



Inver Grove Heights Planning Commission
Tuesday, March 3, 2026 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, March 3, 2026, will be provided to the Commission at or before the March 3, 2026 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - A. Minutes of the February 4, 2026, Planning Commission Meeting.
5. **Public Hearing**
 - A. Request for a Conditional Use Permit to allow a Body Art Establishment in the I-1, Limited Industry Zoning District on property located at 1848 50th Street East.
 - B. Request for an Easement Vacation to create the abutment of Boudreau Court to the newly created lot; a Variance to permit the dedication of the new right-of-way as access to the newly created lot; and a Preliminary and Final Plat for the creation of a two-lot plat on property located at 2615 80th Street East.
 - C. Request for a Major Site Plan Review for the expansion of the current dealership building, and development of a new parking structure, and parking lot changes; a Conditional Use Permit for the proposed building height of the new parking structure, an Amendment for the expansion and replacement of the detailing center, and an Amendment to expand the current dealership building; and an Easement Vacation of an existing Stormwater Easement, and a Drainage Only Easement on property located at 4600 Akron Avenue and 1037 50th Street.
 - D. Request for a Conditional Use Permit for a telecommunications tower within the P, Public Institutional Zoning District for a height greater than 150% of the permitted structure height for the district; and a Variance from the side yard setback requirements in the P, Public Institutional Zoning District on property located at 5030 Babcock Trail.
6. **Regular Business**
7. **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.

March 3, 2026 - Planning Commission Agenda

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, February 4, 2026 - 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

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

Commissioner(s) Absent: None.

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

3. APPROVAL OF AGENDA

Motion by Clancy, Second by Hunting, to Approve the Agenda as Published.

Ayes: 9

Nays: 0 Motion Carried.

4. CONSENT AGENDA

A. Minutes of the January 6, 2026, Planning Commission Meeting.

Motion by Twedt, Second by Heidenreich, to Approve the Minutes as Submitted.

Ayes: 9

Nays: 0 Motion Carried.

5. PUBLIC HEARING

A. Request by CSN IGH I, LLC, for a Comprehensive Plan Amendment to change the land use designation from O, Office to MU, Mixed Use for future development that includes various events and entertainment components, located at PID No. 20-00600-25-015.

Reading of Public Notice

Secretary Twedt read the Public Hearing Notice.

Presentation of Request

Planning Manager Shay presented the staff report.

The Comprehensive Plan Amendment concerns a request to change the Land Use designation for the subject properties from O, Office to MU, Mixed Use. The site includes 2 properties totaling approximately 45 acres, located off 65th Street and Argenta Boulevard. The properties are currently undeveloped and are envisioned to accommodate a future development that could include a 120,000 square foot building with a Museum, Ice Rink, Restaurant/Brewery, Event Space, and Retail.

The application requests an Amendment to the Comprehensive Plan to change the current Land Use designation from Office to Mixed Use. The request does not approve a specific user, development concept, or site plan, but instead establishes an updated Land Use framework that would guide future development proposals brought forward for the site.

The site is located within a Future Development Area as identified in the Comprehensive Plan. Relevant Land Use and Zoning Policies emphasize the importance of providing commercial services that are convenient to surrounding neighborhoods, creating a quality living environment that is adapted to the natural environment, and encouraging creative land planning that establishes neighborhood areas with a unique identity reflecting both the natural beauty of the area and the broader context of the community. The Mixed Use category supports a unique mix of Commercial, Residential, Public, and related uses in a pedestrian friendly environment. It also provides a flexible Land Use tool that supports redevelopment while minimizing the creation of nonconforming uses and encourages consistent design standards that serve as a framework for Public and Private improvements related to streets, lighting, landscaping, building materials, and building placement.

The City Council has prioritized Commercial growth by promoting and pursuing development opportunities to expand retail, service, and restaurant options throughout the City. The site and surrounding parcels are currently guided as Office, a Land Use category that has experienced a shift in market demand and has become increasingly challenging for new development since the Comprehensive Plan was completed. A future interchange is anticipated at I-494 and Argenta Boulevard, which is expected to serve as a new entrance into the City. This area is anticipated to function as a gateway, and encouraging Mixed Use development is intended to attract residents and visitors. The proposed change to Mixed Use is compatible with adjacent land uses and with the type of development anticipated in the surrounding area.

The next steps include consideration of the request and a recommendation on the Comprehensive Plan Amendment. If supported, the project would move forward with future applications and agreements, including a Preliminary Plat and Preliminary Planned Unit Development, followed by a Final Plat and Final Planned Unit Development, along with a Development Agreement. Public hearings will be required as part of the Preliminary Plat and Preliminary Planned Unit Development processes as the project advances.

The recommendation is approval of the Comprehensive Plan Amendment from Office to Mixed Use, subject to the stated conditions.

Chair Weber noted that the map did not accurately reflect the existing Agricultural land use. Shay clarified that the current zoning is Agricultural, which typically functions as a holding designation until development occurs.

Planning Commission Meeting Minutes
Wednesday, February 4, 2026

Chair Weber asked whether the Planned Unit Development under consideration applies only to the Mixed Use addition. Shay clarified that the request applies to both properties. He explained that the Land Use Amendment includes the entire Western Parcel and a northern portion of the Eastern Parcel. The request would change two areas currently designated as Office to Mixed Use.

Chair Weber asked whether the second Planned Unit Development should also be listed. Shay responded that the second Planned Unit Development is listed in the staff report and noted that the request involves two different entities, as the landowner is retaining the Eastern Parcel.

Commissioner Teiken inquired about more information on the potential future I-494 interchange. Shay stated that there is a lot of planning and funding that needs to happen before the project moves forward. Looking at possibly 5-7 years to complete the project.

Commissioner Twedt asked whether the estimated 5-to-7-year timeframe includes construction or only the period leading up to construction. Shay stated that the project timeline will depend on whether it is designed and built in phases or as a single project, which could affect when construction begins.

Commissioner Wippermann questioned how much Office designated land would remain throughout the City if this application were approved. Shay stated that the remaining undeveloped Office land within the City is estimated at approximately 25 to 40 acres, primarily west of the site and on City Owned Parcels along Blaine Avenue.

Commissioner Schaefer inquired if the applicants are the property owners. Shay stated there are two applicants: Ace in the Hole Limited Partnership, the Property Owner, and CSN IGH I, LLC, representing the Minnesota Hockey Hall of Fame as the proposed occupant.

Commissioner Schaefer asked which portion of the site is subject to the City's Purchase Agreement. Shay explained that the Agreement applies to the area west of the future Argenta Boulevard extension, including the associated right-of-way, with the specific boundaries defined in the Agreement.

