ground storage tanks are not changing. The Fire Prevention Code outlines more districts than the Zoning Code does, so moving the limitations into the Zoning Code and using the Zoning Code's district system simplifies matters.

Commissioner Schaefer clarified that the Accessory Use change means that there needs to be some kind of business that the storage is associated with; a lot cannot just be used for fuel tank storage. Planning Manager Shay confirmed in the affirmative.

Commissioner Hunting inquired about the removal of material from the Fire Code. Planning Manager Shay stated that the districts are incorporated into the zoning table, and the specific restrictions are being removed as the Fire Code already limits tank size based on the risk factors of the tank contents (propane, gas, diesel, etc.). Hunting expressed concern about whether the public concerns brought forward at the earlier meeting had been adequately addressed. Shay stated that people were opposed to the operation and rezoning in the referenced case request.

Opening of Public Hearing

None.

Planning Commission Discussion

Commissioner Schaefer inquired about residents living near Industrial areas and whether their concerns would be addressed by the change. Chair Weber stated that the allowance for the tank size would now be based on the Fire Code for the tank contents, and the public would still be notified.

Commissioner Schaefer inquired as to whether this Ordinance protects residents in areas adjoining Industrial areas. Planning Manager Shay stated that screening, setbacks, separation, and access requirements would all provide that protection. Chair Weber added that the Fire Code is more restrictive and thus more protective.

Commissioner Twedt questioned whether permit(s) would be needed for situations similar to that of the windshield washer fluid applicant in the future. Planning Manager Shay stated that if they had an above-ground storage tank, they would still have to submit an application for a fire permit. Because that is an administrative review process, it would go to City staff and the Fire Marshal, not the Planning Commission. Twedt stated that in his view, residents were adequately protected by the permit process.

Motion by Teiken, Second by Twedt, to Approve the Recommendation of the Ordinance for the Zoning Text Amendment to Title 9 of the City Code (Building and Development), Chapter 2, Section 4, and Title 10 of the City Code (Zoning Regulations), Chapter 6, Section 2, Relating to Above-Ground Storage Tanks.

Ayes: 7

Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on June 9, 2025.

7. REGULAR BUSINESS

The Planning Commission meeting scheduled for June 17, 2025, has been canceled.

Next Planning Commission meeting will be held on July 1, 2025, as scheduled.

8. ADJOURN

Motion to adjourn the meeting at 8:30 p.m.

Respectfully submitted by Will Cl Ashe, Recording Secretary.

DRAFT



Planning Commission Report

MEETING DATE:	July 1, 2025
CASE NO:	25-01S
APPLICANT:	Steve Grebin
PROPERTY OWNER:	Same as Applicant
REQUEST:	Rezoning, Vacation of Drainage & Utility Easements, Preliminary and Final Plat
LOCATION:	1845 77th Street West
COMPREHENSIVE PLAN:	LDR, Low Density Residential and LMDR, Low-Medium Density Residential
ZONING:	A, Agricultural
STAFF CONTACT:	Benjamin Schneider, 651.450.2554

ACTION REQUESTED

The Planning Commission is asked to conduct a public hearing and consider requests for a Preliminary Plat, Final Plat, Rezoning from A, Agricultural to R-1C/PUD and R-3A/PUD, and the Vacation of Drainage and Utility Easements.

BACKGROUND

Steve Grebin ("Applicant") has submitted the above-mentioned requests for the property located at 1845 77th Street West (PID: 20-70900-01-020) ("Subject Property"). The Subject Property is 5.08 acres, located in the Northwest Area Overlay District. There is currently a single-family home on the site. An accessory shed is also located on the Subject Property but is in the process of being removed.

In 2024, the City approved a Comprehensive Plan Amendment to change the designated land use of the Subject Property from MDR, Medium Density Residential to a mix of LDR, Low Density Residential and LMDR, Low-Medium Density Residential. The portion now guided for LDR, Low Density Residential, aligns with the location of the existing single-family home, and the remainder of the Subject Property is currently designated as LMDR, Low-Medium Density Residential.

SURROUNDING USES

The following land uses, zoning districts, and Comprehensive Plan designations surround the property:

LOCATION	ADJACENT USE	ZONING	LAND USE
North	Highway 55	N/A	N/A
East	Residential	A, Agricultural	MDR, Medium Density Residential
West and South	Residential	R-1C	LDR, Low Density Residential

EVALUATION OF REQUEST

Preliminary Plat, Final Plat and Vacation of Drainage & Utility Easements:

The Applicant is requesting to subdivide the Subject Property to create one lot and one outlot, legally described as Lot 1, Block 1 and Outlot A of Orchard Heights 3rd Addition. Lot 1 is proposed to be 0.96 acres and includes the existing single-family home. Outlot A is shown as 4.1 acres and is intended for future development.

Lot 1 includes a 10-foot Drainage and Utility Easement along its periphery. The Applicant is also requesting to vacate the existing Drainage and Utility Easements along the periphery of proposed Outlot A. New Easements in this area would be requested at the time of future development.

Rezoning:

The Subject Property is currently zoned A, Agricultural. Corresponding with the proposed plat, the Applicant is requesting to Rezone Lot 1 to R-1C/PUD and Outlot A to R-3A/PUD. The R-1C and R-3A zoning districts align with the densities of the LDR, Low Density Residential and LMDR, Low-Medium Density Residential land use designations for Lot 1 and Outlot A respectively. The PUD zoning is also included to satisfy the requirements of the Northwest Area Overlay District.

The proposed Lot 1 conforms with the performance standards of the R-1C district. The future Outlot A development would be subject to the standards of the R-3A District, although deviations from those standards could be requested via the PUD process at the discretion of the City. The LMDR, Low-Medium Density Residential land use guidance would allow for a range between 17 and 32 dwelling units.

The submitted plans include a concept showing 17 townhomes within Outlot A, including a new road that connects with 77th Street West. This is included for illustrative purposes only, as the Applicant is not proposing to develop Outlot A at this time. Any future development of Outlot A would require a Preliminary and Final PUD and platting process.

ALTERNATIVES

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

A. Approval. If the Planning Commission finds the application acceptable, the Commission should make the following recommendation:

- Approval of the requests for a Rezoning from A, Agricultural to R-1C/PUD & R-3A/PUD; Vacation of Drainage and Utility Easements; Preliminary Plat and Final Plat subject to the following conditions:

1) Update the Preliminary Plat to show the proposed Easement Vacations.

2) Update the Final Plat to match the Preliminary Plat.

