

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, September 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. ROLL CALL

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

Commissioners Absent: None.

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

3. APPROVAL OF AGENDA

Motion by Twedt, Second by Schaefer; to Approve the Agenda as Published.

Ayes: 9

Nays: 0 Motion Carried.

4. CONSENT AGENDA

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

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

Ayes: 9

Nays: 0 Motion Carried.

5. PUBLIC HEARING

A. Consider a Request for a Planned Unit Development Amendment to Operate a State of Minnesota Licensed Cannabis Dispensary within the Arbor Pointe Planned Unit Development located at 9082 Buchanan Trail.

Reading of Public Notice

Secretary Twedt read the Public Hearing Notice.

Presentation of Request

Senior Planner Schneider presented the staff report.

The subject property is located in the Community Shopping Center District within the Arbor Pointe Planned Unit Development (PUD). As a shopping center district, it is similar to B-3 and B-4, which are the zoning districts where cannabis retail is allowed per City Code 10-6-2. However, because the site is part of a PUD, there is a standalone permitted use table. Thus, the Applicant is proposing to amend the PUD to add Cannabis Retailer as a permitted use.

Evaluation of Request

- The proposed amendment complies with buffer requirements (including being over 1,000 feet away from the nearest school and daycare).
- The existing uses in the Community Shopping Center District are comparable with B-3, General Business Zoning District, where cannabis retail is a permitted use.
- The proposed use is limited to cannabis retail.
- State and City licenses will still be required of the Applicant.

Recommended Action

- Motion to recommend approval to amend the Arbor Pointe PUD to allow Cannabis Retailer as a permitted use with the Community Shopping Center District.

Opening of Public Hearing

Dillon Stutler, 2713 Hickory Trail, Iowa City, Iowa, Applicant, stated he had read and understood the staff report.

Commissioner Schaefer inquired about the location and ownership of the company listed on the request (Grand Grape Generation, LLC) and the Applicant's connection to it.

Mr. Stutler clarified that he currently lives in Iowa City, but he will be moving to Minnesota shortly. He is a consultant for Grand Grape Generation, LLC. The general manager and all employees would be hired locally.

Chair Weber closed the Public Hearing at 7:10 p.m.

Planning Commission Discussion

Commissioner Schaefer stated that she would prefer to specify that only one cannabis retail location be allowed.

Senior Planner Schneider stated that because the buffer requirements are in the licensing part of City Code, the PUD Amendment process could not be used to add additional cannabis retail locations in this PUD. If the nearby school were to close or move, an applicant could go through the approval process to add a second cannabis retail location.

Community Development Director Ziemer stated that the total number of licenses is limited to four (4) under the City Code; the license limit and buffer requirements were sufficient in terms of limiting additional cannabis retail at this site.

Commissioner Schaefer asked whether this was still true if the school were to close. Schneider stated that the 1,000-foot buffer from other cannabis retail locations would still apply.

Chair Weber suggested adding language to explicitly limit the number of cannabis retailers allowed on this site. Ziemer stated that this was not necessary and that it would be departure from the norm for permitted use amendments.

Chair Weber inquired as to whether the buffer requirements were state- or locally imposed. Ziemer stated that the buffer zones were locally imposed requirements.

Commissioner Schaefer questioned whether the city or the state limits the size of cannabis retailers. Schneider stated that the city limits the size in some zoning districts; B-3 allows retailers over 1,000 square feet, but B-2 only permits retailers under 1,000 square feet.

Commissioner Schaefer inquired as to whether there needed to be a size limitation at this site. Schneider stated that this site is more similar to B-3, so no size limitation was considered.

Commissioner Schaefer raised the possibility of a larger cannabis retailer taking over the location where the school is now. Schneider stated that this was unlikely due to the city-wide limit of four licenses.

Commissioner Wippermann stated that he is concerned about the negative impacts of increased marijuana use due to recreational legalization. He could not in good conscience vote to support this proposal.

Commissioner Schaefer said she was not in favor of the amendment without language limiting the use to a single retailer.

Chair Weber said it was unlikely the school would move or close before more applications for other sites were received.

Motion by Weber, Second by Gosell; to Approve the request of an Amendment to the Arbor Pointe PUD Ordinance to allow a Cannabis Retailer as a permitted use within the CSC, Community Shopping Center zoning district.