Commissioner Schaefer asked whether the area covered by the Purchase Agreement is approximately 30 acres. Community Development Director Ziemer clarified that the acquisition includes just under 41 acres from the Western Parcel and approximately 5.5 acres from the Eastern Parcel associated with the Argenta Boulevard right-of-way, for a total of just under 46.5 acres.

Commissioner Schaefer acknowledged that Office demand is currently low and noted that Mixed Use appears promising. She asked how the proposed change would benefit the City. Shay stated that Mixed Use zoning supports a pedestrian friendly environment and allows for a broader range of uses, including Office, Residential, and Commercial. He noted that approving the Land Use change does not approve a specific project, allowing flexibility if the Minnesota Hockey Hall of Fame does not proceed. The site's visibility at a key gateway into the City makes Mixed Use appropriate and could support small scale Commercial uses that serve nearby neighborhoods.

Commissioner Schaefer stated that while she understands the qualitative benefits, she is seeking clarity on the quantitative return to the City. She asked whether, given the City's investment in land acquisition and infrastructure for a nonprofit project, the development is expected to

generate sufficient tax revenue to provide a positive return on that investment. Ziemer stated that the item before the Commission is the Land Use change and that shifting from Office to Mixed Use provides greater flexibility, independent of any specific project.

Commissioner Schaefer noted that the City has largely committed to the project through the Purchase Agreement and asked whether the nonprofit component would be the only portion exempt from taxes, given the level of public investment. Ziemer noted that the overall project is still in early stages, with details continuing to be refined, and that the long-term goal is to achieve a higher value, taxable development that benefits the community.

Commissioner Schaefer asked which of the next steps in the process would come before the Planning Commission. Shay responded that all next steps would come before the Planning Commission.

Commissioner Wippermann noted that while Office uses are permitted in Mixed Use areas, the stated Mixed Use Development Policies emphasize limiting Commercial uses to neighborhood and convenience goods and services. He questioned whether this presents a contradiction in the Policy Framework. Shay explained that the Comprehensive Plan provides broad guidance and that Mixed Use zoning still permits Office and other uses. He noted that not every project will meet every policy goal, and while the Hall of Fame may not include neighborhood scale Commercial uses, the Mixed Use District allows for them over time.

Chair Weber questioned whether the site is served by Inver Grove Heights or Eagan Water and Sewer. Shay confirmed that the site would be served by Inver Grove Heights Utilities.

Commissioner Hunting inquired as to if the Land Use change is approved and subsequently approved by Council, the project would then proceed to Metropolitan Council review before moving forward through the standard approval process. Shay confirmed that if the Land Use change is approved by Council and the Metropolitan Council, the Mixed Use designation would take effect regardless of whether the Minnesota Hockey Hall of Fame proceeds. He noted that the decision before the Commission is whether Mixed Use is the appropriate Land Use for the site for any future project.

Commissioner Hunting asked whether, if the Land Use change is fully approved, this specific project would then be ready to proceed, or whether the applicant would still be required to submit detailed plans and go through the remaining approval processes. Shay stated that the next steps would require submission of a Preliminary Plat, Preliminary Planned Unit Development, and Rezoning Requests, which would include detailed Site Plans for how the project would be developed.

Opening of Public Hearing

Michael Breese, Chief Real Estate Officer, Consumer Science North, 2456 Arnold Palmer Drive, Blaine, and Chris Winkler, CEO, Consumer Science North, is also present for questions.

Mr. Breese acknowledged the concerns raised and expressed support for the project, noting that the site was selected after evaluating multiple options. He stated that the location aligns with the history of hockey and the project's goals, and that the development could serve as a catalyst for future Mixed Use development, positioning Inver Grove Heights as a focal point and Statewide destination.

Commissioner Schaefer asked why Inver Grove Heights was selected as the project location.

Mr. Breese stated that Inver Grove Heights was selected after evaluating multiple potential locations. He noted that the site offers regional accessibility, proximity to the airport, and sufficient land to preserve natural features while accommodating a modern facility. He added that the location provides the opportunity to create a destination that reflects the history of hockey, supports visitor access, and allows for complementary development around the site.

Stephanie McDaniel, 1 Acorn Drive, Sunfish Lake, asked whether there are differences between Office and Mixed Use zoning related to night sky lighting standards and noise regulations.

Yared Gebrewold, 6501 Arctic Court, expressed support for the project but raised concerns about increased traffic, particularly along Highway 62 and Delaware Avenue, and asked that traffic impacts be carefully addressed.

Planning Commission Discussion

Planning Manager Shay stated that the same noise and lighting standards apply to both Office and Mixed Use zoning.

Chair Weber asked whether a Traffic Study would be conducted if the interchange proceeds.

Shay confirmed that Comprehensive Traffic and Transportation Analysis would be required for the project and associated interchange, and that these studies would be submitted with the preliminary development applications.

Chair Weber closed the Public Hearing at 7:33 p.m.

Motion by Twedt, Second by Clancy, to Approve a Comprehensive Plan Amendment from O, Office to MU, Mixed Use subject to the condition listed in the staff report.

Ayes: 9

Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on February 23, 2026.

6. REGULAR BUSINESS

None.

7. COMMISSION AND STAFF COMMENTS

Planning Manager Shay stated that the Ordinance Amendments, four of the motions passed, and four of the motions were denied when the Item went before the City Council.

The February 17, 2026, meeting is canceled due to no scheduled items.

8. ADJOURN

Motion to adjourn the meeting at 7:36 p.m.

Respectfully submitted by Tammy Greenlee, Recording Secretary.



Planning Commission Report

MEETING DATE:	March 3, 2026
CASE NO:	26-03CUP
APPLICANT:	Madison Taylor
PROPERTY OWNER:	TMB Properties, LLC
REQUEST:	Conditional Use Permit
LOCATION:	1848 50th Street East
COMPREHENSIVE PLAN:	LI, Light Industrial
ZONING:	I-1, Limited Industry
STAFF CONTACT:	Benjamin Schneider, 651-450-2569

ACTION REQUESTED

The Planning Commission is asked to consider a request for a Conditional Use Permit to operate a Body Art Establishment in an existing building located at 1848 50th Street East.

BACKGROUND

Madison Taylor, Applicant, has applied for a Conditional Use Permit ("CU") to operate a Body Art Establishment at an existing multi-tenant building located at 1848 50th Street East ("Subject Property"). The Subject Property is zoned I-1, Limited Industry. Body Art Establishments are allowed as a Conditional Use in this zoning district. These businesses also must obtain a local license from the City Clerk and a state license from the Minnesota Department of Health.