B. Denial. If the Planning Commission does not favor the proposed requests, a recommendation of denial should be made. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

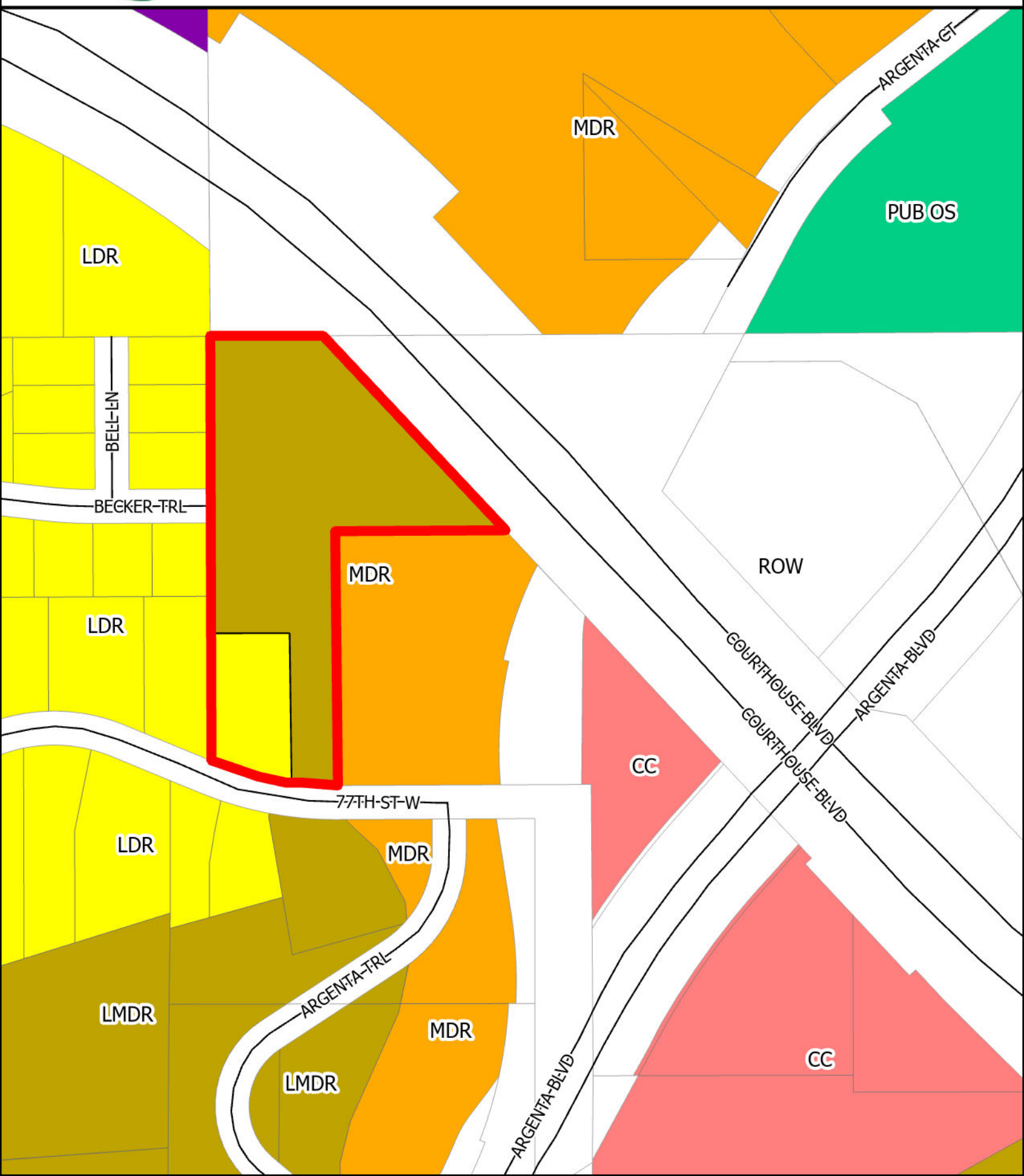
City staff support the Applicant's requests for the Subject Property.

