

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 1, 2025 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

Vice-Chair Clancy called the Planning Commission Meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

2. ROLL CALL

Commissioners Present: Scott Clancy (*Vice-Chair*)
 Lance Twedt (*Secretary*)
 Jason Teiken
 Collin Gosell
 Robert Heidenreich
 Amy Hunting
 Dennis Wippermann

Commissioners Absent: Jonathan Weber (*Chair*) - *excused*
 Aida Schaefer - *excused*

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

3. CONSENT AGENDA

A. Minutes of the June 3, 2025, Planning Commission Meeting.

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

Ayes: 7

Nays: 0 Motion Carried.

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; and Preliminary and Final Plat for a two-lot Subdivision to be known as Orchard Heights 3rd Addition located at 1845 77th Street West.

Reading of Public Notice

Secretary Twedt read the Public Hearing Notice.

Motion by Heidenreich, Second by Wippermann, to add three emails into the record.

Ayes: 7

Nays: 0 Motion Carried.

Presentation of Request

Senior Planner Schneider presented the staff report.

Background

Steve Grebin, Applicant, owns the 5.08-acre property located at 1845 77th Street West. The requests include a subdivision to create one lot with the existing single-family home and one outlot for future development. He also requests to vacate the existing 10-foot Drainage and Utility Easement along the periphery of the proposed outlot.

Evaluation of Requests

The rezoning request is consistent with the guided land use:

- 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 R-1C-requested portion is guided for LDR, Low Density Residential, and aligns with the location of the existing single-family home.
- The R-3A-requested portion is guided for LMDR, Low-Medium Density Residential, which aligns with plans for development (possibly townhomes).

Proposed Lot 1 meets performance standards for R-1C.

Easement Vacation is appropriate, as future easements will be requested at the time of future development.

Recommended Actions

- Recommend approving the rezoning, easement vacation, and preliminary and final plat requests with two conditions:
 - Update the preliminary plat to show proposed easement vacations
 - Update final plat to match preliminary plat

Commissioner Hunting stated that the maps included with the staff report were very helpful. She requested language clarification for future maps to avoid confusion between current actual Land Use and designated Land Use categories.

Commissioner Gosell questioned if the proposed concept plan meets the guided density. Senior Planner Schneider stated that it looks like it would but would be further reviewed upon receiving an application to develop the Outlot.

Commissioner Twedt inquired about the completion of Becker Trail. Senior Planner Schneider stated that Engineering staff would consider that upon receiving an application to develop the Outlot.

Opening of Public Hearing

Steve Grebin, 1974 77th Street West, Applicant, stated that he had read and understood the staff report. He said he does not plan to develop the Outlot himself.

Kathleen Moulton, 557 77th Street West, stated that it is currently difficult to turn left onto Argenta Boulevard and expressed concerns about traffic with future development. She also wanted to know whether a city park would be included in the development.

Eric Barcaskey, 3251 Black Oak Drive, Eagan, said he felt that future development should be single-family homes. He stated that the density allowed under the proposed rezoning would not fit the neighborhood.

Eric Holm, 1928 77th Street West, asked whether a future developer could propose commercial or industrial development.

Senior Planner Schneider stated that it would be possible that a developer could also purchase the land to the east and develop something larger on the combined sites. However, the outlot is Low-Medium Density Residential, and the land to the east is guided for Medium Density, so they would have to adhere to the limit for each. In response to the earlier question, he mentioned that Engineering staff are aware of traffic concerns in the area. He said there were no plans for parks near the subject property.

Planning Manager Shay added that there is currently no park search area in the 77th corridor west of Highway 55 and north of Yankee Doodle/Argenta, but there is a park search area south of Highway 55, between Yankee Doodle and S. Robert Trail. (That park would be obtained with the development of the area, which could be years away.)

Nick Erickson, 550 77th Street West, asked when a traffic survey would be conducted and for clarification on the density.