SURROUNDING USES

Like the Subject Property, all adjacent properties are zoned I-1, Limited Industry and guided LI, Light Industrial. The one exception is the property to the west, which is vacant land owned by the Minnesota Department of Transportation (MnDOT). This property is guided Public Parks and Open Space.

EVALUATION OF REQUEST

City Staff has reviewed the request against specific City Code standards for Body Art Establishment and for general standards for Conditional Uses. Overall, the request meets all applicable Zoning Code standards.

REVIEW OF SPECIFIC CITY CODE CRITERIA

[City Code Section 10-15-32](#) requires Body Art Establishments to maintain a 1,000-foot buffer between the property where the business operates and various uses, including schools, churches, parks, public libraries, establishments selling and/or serving alcoholic beverages, and other body art establishments. The Subject Property meets these buffer requirements.

[City Code Title 4, Chapter 9](#) includes several requirements to obtain a local license. The Applicant has begun the process of applying for this license, which will not be issued until the Conditional Use Permit is approved.

REVIEW OF GENERAL STANDARDS FOR CONDITIONAL USES

The general CUP standards can be found in [City Code Section 10-3A-5A](#). An analysis of each standard is included below.

1. The use is consistent with the goals, policies and plans of the city comprehensive plan, including future land uses, utilities, streets and parks.

The Future Land Use Plan does not propose any changes to the Subject Property, meaning it is anticipated to maintain its current I-1, Limited Industry zoning designation. Also, the proposed use does not have adverse impacts on future park, utility, or street plans.

2. The use is consistent with this code, especially this title and the intent of the specific zoning district in which the use is located.

The Subject Property is zoned I-1, Limited Industry. A Body Art Establishment is allowed as a Conditional Use in this Zoning District.

3. The use would not be materially injurious to existing or planned properties or improvements in the vicinity.

No negative impacts are anticipated with this use of surrounding properties.

4. The use does not have an undue adverse impact on existing or planned city facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the city to provide such services in an orderly, timely manner.

No negative impacts are anticipated with this use of nearby City facilities.

5. The use is generally compatible with existing and future uses of surrounding properties, including aesthetics/exterior appearance, noise, traffic, drainage, fencing, landscaping, buffering, and other operational characteristics.

The Applicant is not proposing any changes to the exterior building or site, and no adverse impacts to noise or traffic are anticipated.

6. The property is appropriate for the use considering size and shape, topography, vegetation, other natural and physical features, access, traffic volumes and flows, utilities, parking, setbacks, lot coverage, and other zoning requirements.

The Applicant is moving into an existing building, so no impacts on the physical characteristics of the site are anticipated.

7. The use does not have an undue adverse impact on the public health, safety, or welfare.

The use does not appear to have adverse impacts on public health, safety, or welfare. The added licensing requirements also provide additional safeguards to ensure this criterion is met.

8. The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.

The proposed use would not have environmental impacts on the area.

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 a recommendation for approval of the Conditional Use Permit with the following condition:

1. The Applicant must obtain all required licenses for the City and the Minnesota Department of Health.

B. Denial. If the Planning Commission does not support the Conditional Use Permit request, a recommendation of denial should be made and findings of denial should be established.

RECOMMENDATION

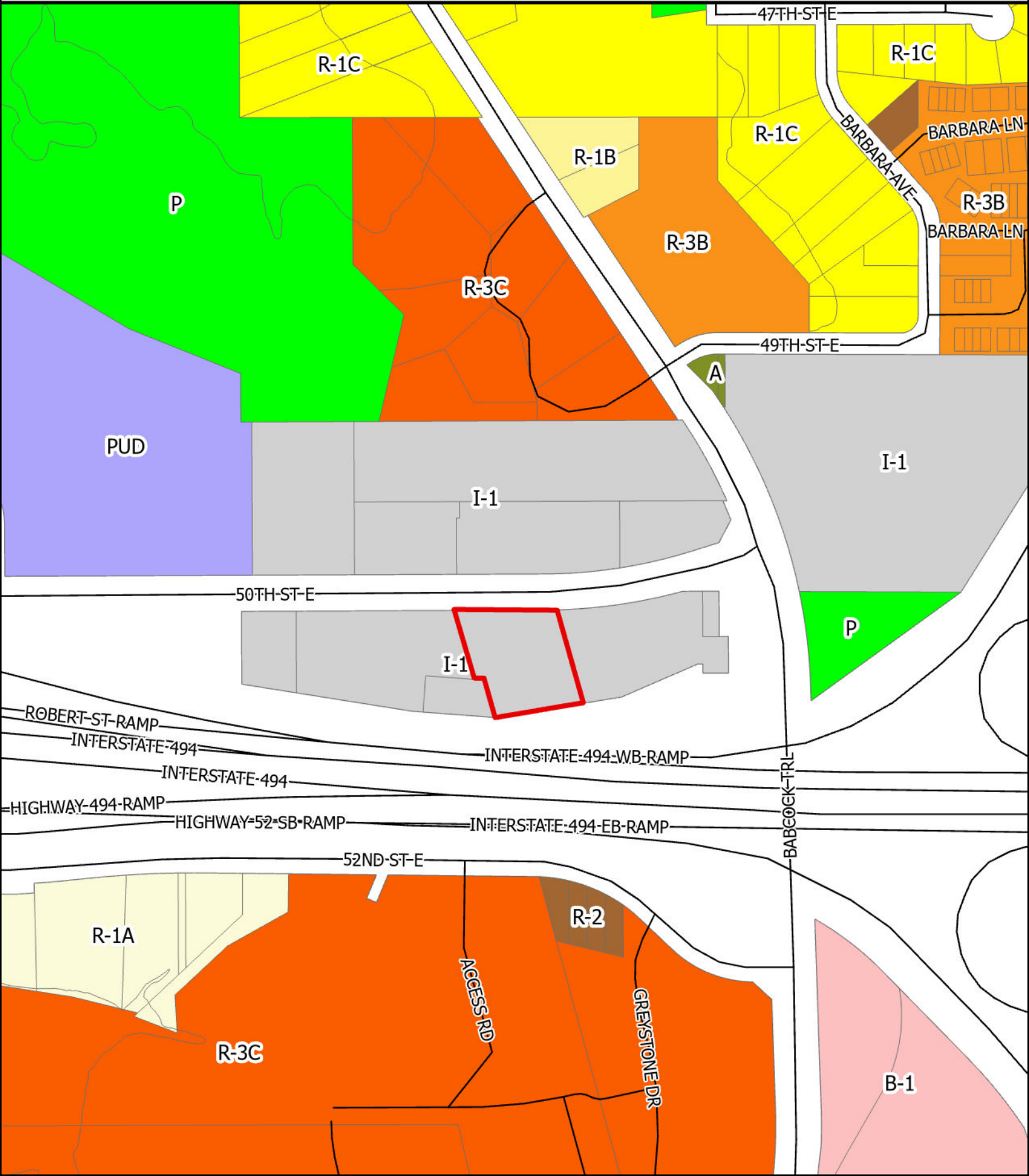
City staff recommend approval of the Conditional Use Permit request with the condition stated in the staff report.