ATTACHMENTS

1. Land Use Map
2. Zoning Map
3. Application Narrative
4. Preliminary Plat

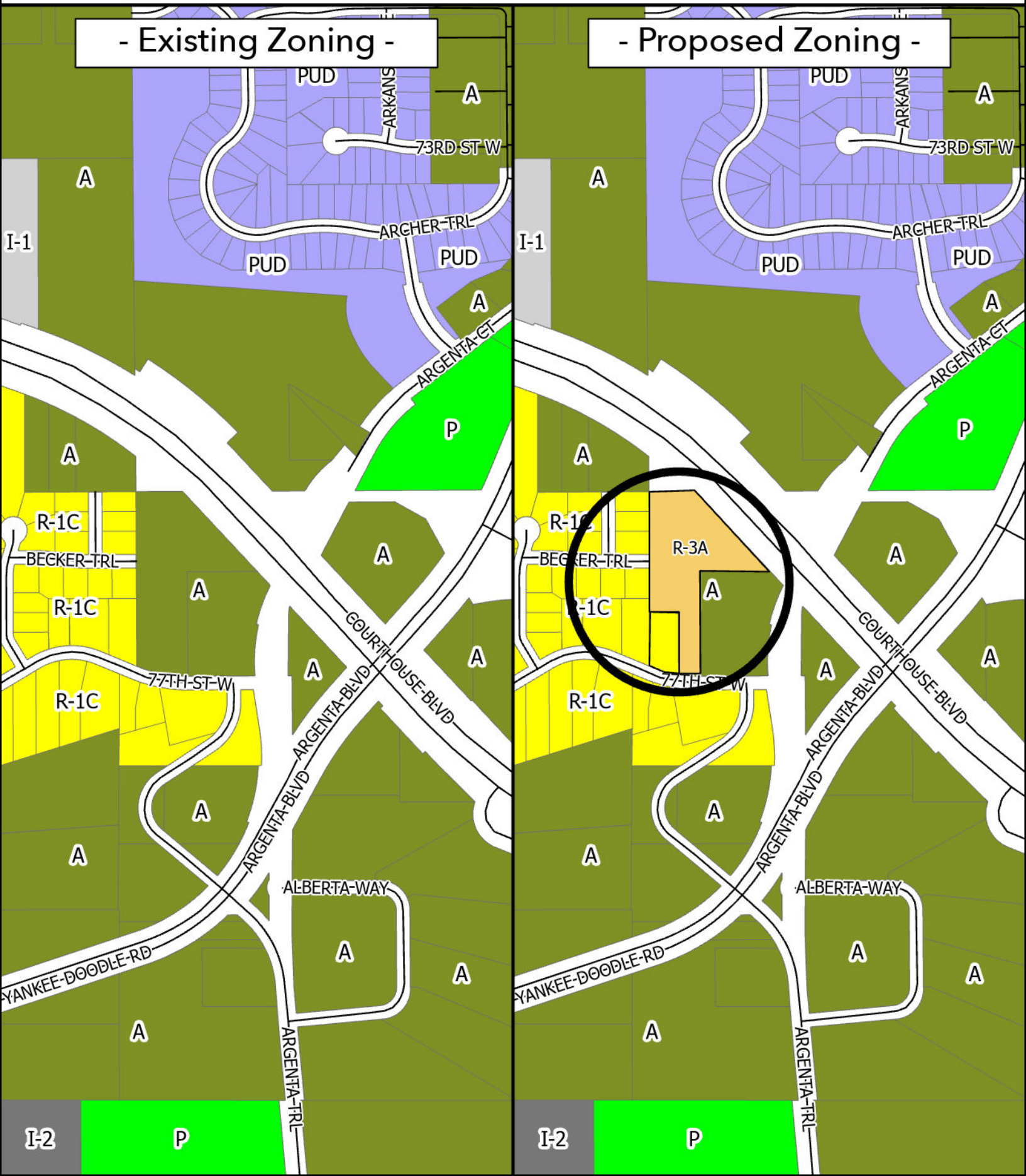


Steve Grebin Land Use Map





Steve Grebin Proposed Zoning Change



January 27, 2025

To: City of Inver Grove Heights

From: Steve Grebin

Re: Orchard Heights 3rd Addition Rezoning, Easement Vacation, Rezoning, and Preliminary and Final Plats.

Thank you for taking the time to review our applications for the property at 1845 77th Street West.

The Property:

The property is located in the Northwest Area south of Highway 55 north of Bur Oak Drive southwest of Argenta Hills.

The property is rolling with areas of woodland and one small wetland area in the northeastern corner. There is an existing home on the property that will remain.

Comprehensive Guide Plan:

The 2040 guide plan for this property was amended in 2023. The property was previously guided for medium density residential. The amendment changed the property to low-medium density residential allowing for 4-8 units/acre.

Zoning:

Current zoning is A, Agricultural. Proposed zoning is a Northwest Area PUD as required by City ordinance.

Site Plan:

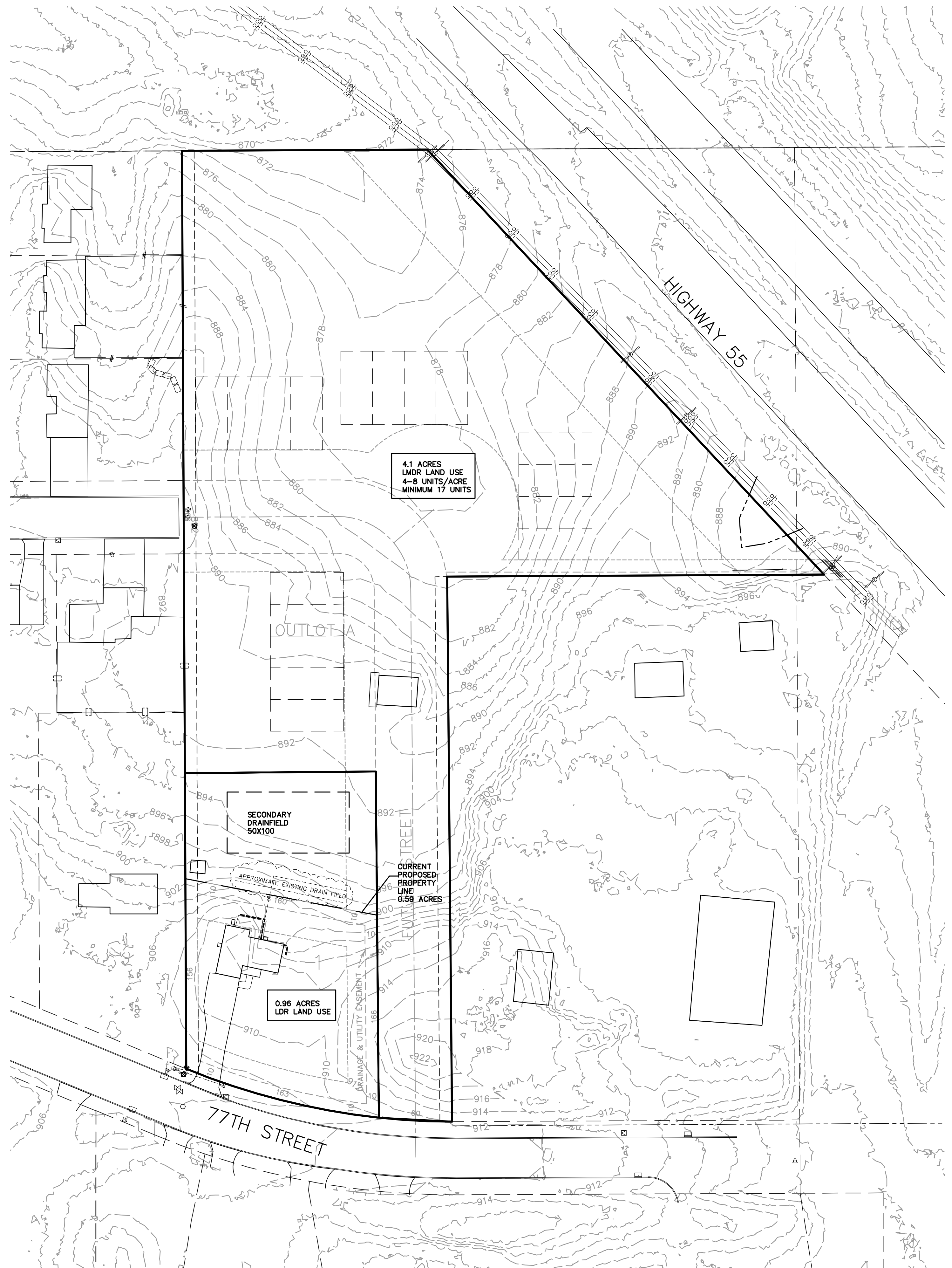
This application is requesting a preliminary and final plat to allow the existing home to be split off into a lot and the remainder of the property will remain in an outlot until it is ready to be subdivided. The ghost plat shows a townhome subdivision that will meet the 4-8 units/acre required by the comprehensive plan. This ghost plat is just for illustration purposes and is not part of the preliminary plat application.

Infrastructure:

The property is accessible by Bur Oak Drive along the south boundary. At time of future subdivision, a street will likely be added along the east side of the property intersecting at Bur Oak. This future street will connect to Becker Trail that is currently stubbed to the west side of the property. Utilities will come from Orchard Heights 2nd west of the property.

PUD

NWA PUD requirements, open space, tree preservation, landscape plans, stormwater design, and all other engineering design and city requirements will be met upon future subdivision of the remainder of the property.