Senior Planner Schneider stated that Low-Medium Density is 4 to 8 units per acre. The lot to the east is Medium Density, which is 8 to 12 units per acre.

Planning Manager Shay stated that a traffic study would be done upon receiving a plat for the outlot development.

Vice-Chair Clancy closed the Public Hearing at 7:24 p.m.

Planning Commission Discussion

Vice-Chair Clancy stated that he was satisfied with the density requested.

Commissioner Hunting stated that she visited the site. She said the gradient of density makes sense to her. She said she would like to see a development including townhomes designated for seniors.

Motion by Hunting, Second by Teiken, to Approve the request for Rezoning from A, Agricultural to R-1C/PUD and R-3A/PUD; the request for Vacation of Drainage and Utility Easements; and the Preliminary and Final Plat for a two-lot Subdivision to be known as Orchard Heights 3rd Addition located at 1845 77th Street West, with the conditions listed in the Staff Report.

Ayes: 7

Nays: 0 Motion Carried.

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

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.

Reading of Public Notice

Secretary Twedt read the Public Hearing Notice.

Presentation of Request

Senior Planner Schneider presented the staff report.

Architecture firm TKDA, on behalf of Xcel Energy's Wescott Natural Gas Plant, requests 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, General Industry Zoning District. (Per City Code the 33% limit applies to all buildings in Business, Industrial, and Public/Institutional Districts).

Background

The subject property is 139 acres. A similar previous Variance was approved in 2015 for another storage building on the same site. The proposed warehouse would be 6,728 square feet. It would be used for storage, office space, and a loading dock for forklifts.

The proposed material is textured steel. This building would be 289 feet from the closest property line and 850 feet from the closest residential lot line. The area is wooded and not visible to the public.

Evaluation of Request

Criteria from City Code are all met:

- In harmony with City Code and Comprehensive Plan
 - No adverse impacts to the public
- Reasonable use not permitted by zoning ordinance
 - Steel buildings are common in industrial settings
 - Accessory buildings in general are permitted use
- Plight of the landowner due to unique circumstances not created by the landowner
 - With the exception of Pine Bend, the property is larger than other Industrial properties in the city, and it far exceeds screening and setback requirements
 - Aesthetic standards are less practical compared to other properties
- Variance will not alter the essential character of the locality
 - Proposed building will not be visible to the public and will be consistent with other buildings on site
- Request does not rely on economic conditions alone
 - Based on the above findings, economic conditions are not a focus of the request

Commissioner Teiken inquired if the limit on sheet steel siding in the City Code is mostly for aesthetic purposes.

Senior Planner Schneider confirmed that.

Opening of Public Hearing

Ursula Larson, 3311 E. Old Shakopee Road, Bloomington, TDKA, Architect, stated that she had read and understood the staff report. She said she is also the architect for a control building on site. She added that this warehouse would be the eighth steel-clad building on the site.

Vice-Chair Clancy closed the Public Hearing at 7:40 p.m.

Planning Commission Discussion

Commissioner Twedt asked if staff had considered raising the percentage of sheet steel allowed as an exterior building material in the I-2, General Industry zoning district.

Senior Planner Schneider stated that there had been no specific conversations, but it is something staff could consider internally.

Planning Manager Shay added that staff typically reexamine portions of the code when multiple Variances regarding a specific ordinance get approved in succession.

Commissioner Hunting stated that when she visited the site, no buildings could be seen. She is in favor of this Variance request.

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Motion by Heidenreich, Second by Gosell, to Approve the Variance request 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, General Industry Zoning District.

Ayes: 7

Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on July 14, 2025.

7. REGULAR BUSINESS

The Planning Commission meeting scheduled for July 15, 2025, has been canceled.

Next Planning Commission meeting will be held on Wednesday, August 6, 2025, as scheduled.

8. ADJOURN

Motion to adjourn the meeting at 7:45 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.