ATTACHMENTS

1. Zoning Map
2. Application Narrative
3. Site Map



Madison Taylor CUP Existing Zoning



Dear Members of the Inver Grove Heights Planning Commission and
City Council,

My name is Madison Taylor, and I am applying for a Conditional Use
Permit to operate a tattoo establishment within the City of Inver
Grove Heights.

I am a small business owner and professional tattoo artist with six
years of experience in the industry. My work is rooted in maintaining
a clean, professional, and welcoming environment that prioritizes
public health, safety, and inclusivity. Modern tattooing is a highly
regulated profession, and I am committed to full compliance with all
state, county, and local regulations.

In 2025, I established Minnesota Official Ink in West Saint Paul. Since
opening, the business has operated responsibly with a strong focus on
sanitation, professionalism, and positive community presence. My
intention is to bring the same standards to Inver Grove Heights in a
manner that is compatible with surrounding uses and aligned with
the city's zoning and development goals.

I appreciate your time and consideration and welcome the
opportunity to further discuss this request.

Sincerely,
Madison Taylor
Owner, Minnesota Official Ink

Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 400 feet
2/10/2026



Planning Commission Report

MEETING DATE: March 3, 2026

CASE NO: 26-08VAC-V-PP-FP

APPLICANT: Vernon Krech

PROPERTY OWNER: Vernon Krech

REQUEST: Easement Vacation, Variance, Preliminary Plat & Final Plat

LOCATION: 2615 80th Street East

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, One-Family Residential District

STAFF CONTACT: Kevin Shay, 651-450-2554

ACTION REQUESTED

The Planning Commission is asked to consider a request for an Easement Vacation, Variance, Preliminary Plat, and Final Plat to split the lot at 2615 80th Street East into two lots.

BACKGROUND

Vernon Krech, Applicant, is requesting to create a new lot at 2615 80th Street ("Subject Property"). The Subject Property currently only has access from 80th Street and does not immediately abut Boudreau Court to the east. The City has an existing Right-of-Way Easement over the portion of land between Boudreau Court and 2615 80th Street. In order to gain permanent Right-of-Way, the city has a Purchase Agreement for the area with the existing Right-of-Way Easement to gain it as a permanent dedicated Right-of-Way and provide access to the northern portion of 2615 80th Street East. The access portion from Boudreau Court is only 41 feet wide, which means the new lot will be below the minimum lot width requirement of 85 feet, which is the reason for the Variance request.

SURROUNDING USES

The following land uses, zoning districts, and comprehensive plan designations surround the property:

Location	Adjacent Use	Zoning	Land Use
North	Single Family Home	R-1C, Single Family Residential	Low Density Residential
East	Single Family Home	R-1C, Single Family Residential	Low Density Residential
West	Single Family Home	R-1C, Single Family Residential	Low Density Residential
South	Library	P, Public Institutional	Public Institutional

EVALUATION OF REQUEST

Preliminary and Final Plat

This section reviews the plans against the development standards in the Zoning Ordinance and Subdivision Ordinance.

Setbacks	Required	Proposed
Front Yard Setback	30 Feet	30 Feet
Side Yard Setback	10 Feet	10 Feet
Rear Yard Setback	30 Feet	30 Feet
Lot Size	12,000 Square Feet	43,597 Square Feet
Lot Width	85 Feet	41 Feet

The proposed Preliminary and Final Plat meet the requirements except for the lot width standard for new lot 2, which requires a Variance.

Variance

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: The general intent of lot width standards is to create a similar style in neighborhoods and ensure adequate access to city services. The proposed lot width of 41 feet will be for a small portion of the lot and the majority of the lot has a much greater lot width. The driveway and utility services can be accommodated through the lot width provides and meets the intent of the City Code. **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: The use of the property as a single family home is reasonable in the R-1C zoning district. **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: The land to the east of the 2615 80th Street East lot was subdivided in 1982. At that time, the cul-de-sac and right-of-way should have been extended to abut the property lot for the 2615 80th Street East property but instead had a right-of-way easement granted over the land. A right-of-way easement is not the same as a dedicated right-of-way for determining lot frontage. This situation was created outside the landowner's control and the applicant worked with staff to find a way to request the smallest Variance necessary to create the second lot. **This criterion is met.**

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

Staff analysis: The creation of the second lot is similar to the surrounding neighborhood as it is larger than the minimum size requirement and while the lot width does not meet the minimum lot width requirement at its access point, the lot is much wider than the requirement almost immediately after entering. Overall, this lot blends well into the existing neighborhood and will not alter the character of the neighborhood. **This criterion is met.**

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

Staff analysis: The request does not appear to be driven solely on economic considerations. **This criterion is met.**

Easement Vacation

The easement vacation is to vacate the existing right-of-way easement that will now be formally dedicated as right-of-way.

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 a recommendation of approval for the Easement Vacation, Variance, Preliminary Plat, and Final Plat. Findings for approval are provided in the staff report.

B. Denial. If the Planning Commission does not favor the proposed Easement Vacation, Variance, Preliminary Plat, and Final Plat, a recommendation of denial should be made and findings for denial should be given.

RECOMMENDATION

City staff recommend approval of the Easement Vacation, Variance, Preliminary Plat, and Final Plat request given that it satisfies all the criteria noted in this report.

ATTACHMENTS

1. Plat
2. Application Narrative
3. Plans for Easement Vacation & Lot Split

KRECHS LANDING

KNOW ALL PERSONS BY THESE PRESENTS: That Theresa Krech and Vernon Michael Krech and Rita Burg and Brian Krech, as tenants in common, Ken & Joan L.P., a Minnesota limited partnership and The City of Inver Grove Heights, a Minnesota Municipal Corporation of the following described property:
All that part of The South 417.42 feet of the East 776.5 feet of the Southwest Quarter of the Southeast Quarter of Section 9, Township 27, Range 22, Dakota County, Minnesota lying west of the west line and its extensions of Lot 12, Block 1, DEMMA ADDITION, said Dakota County.

All that part of Lot 12, Block 2, DEMMA ADDITION according to the recorded plat thereof, Dakota County, Minnesota lying north of a line 30.00 feet north of and parallel with the westerly extension of the centerline of Bowman Court as delineated and dedicated on said DEMMA ADDITION.