Planning Commission Report

MEETING DATE:	July 1, 2025
CASE NO:	25-18V
APPLICANT:	TKDA
PROPERTY OWNER:	Northern States Power Company
REQUEST:	Variance
LOCATION:	10326 S. Robert Trail
COMPREHENSIVE PLAN:	General Industrial
ZONING:	I-2, General Industry
STAFF CONTACT:	Benjamin Schneider, 651.450.2554

ACTION REQUESTED

The Planning Commission is asked to conduct a public hearing and consider a request for a Variance from the maximum permitted use of steel on an exterior building surface from 33% to 100% on a new warehouse building in the I-2 Zoning District.

BACKGROUND

Northern States Power Company ("Applicant"), a subsidiary of Xcel Energy, is constructing a new warehouse building at the Wescott Gas Plant located at 10326 Robert Trail South ("Subject Property"). The property is 139 acres, located on the western edge of the City. The proposed building would provide supply racking for forklifts, a loading dock, and office space for warehouse employees.

The proposed structure is planned to be pre-engineered with sheet steel as the predominant exterior building material. [City Code Section 10-15-17](#) limits such materials to 1/3 of a building wall in all Business (B), Industrial (I), and Public Institutional (P) zoning districts. The Applicant is requesting a Variance from this standard to have a building with an exterior surface complete with steel. In 2015, the City approved a similar Variance request for a fuel storage building on the Subject Property. Since that Variance was specific to that building, another Variance request is required for the new proposed warehouse.

SURROUNDING USES AND SITE PLAN

The Subject Property is surrounded by an array of residential uses, including traditional single-family lots to the south and west, Estate and Agricultural lots to the east and north, and townhomes to the northwest. Notably, the periphery of the Subject Property is heavily wooded and the facilities on site are completely screened from adjacent properties and public view.

The proposed warehouse is 289 feet away from the closest property line to the east and is approximately setback 850 feet from the nearest residential lot. No other changes to the site are proposed for this project.

EVALUATION OF REQUEST

Variances are required to satisfy the following criteria in [City Code Section 10-3-4](#):

1. *The Variance request is in harmony with the general purpose and intent of the City Code and consistent with the Comprehensive Plan.*

Staff Analysis: [City Code Section 10-1-2](#) includes general purposes of the Zoning Ordinance, which includes protecting general welfare and comfort of the Public. The Comprehensive Plan states similar goals. The Subject Property is fully screened with wooded areas, so no adverse effects to the Public are anticipated.

This criterion is met.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.*

Staff Analysis: Buildings with steel exterior surfaces are common for heavy industrial properties with fuel storage, as steel is fire-resistant. Accessory buildings are an allowed use permitted in the Zoning Ordinance.

This criterion is met.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

Staff Analysis: Except for the Pine Bend Sanitary Landfill, the Subject Property is significantly larger than other Industrial properties in the City. Generally, building material zoning standards are intended for buildings that will be visible to the public. The proposed building will not be visible to the public or adjacent properties and far exceeds the screening and setback requirements for Industrial properties, which makes standards relating to aesthetics less practical.

This criterion is met.

4. *The Variance will not alter the essential character of the locality.*

Staff Analysis: The proposed warehouse would not be visible from adjacent properties. The building also would not change the character within the site, as there are other buildings made of predominantly steel, including the storage building that went through the Variance process in 2015.

This criterion is met.

5. *The request does not rely on economic conditions alone.*

Staff Analysis: As established with the other four (4) criteria, the Applicant is not focusing on economic conditions for this request. They are proposing a building that is common for heavy industrial uses and is similar to other buildings on the Subject Property.

This criterion is met.

ALTERNATIVES

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

A. Approval. If the Planning Commission finds the application acceptable, the Commission should make the following recommendation:

- Approval of the request for a Variance from the maximum permitted use of steel on an exterior building surface from 33% to 100% on a new warehouse building in the !-2, General Industry Zoning District.

B. Denial. If the Planning Commission does not favor the proposed Variance, a recommendation of denial should be made. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

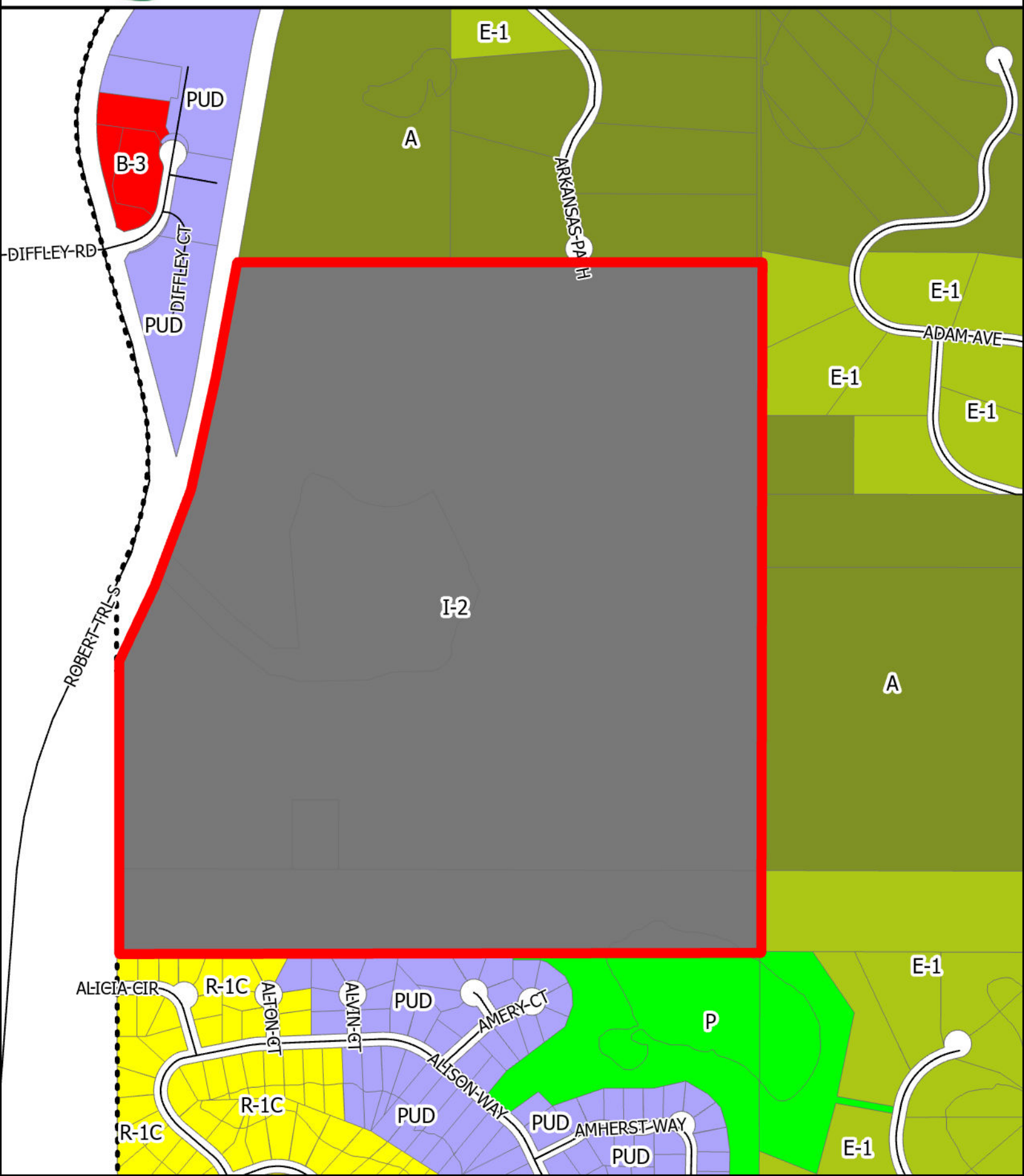
City staff support the proposed Variance request given that it satisfies all the criteria noted in this report.