Ayes: 7

Nays: 2 (Wippermann, Schaefer) Motion Carried.

This item is tentatively scheduled to go before the City Council on September 22, 2025.

B. Consider the Repeal and Replacement of City Code Sections 10-6-1 and 10-6-2, Land Use Matrices, for the Purpose of Updating and Reformatting the Tables for Residential and Nonresidential Uses.

Reading of Public Notice

Secretary Twedt read the Public Hearing Notice.

Presentation of Request

Senior Planner Schneider presented the staff report.

City staff's goal in repealing and replacing the land use matrices/tables is to improve the formatting for readability and ease of use.

Currently, there are two tables:

- Residential table in 10-6-1
- Nonresidential table in 10-6-2

Both tables use the following symbology:

- P = Permitted Use: the use is allowed in the given zoning district
- C = Conditional Use: a Conditional Use Permit (CUP) is required for the use
- A = Accessory Use: the use is permitted, but only if the use is subordinate to a permitted or conditional use
- No Symbol = Prohibited Use: the use is not allowed in the given zoning district

The following formatting changes are proposed for the replacement tables:

- Convert to PDF document (allows for use of colors correlating to zoning maps)
- Use more headings and subheadings
- Add references column (for uses with specific performance standards)
- Remove columns with PUD information, as these have their own permitted use tables
- Merge similar uses (e.g., within Retail, remove some specific retail uses where the permitted uses overlap with those of general retail)
- Add some unlisted uses to table
- Add "beekeeping" as its own use, due to the popularity of this use
- Modify the name of some uses to be appropriately broad - e.g., "sport court" rather than "tennis court"

There is one minor content change proposed. For swimming pools in Multifamily districts, current code requires a CUP. However, when Multifamily developments propose a pool, performance standards are imposed during site review process, so this is unnecessary. Therefore, that use will change from C to A on the table.

All other uses stay the same in this code amendment.

Commissioner Teiken thanked staff for their work and asked whether the colors in the PDF will actually match the map (rather than being confusingly similar).

Senior Planner Schneider confirmed that they are exact matches to the map's colors.

Commissioner Teiken asked whether Cannabis Retail was in the table as a permitted use.

Senior Planner Schneider said yes; it is listed under the City Licenses category.

Commissioner Gosell said that the proposed replacement would restrict permitted uses in the E-1 (Estate) district - specifically, beekeeping. He asked for notice to be given to affected property before this change to allow them to comment.

Senior Planner Schneider noted that concern and said he would look into it.

Chair Weber clarified that this confusion arose due to adding beekeeping as its own use; before, it was listed as a definition under Agriculture.

Commissioner Heidenreich said lots of people in E-1 keep bees; he echoed the concern about restrictions.

Chair Weber asked whether there were any changes to permitted uses relating to accessory structures.

Senior Planner Schneider said no, only formatting changes.

Commissioner Schaefer expressed gratitude for staff's efforts to simplify this material. She said clearer language will help non-expert users.

Chair Weber asked whether any current permitted uses are being removed from districts.

Senior Planner Schneider said no.

Commissioner Hunting said that the replacement code sections make sense and are easier to use. She also thanked staff.

Chair Weber asked about what the superscripts refer to.

Senior Planner Schneider said the last page of the PDF includes the footnotes.

Commissioner Schaefer asked about how people will find permitted uses for PUDs.

Senior Planner Schneider recommended that people contact staff about permitted uses in PUDs, because those situations can be more complicated.

Motion by Schaefer, Second by Teiken; to Approve the recommended Ordinance Amendment to Title 10, Chapter 6, Sections 1 and 2 relating to the Land Use Tables.

Ayes: 9

Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on September 22, 2025.

Community Development Director Ziemer addressed a few questions. He said staff would look into the beekeeping question raised. He also clarified that for non-site-specific changes, statutory obligations are different; notifying everyone is not feasible. In the situation where specific types of businesses were affected by a code change, those businesses would be notified.

Commissioner Heidenreich shared that the relevant section of code for the beekeeping question is 10-15-27 (Agriculture uses on E-1 properties).

6. REGULAR BUSINESS

The Planning Commission meeting scheduled for September 16, 2025, has been canceled.

The next Planning Commission meeting will be held on Tuesday, October 7, 2025, as scheduled.

7. ADJOURN

Motion to adjourn the meeting at 7:44 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.