All that part of Lot 12, Block 2, DEMMA ADDITION according to the recorded plat thereof, Dakota County, Minnesota lying south of a line 30.00 feet north of and parallel with the westerly extension of the centerline of Bowman Court as delineated and dedicated on said DEMMA ADDITION.

Has caused the same to be surveyed and platted as KRECHS LANDING and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Theresa Krech and Vernon Michael Krech and Rita Burg and Brian Krech, as tenants in common, has caused these presents to be signed this ____ day of _____, 20____.

Theresa Krech

Rita Burg

Vernon Michael Krech

Brian Krech

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____ as _____ of Theresa Krech and Vernon Michael Krech and Rita Burg and Brian Krech, on behalf of the tenants in common.

Signature

Printed Name
Notary Public, _____, County, Minnesota
My Commission Expires _____

In witness whereof said Ken & Joan L.P., a Minnesota limited partnership, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Ken & Joan L.P., a Minnesota limited partnership
_____ as _____

STATE OF MINNESOTA

This instrument was acknowledged before me on _____, by _____ as _____ of Ken & Joan L.P., on behalf of the limited partnership

Signature

Printed Name
Notary Public, _____, County, Minnesota
My Commission Expires _____

In witness whereof said The City of Inver Grove Heights, a Minnesota Municipal Corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Ken & Joan L.P., a Minnesota limited partnership
_____ as _____

STATE OF MINNESOTA

This instrument was acknowledged before me on _____, by _____ as _____ of The City of Inver Grove Heights, on behalf of the limited Municipal Corporation.

Signature

Printed Name
Notary Public, _____, County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Peter J. Hawkinson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____, by Peter J. Hawkinson.

Signature

Printed Name
Notary Public, _____, County, Minnesota
My Commission Expires _____

CITY COUNCIL, Inver Grove Heights, County of Dakota, State of Minnesota

This plat was approved by the City Council of the City of Inver Grove Heights, Minnesota, this ____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor
By: _____ Clerk

CITY PLANNING COMMISSION, Inver Grove Heights, County of Dakota, State of Minnesota

Approved by the Planning Commission of the City of Inver Grove Heights, Minnesota this ____ day of _____, 20____.

By: _____ Chair
By: _____ Secretary

COUNTY SURVEYOR, Dakota County, State of Minnesota

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

By: _____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, County of Dakota, State of Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9., taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

By: _____
Amy A. Koethe
Director, Department of Property Taxation and Records

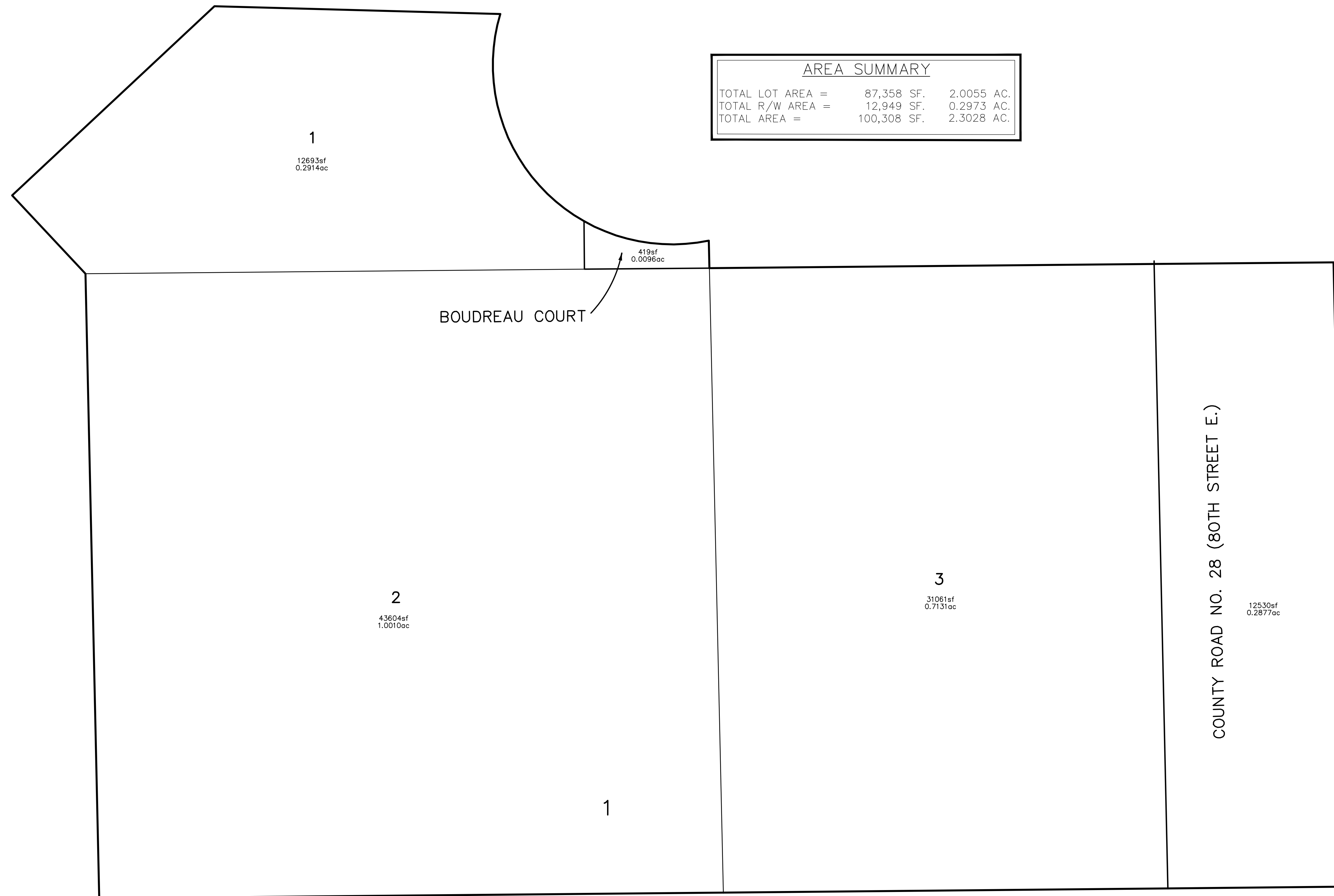
COUNTY RECORDER, County of Dakota, State of Minnesota

I hereby certify that this plat of PINE BEND ESTATES was filed in the office of the County Recorder for public record on this day of _____, 20____, at ____ o'clock ____ .M. and was duly filed in Book _____ of Plats, Page _____ as Document No. _____.