ATTACHMENTS

1. Zoning Map
2. Existing Comprehensive Plan Map
3. Application Narrative
4. Plans

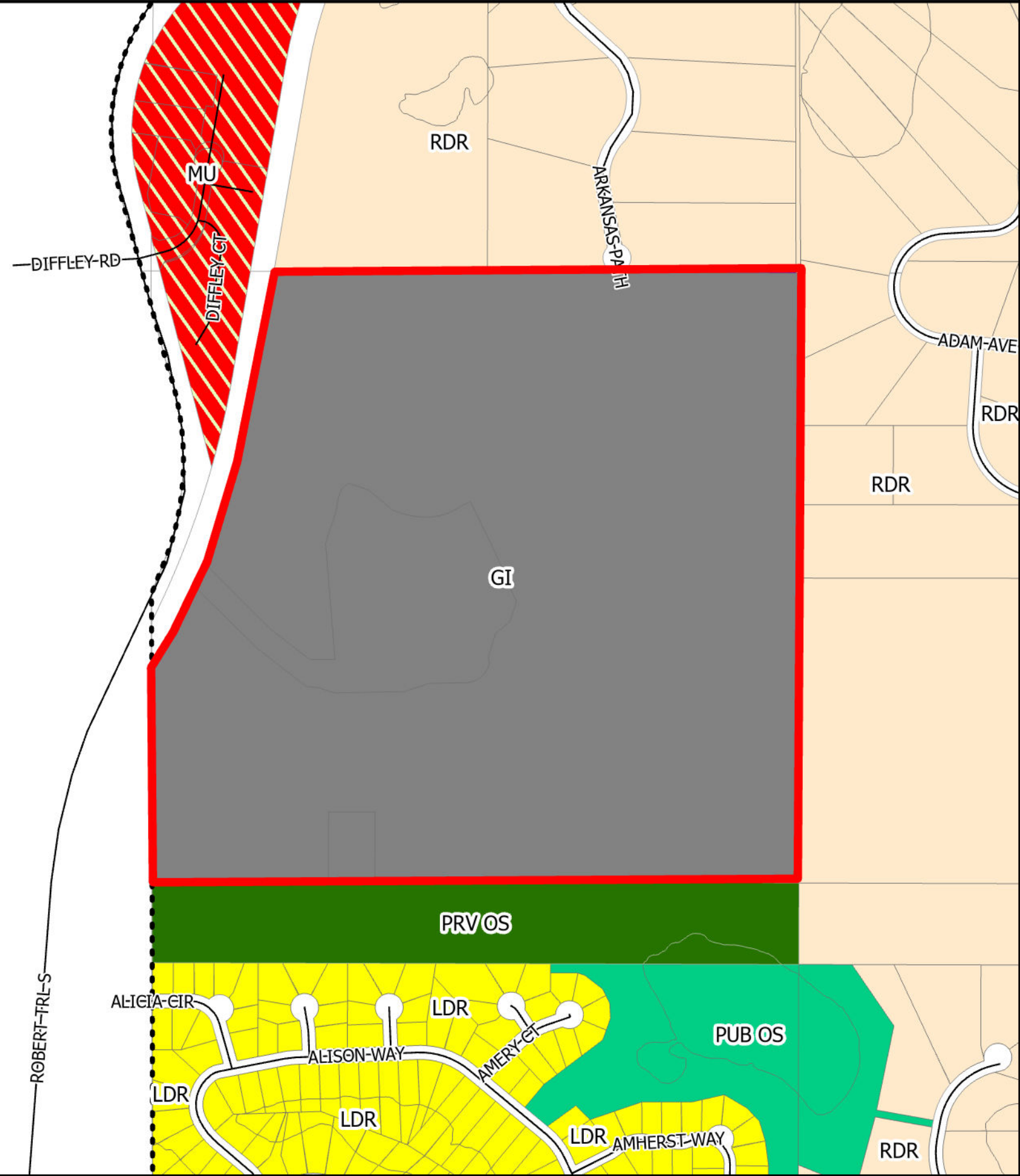


TKDA/Xcel Variance Zoning Map





TKDA/Xcel Variance Land Use Map



Variance Request Narrative

The proposed Xcel Warehouse project to be located on the Xcel Wescott Liquefied Natural Gas (LNG) Plant site at 10326 South Robert Trail, Inver Grove Heights, 55007 seeks a variance from provision 10-15-17 Exterior Building materials, specifically the maximum allowance of sheet steel for building walls of one-third (1/3).

TKDA, the architect and engineers of record, propose that the Warehouse variance request meets the variance requirements as follows:

1. *The variance request is in harmony with the general purpose and intent of the Zoning and Subdivision Ordinances and consistent with the Comprehensive Plan.*

The Comprehensive Plan allows for industrial operations to expand and, if needed, the construction of new buildings on site. The Warehouse project replaces the functionality of two buildings demolished during the construction of the new Control Building as well as provides additional required storage for the current day-to-day operations.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.*

Xcel acknowledges that one of the purposes of the exterior material ordinance is to provide aesthetically pleasing building to the people of Inver Grove Heights and that applies to industrial zoned site. While the secured entry date to the site is visible from South Robert Trail (shared with the Flint Hills site), most of Xcel's buildings are not. The Warehouse will be the easternmost building located from the western located entry, accessed only by Xcel staff. The Warehouse building is intended to be used in a reasonable manner consistent with high-pile part and material storage accessed via forklift.

3. *The plight of the landowner is due to unique to the property not created by the landowner.*

The original 1974 plant buildings included several large steel-clad pre-engineered metal buildings (PEMB) currently still on site. Over time, more PEMB buildings have been built. There are currently seven, including original buildings and accounting for one recently demolished. The selection of an PEMB building for the Warehouse structure and procurement is consistent with these other buildings. The selection of an embossed textured panel (stucco like) for the exterior wall material is compatible with both the existing corrugated panel PEMB buildings and the new Control Building's exterior precast wall panels.

4. *The variance will not alter the essential character of the locality.*

Given current topography as well as tree and vegetation cover, the Warehouse building and all operations are entirely shielded from view from the adjacent residential properties to the north and east as well as the electrical right-of-way east of Xcel property limits. The closest residential property is 850'-0" away on lower ground.

5. *Economic considerations alone do not constitute an undue hardship.*

Though the procurement of a PEMB structure and metal cladding lessens construction time and facilitates a smoother transition of plant operations, economic hardship was not a factor in the Warehouse project.

For further information about the proposed Warehouse building location on site, physical context, and exterior wall material refer to "Supplemental Documentation – Xcel Wescott Warehouse.pdf".

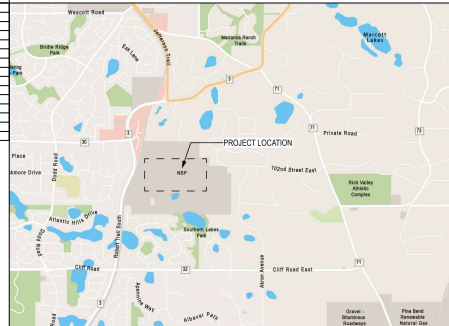
10326 S ROBERT TRAIL, INVER GROVE HEIGHTS, MN 55077



PROJECT SHEET INDEX

SHEET NO.	SHEET NAME
ARCHITECTURAL	
A001	OPERATIONS, SYMBOLS AND MEASURING HEIGHTS
A002	WALL PARTITION, FLOOR AND CEILING HEIGHTS
A003	FLOOR PLAN, ENLARGED FLOOR PLANS, AND REFLECTED CEILING PLAN
A004	ROOF PLAN AND DETAILS
A005	EXTERIOR ELEVATIONS
A006	BUILDING SECTIONS
A007	WALL SECTIONS
A008	EXTERIOR DETAILS
A009	DOOR AND WINDOW SCHEDULES
A010	OPENING OF THE S
A011	INTERIOR ELEVATIONS AND DETAILS
PLUMBING	
P001	UNDERGROUND PLUMBING PLANS
P002	ABOVEGROUND PLUMBING PLANS
P003	PLUMBING DETAILS AND SCHEDULES
THE PROTECTION	
P004	THE PROTECTION PLANS
P005	THE PROTECTION ENLARGED PLANS

PLANT LOCATION MAP



CAMPUS MAP



PROJECT CONTACTS

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PROJECT ARCHITECT URSULA LARSON E ursula.larson@tkda.com P 612.330.2424	ELECTRICAL ENGINEER RANDALL JACOBS E randall.jacobs@tkda.com P 612.728.1707

PRELIMINARY - NOT FOR CONSTRUCTION

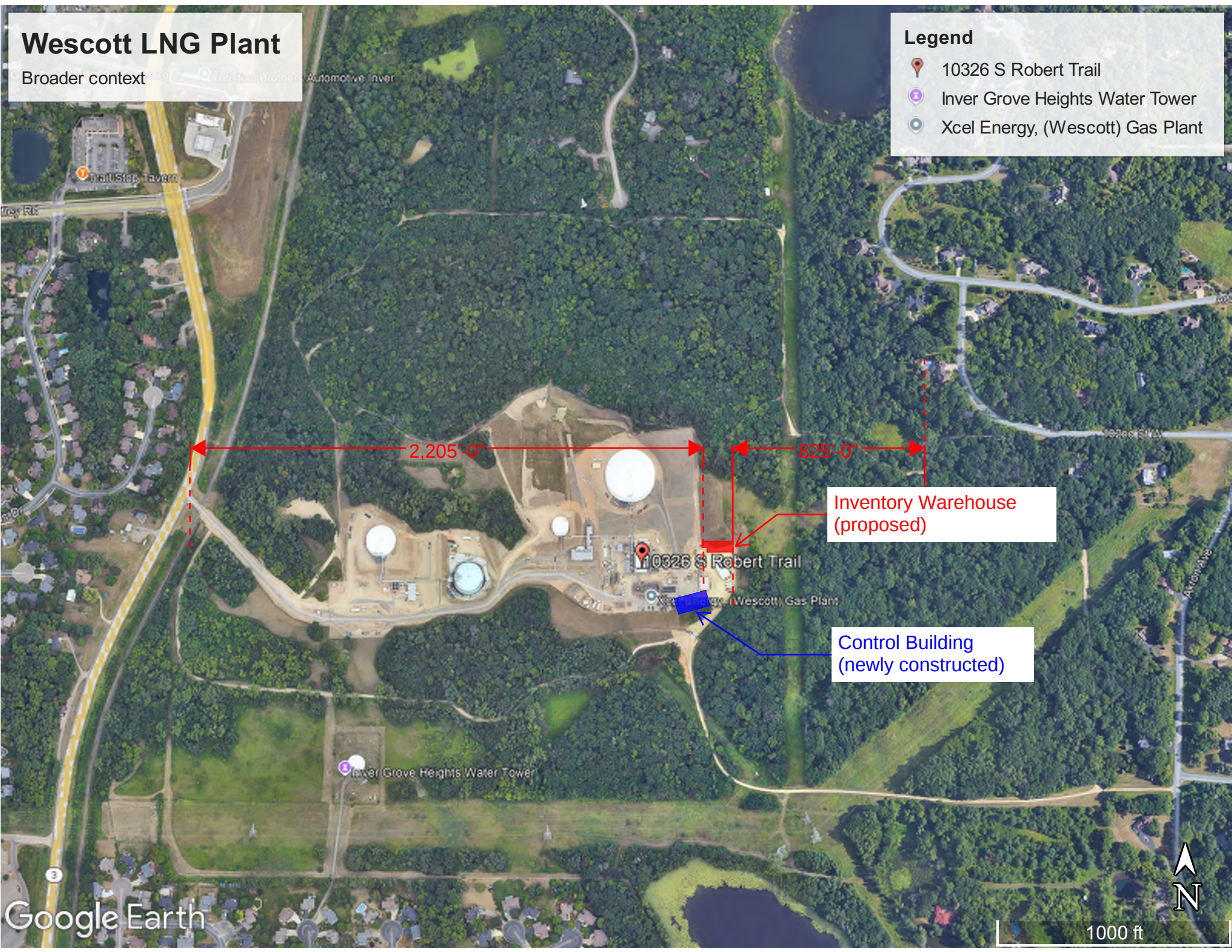
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Wescott LNG Plant

Broader context

Legend

- 10326 S Robert Trail
- Inver Grove Heights Water Tower
- Xcel Energy, (Wescott) Gas Plant



American Takii Seed



LOCATION

Salinas, CA

SIZE

37,180 sf

WALL SYSTEM

Heavy Embossed Insulated Panel

ROOF SYSTEM

R-Panel

BUILDING END-USE

Seed Processing Warehouse

American Takii, Inc. was established in 1980 in Salinas, California. As part of the Takii Seed company founded in 1835, American Takii has a goal to continue to breed, develop and produce superior quality vegetable and flower varieties to meet customers' needs.