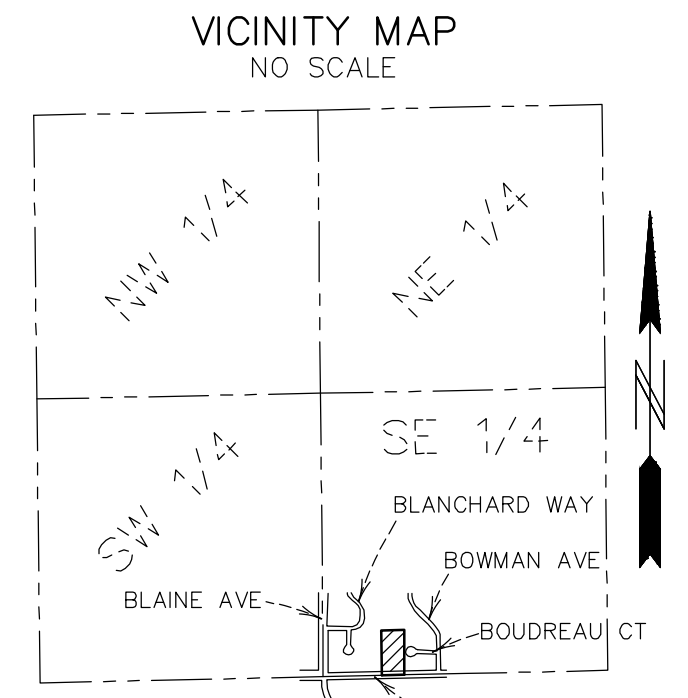
By: _____
Amy A. Koethe
Dakota County Recorder

KRECHS LANDING

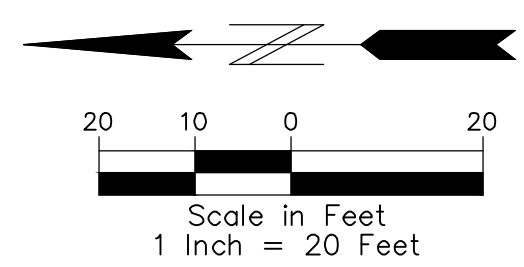
AREA SKETCH



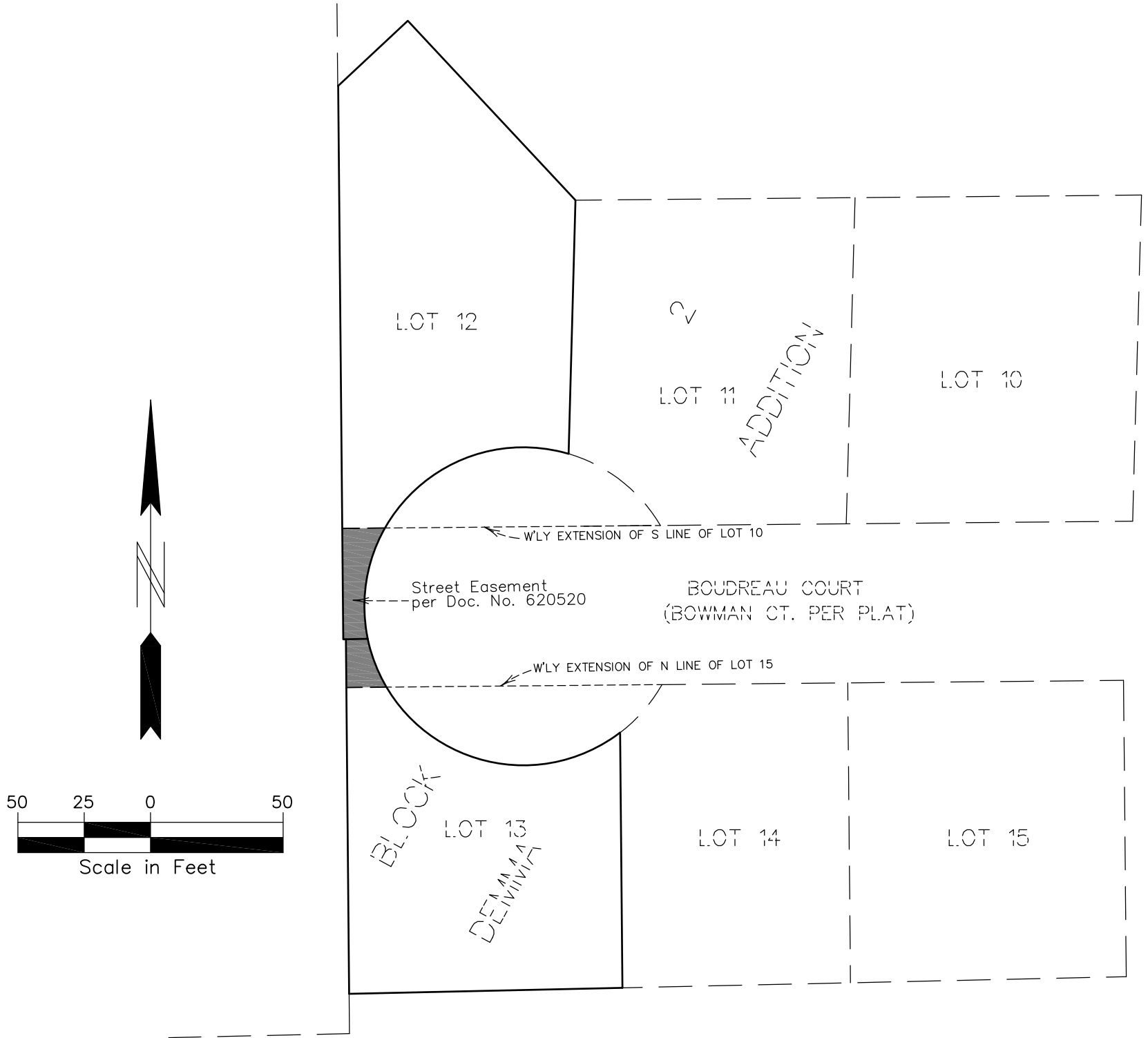
AREA SUMMARY		
TOTAL LOT AREA =	87,358 SF.	2.0055 AC.
TOTAL R/W AREA =	12,949 SF.	0.2973 AC.
TOTAL AREA =	100,308 SF.	2.3028 AC.



SECTION 9, TWP. 27, RGE. 22
DAKOTA COUNTY, MINNESOTA



Vernon and Tamra Krech seek a variance to permit the dedication of the new right of way as access to the rear lot of the newly platted Krech's Landing. The variance is needed as the roadway frontage of the northern lot of the new plat is insufficient, but the applicant has arranged for the city to take ownership of enough land at the western end of Boudreau Court to provide direct access to the newly Platted lot. That land is depicted on the sketch entitled "125116 - Easement Vacation". Vacating the easement creates an abutment of Boudreau Court to the north lot of the new plat. The variance will then allow the use of the dedicated extension of Boudreau Court for access to the north lot.



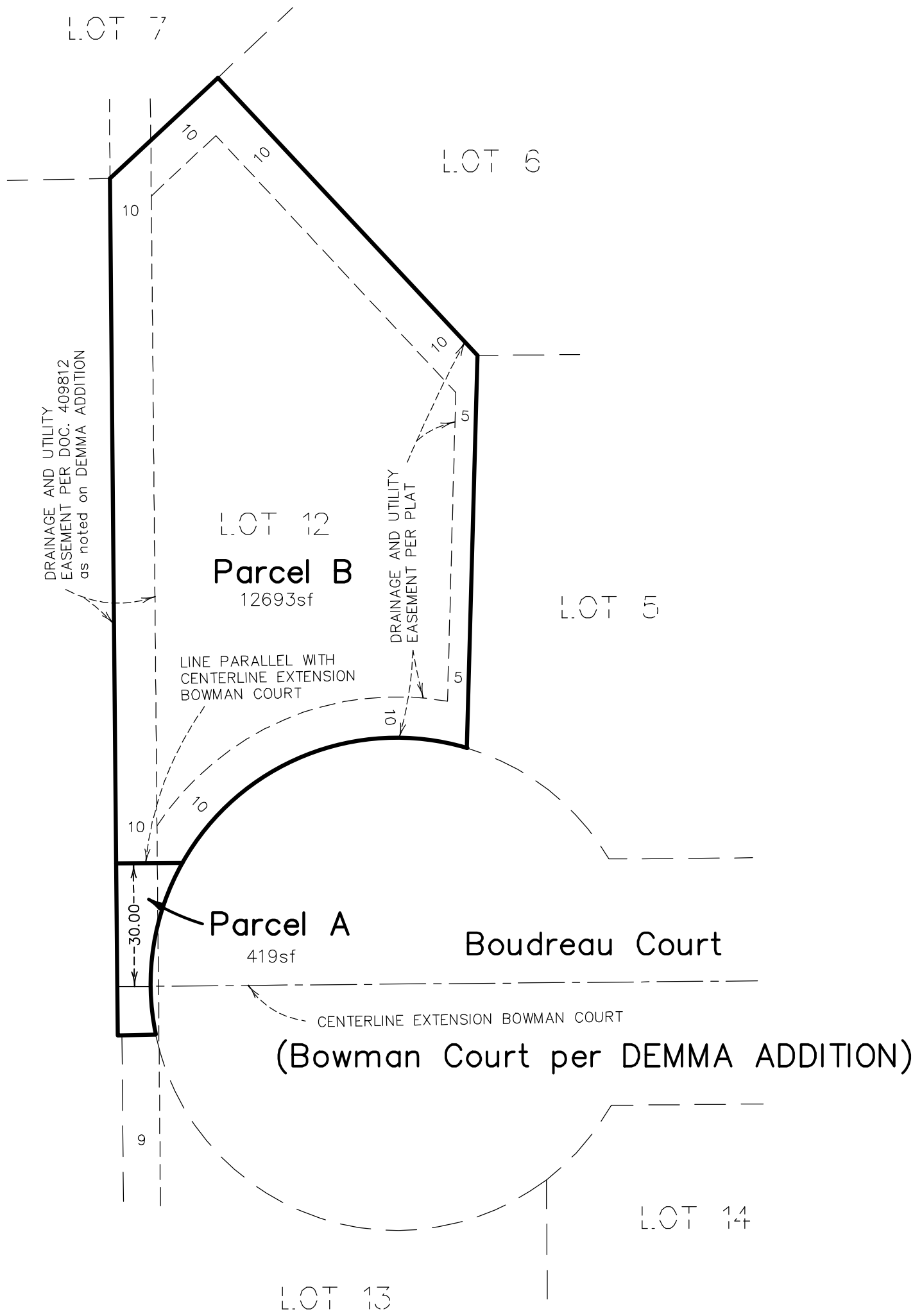
COUNTY ROAD NO. 28 (80TH STREET E.)
 DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 123

 Denotes proposed easement to be vacated

Proposed legal description for easement vacation

All of the street easement as described in document number 620520, Dakota County Minnesota described as follows:

That part of Lots 12 and 13, Block 2, DEMMA ADDITION, as platted and of record in the Office of the County Recorder, Dakota County, Minnesota, lying Southerly of the Westerly extension of the Southerly Line of Lot 10, said Block 2 also lying Northerly of the Westerly extension of the Northerly line of Lot 15, said Block 2.



PROPOSED LEGAL DESCRIPTIONS FOR PROPERTY SPLIT:

Parcel A

All that part of Lot 12, Block 2, DEMMA ADDITION according to the recorded plat thereof, Dakota County, Minnesota lying south of a line 30.00 feet north of and parallel with the westerly extension of the centerline of Boudreau Court (Bowman Court per DEMMA ADDITION) as delineated and dedicated on said DEMMA ADDITION.

Parcel B

All that part of Lot 12, Block 2, DEMMA ADDITION according to the recorded plat thereof, Dakota County, Minnesota lying north of a line 30.00 feet north of and parallel with the westerly extension of the centerline of Boudreau Court (Bowman Court per DEMMA ADDITION) as delineated and dedicated on said DEMMA ADDITION.



Planning Commission Report

MEETING DATE:	March 3, 2026
CASE NO:	26-05CUP-SP-VAC
APPLICANT:	Darren Lazan, Landform
PROPERTY OWNER:	LKMCD Properties, LLC
REQUEST:	Conditional Use Permit, Site Plan Review and Easement Vacation
LOCATION:	1037 50th Street East, 4600 Akron Avenue, & 4605 S. Robert Trail
COMPREHENSIVE PLAN:	RC, Regional Commercial
ZONING:	B-3, General Business
STAFF CONTACT:	Kevin Shay, 651-450-2554

ACTION REQUESTED

Conduct a Public Hearing and Consider a request for a Conditional Use Permit, Site Plan Review and Easement Vacation.

BACKGROUND

This project proposes two phases, with the first being to reconstruct the existing car wash and detailing building on the 4600 Akron Avenue parcel. The plan is to construct a building to house those facilities within a larger structured parking facility. The first floor of the garage structure would contain the car wash and detailing buildings. A portion of the first floor and the entire second and third floor would be used for vehicle inventory parking. On the third floor of the parking structure there would be a ramp providing access to the Inver Grove Honda dealership at 4605 South Robert Trail. The goal is to share the parking between the Honda and Toyota dealerships.