This is an expansion to an existing structure that includes a new clear span warehouse with a connected two-story office. A 4,000 sf metal canopy joins this addition to the existing building. Energy saving skylights with lighting controls were used within the warehouse for natural lighting and energy conservation. Energy was further conserved by the use of insulated metal panels that feature a stucco appearance.

CF SANTA FE

INSULATED METAL WALL PANEL

Metl-Span's CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmth of an old-world finish, providing a visually pleasing building.

LOCK & GROOVE SYSTEM

PANEL

PANEL PROFILE

PRODUCT SPECIFICATIONS

WIDTH • 24"*, 30"*, 36", 42"

THICKNESS • 2", 2½", 2¾"*, 3", 4"

LENGTH 8'-0" to 32'-0" Horizontal
8'-0" to 40'-0" Vertical

EXTERIOR PROFILE • Flat profile with heavy embossing resembling desert southwestern appearance

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

INTERIOR PROFILE • Light Mesa, nominal ⅛" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.

CORE • Foamed-in-place, zero ozone depleting (zero ODP) Class 1 foam

JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

REVEAL • Up to 1" reveal options in ¼", ½", ¾" and 1" increments

U-FACTORS AND R-VALUES**

U-FACTOR (BTU/h·ft²·°F)

PANEL WIDTH: 42"	
	35°
2"	0.059
2.5"	0.046
3"	0.038
4"	0.028

R-VALUE (h·ft²·°F/BTU)

PANEL WIDTH: 42"	
	35°
2"	17.5
2.5"	21.9
3"	26.2
4"	35.0

*Available only from Nevada plant

**Based on ASTM C518, ASTM C1363 and thermal modeling

DESIGN FEATURES & BENEFITS

- Masonry stucco appearance
- Utilizes concealed clips and eliminates thermal short circuits
- Easy and fast installation, with reduced construction labor costs
- Interior and exterior applications
- Can be used in conjunction with other Metl-Span joint profiles

TESTING: CF SANTA FE INSULATED METAL WALL PANEL

TEST/ APPROVAL	TEST METHOD	TEST TITLE	RESULTS
Fire US	ASTM E84	Surface Burning Characteristics of Building Materials	Flame spread <25, smoke developed <450
	ASTM E119	Fire Tests of Building Construction Materials	One hour non-load-bearing rating with two layers of Type X Gypsum Vertical or horizontal installation
	FM 4880	Class 1 Fire Rating of Insulated Wall, Ceiling and Roof Panels	Product approved Exterior wall requires FM 4881 approval
	NFPA 259	Test Method for Potential Heat of Building Materials	Potential heat of foam plastic insulation contained in the assembly tested in accordance with NFPA 285
	NFPA 285-19	Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies	Panel assembly met the requirements of the standard
	NFPA 286	Fire Tests for Evaluating Contribution of Wall and Ceiling Finish to Roof Fire Growth	Test specimen met the criteria of the IBC Section 803.1.2.1
Fire Canada	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	One hour non-load-bearing fire rating with two layers of Type X Gypsum
	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	Meets 15 minute stay-in-place requirements
	CAN/ULC S102	Surface Burning Characteristics of Building Materials and Assemblies	Meets the National Building Code of Canada requirements
	CAN/ULC S134	Fire Test of Exterior Wall Assemblies	Complies with the fire-spread and heat-flux limitations required by the National Building Code of Canada
	CAN/ULC S138	Fire Growth of Insulated Building Panels in a Full-Scale Room Configuration	Met the criteria of the standard
Structural	ASTM E72	Strength Tests of Panels for Building Construction	See Load Chart
	ASTM E1592	Structural Performance of Metal Roof and Siding Systems by Uniform Static Air Pressure Differences	See Load Chart
	FM 4881	Class 1 Exterior Wall Structural Performance	See FM Wall Load Chart
Thermal Performance	ASTM C518	Steady-State Thermal Transmission Properties by Means of the Heat-Flow Meter Apparatus	K-Factor of 0.114 BTU.in/hr.ft ² .°F at 35° F mean core
	ASTM C1363	Thermal Performance of Building Materials and Envelope Assemblies	See Thermal Performance Guide
Air Infiltration	ASTM E283	Rate of Air Leakage Through Curtain Walls Under Specified Pressure Differences	<0.01 cfm/ft ² at 20 psf Vertical or horizontal installation
Water Infiltration	ASTM E331	Water Penetration of Exterior Walls by Uniform Static Air Pressure Differences	No uncontrolled leakage when tested to a static pressure of 20 psf Vertical or horizontal installation
Special Approval	Miami-Dade NOA	Product Approval for City of Miami and Dade County	Product has City of Miami and Dade County Notice of Acceptance
	State of Florida	Product Approval for the State of Florida	Product has State of Florida approval

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, Metl-Span reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit Metl-Span's website at metlspan.com.

Site - East
Photo facing NE

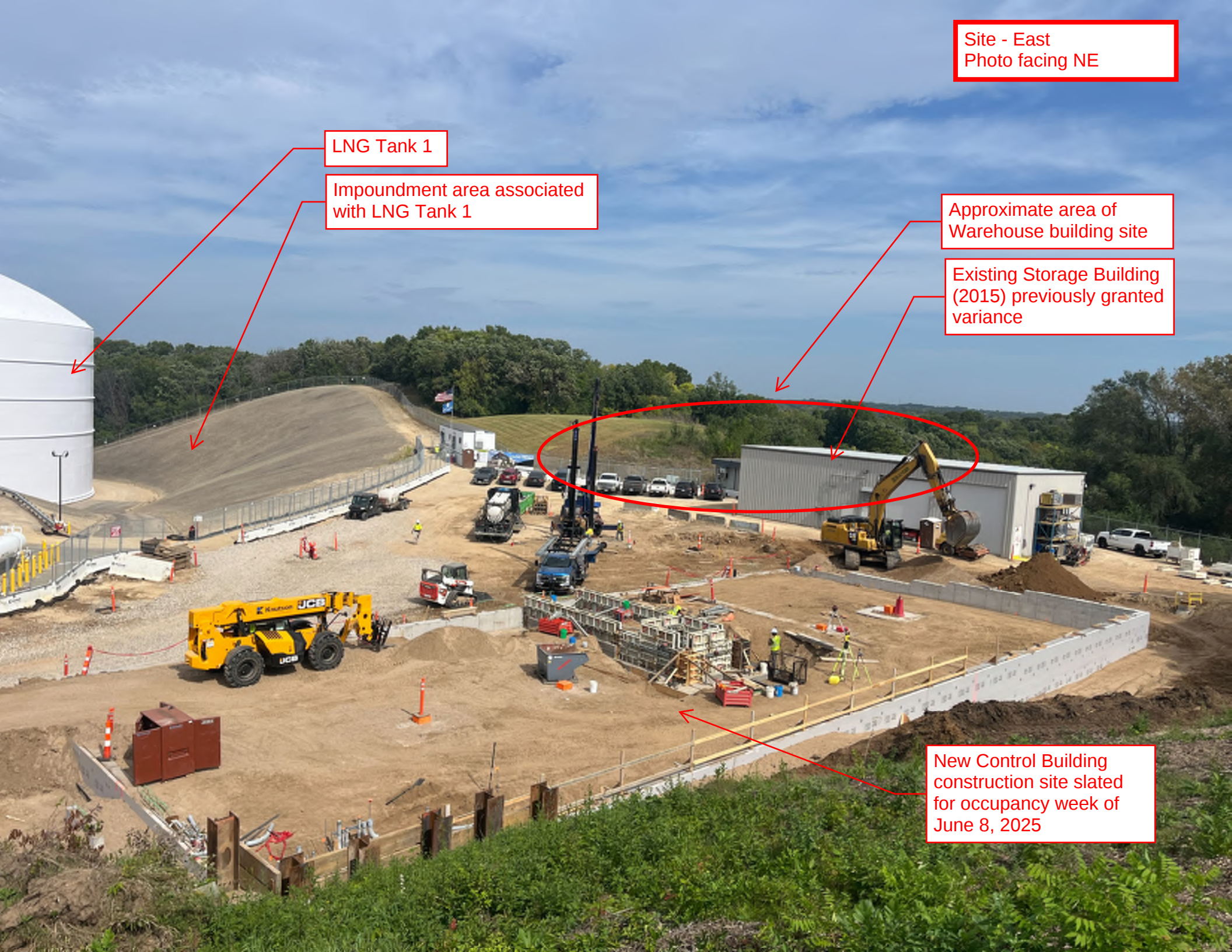
LNG Tank 1

Impoundment area associated
with LNG Tank 1

Approximate area of
Warehouse building site

Existing Storage Building
(2015) previously granted
variance

New Control Building
construction site slated
for occupancy week of
June 8, 2025



New Control Building (2025)

Existing Storage Building (2015)

Site - East
Photo facing E



Site - East
Photo facing N

Compressor Building (1974)

Original Shop Building (1974)

LNG Tank 1

New Control Building (2025)



Site - West
Photo facing W

Drive to secure
main entry gate

LNG Process
Building

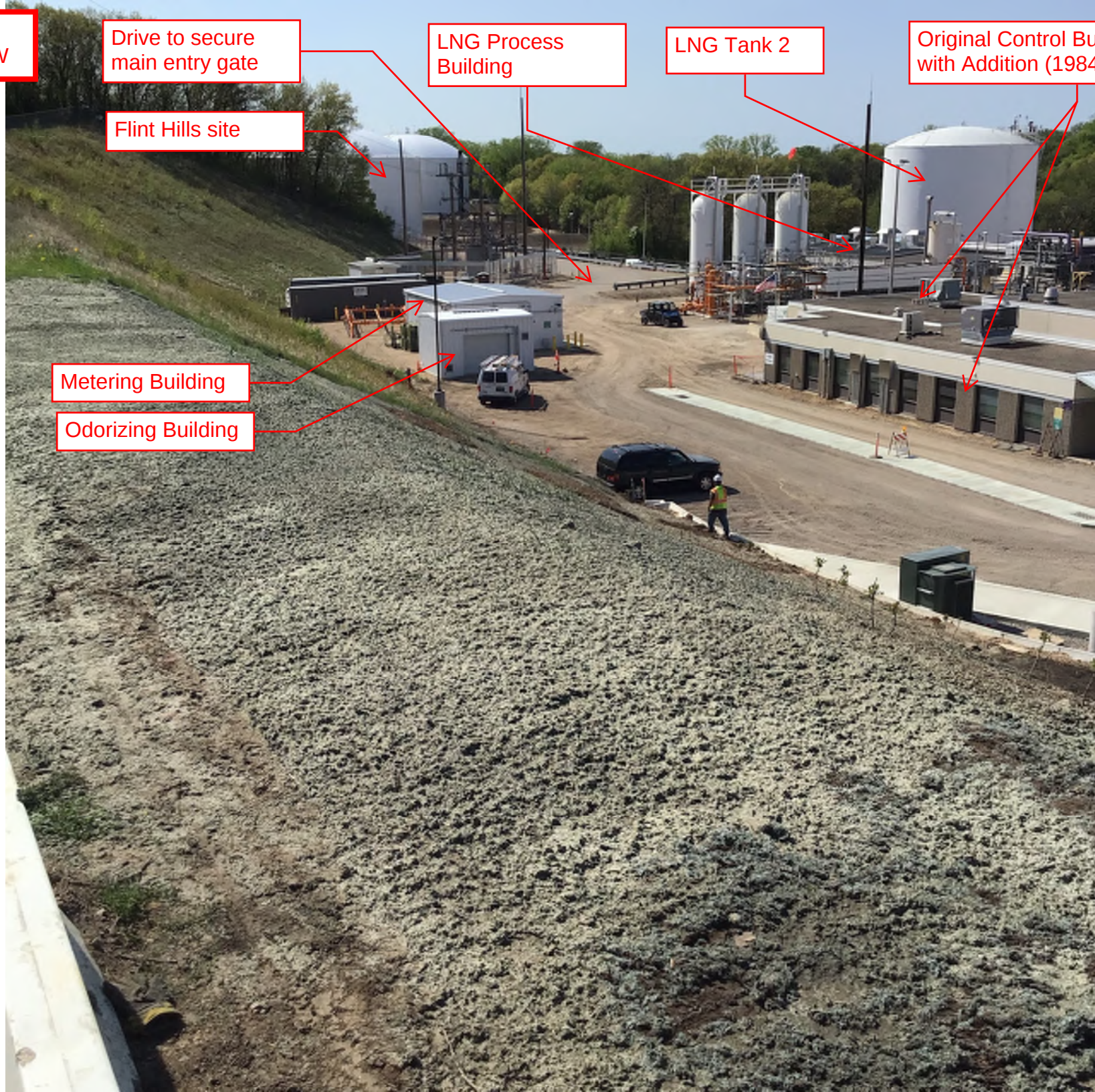
LNG Tank 2

Original Control Building (1974)
with Addition (1984)

Flint Hills site

Metering Building

Odorizing Building



Site - West
Photo facing N

LNG Process Building

LNG Tank 1

Compressor Building (1974)

Original Control Building (1974)
with Addition (1984)