In order to accommodate the parking structure, there are two Easement Vacation requests. The first is to vacate and dedicate a new Easement to relocate an existing Drainage and Utility Easement that contains a storm sewer pipe on the south end of the northern lot. The developer is responsible for reconstructing the storm sewer pipe within the new Easement location. The second Easement Vacation request is for the Drainage and Utility Easement on the eastern side of the site.

The second phase is to add an addition to the existing Inver Grove Toyota dealership building at 1037 50th Street East. The addition to the existing building is to expand the mechanic service bays and is an 11,244 square foot addition. This addition is to the north and east sides of the building.

SURROUNDING USES

The following land uses, zoning districts, and comprehensive plan designations surround the property:

Location	Adjacent Use	Zoning	Land Use
North	Commercial	B-3, General Business	RC, Regional Commercial
East	Commercial	B-3, General Business	RC, Regional Commercial
West	Commercial	B-3, General Business	RC, Regional Commercial
South	Auto Repair	I-1, Limited Industry	RC, Regional Commercial

**EVALUATION OF REQUEST
CONDITIONAL USE PERMIT**

This section reviews the plans against the Conditional Use Permit ("CUP") criteria in the Zoning Ordinance (Section 10-3A). There are existing CUP's for the northern and southern Toyota sites.

The proposed changes require a conditional use permit for three separate items:

1. Conditional Use Permit to exceed building height for the parking structure on the northern lot. Maximum height is 35 feet and the proposed building height is 46 feet.
2. Conditional Use Permit Amendment to expand and replace the automobile service center and sales on the northern lot
3. Conditional Use Permit Amendment to expand the dealership building on the southern lot.

Section 10-5-8 (CUP 1)

B. Heights in excess of those allowed in this title shall be permitted only by conditional use permit granted by resolution of the city council determining that such structure would not be dangerous and would not adversely affect adjoining or adjacent property.

The height of the proposed parking structure is 46 feet tall for the southwest corner of the building that houses the elevator and stairwell. The southeast corner of the building that houses the secondary stairwell is 42 feet tall. The entire remaining part of the structure is 33.5 feet tall. The majority of the structure is consistent with the maximum building height of 35 feet except for those two corners. The building is designed by an architect and will be structurally sound and will not be dangerous to those on the property or adjacent properties. The location of the increased building height generally points towards the Toyota dealership building or the adjacent Honda dealership under the same ownership. With a minimal amount of the building exceeding the building height and the location of the height increases, staff does not believe this will adversely affect the adjacent properties.

Section 10-3A-5 (CUP's 2 and 3)

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The two conditional use permit amendments are to remodel and expand the existing businesses that exist today. The Comprehensive Plan encourages redevelopment and reinvestment in existing commercial businesses.

- 2. The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The property is zoned B-3, General Business. The land use of an auto dealership, car wash and detailing center is consistent with the intent of the B-3 zoning district.

- 3. The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed use would not have a detrimental effect on public improvements in the vicinity of the property. The use is consistent with the site and the surrounding area.

- 4. The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The proposed use does not appear to have any negative effects on City facilities or services.

- 5. The use is generally compatible with existing and future uses of surrounding properties, including:*

i. Aesthetics/exterior appearance

The proposed dealership, car wash and detailing is consistent with the other structures on the property. Providing the building material percentages will confirm the structure meets the exterior building material requirements.

ii. Noise

The proposed use would not generate noises that are inconsistent with B-3 zoning. All mechanical work will take place inside of structures.

iii. Traffic

The traffic will operate in roughly the same manner as the current site.

iv. Drainage

The proposed use is slightly decreasing the impervious surface on the site and will have slightly less stormwater runoff as a result.

v. Fencing, landscaping and buffering

The development of the site has provided the required landscaping.

- 6. The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

All zoning requirements are being met relating to size and intensity of development.

7. *The use does not have an undue adverse impact on public health, safety or welfare.*

This use does not appear to have any negative effects on public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

The proposed use does not appear to have an undue adverse impact on the environment.

DEVELOPMENT STANDARDS

Building Setbacks

The proposed setbacks for the project are listed on the Site Plan and the table below. All building setbacks for the parking structure and the dealership building meet the minimum requirements.

Setbacks	Required	Proposed
Front Yard Setback	30 Feet	30 Feet
Rear Yard Setback	30 Feet	30 Feet
Side Yard Setback - Interior	10 Feet	10 Feet
Side Yard Setback - Street	30 Feet	30 Feet

Building/Impervious Surface Coverage.

The maximum impervious surface for the B-3 district is 100%. The proposed impervious surface is just under 90%.

There is no maximum building coverage percentage in the B-3 district.

LANDSCAPING/TREE PRESERVATION

The landscape plan provides trees and shrubs in the available green space on the site. Landscaping is required based on the building square footage or the site perimeter, whichever yields the greater amount. In this case, the site perimeter has a higher landscaping requirement. A total of 58 overstory trees are required as part of the landscaping. Up to 50% of trees may be shrubs at a rate of 6 shrubs to 1 overstory tree. The total planting for the development is 29 overstory trees and 174 shrubs which complies with the landscaping requirement.

GRADING, DRAINAGE, STORMWATER AND UTILITIES

Engineering has reviewed the plans and has also sent them to other city consultants for review. Engineering review is ongoing at this point and any needed conditions should be part of the approval.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

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

- Approval of the Conditional Use Permit, Site Plan Review and Easement Vacation subject to the following conditions:
 1. Development of the site shall be in substantial compliance with the plans on file, except as may be modified by the conditions below.
 2. A cross-access easement shall be recorded against the 4600 Akron Avenue and 4605 S. Robert Trail properties for parking ramp access between the sites.
 3. All planning and engineering comments from the comment letter dated February 23, 2026, shall be addressed.
 4. A sign permit shall be applied for prior to any sign installation.
 5. The developer shall enter into a Site Improvement Agreement for all private exterior amenities.
 6. The City Code Enforcement Officer, or other designee, shall be granted the right to access the property at all reasonable times to ensure compliance with the conditions of the Conditional Use Permit.

B. Denial. If the Planning Commission does not favor the Conditional Use Permit, Site Plan Review and Easement Vacation, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff recommends approval of the requests as presented with the conditions listed.

ATTACHMENTS

1. Application Narrative
2. Civil and Landscape Plan
3. Parking Garage Building Plan
4. Addition Site Plan
5. Easement Exhibit
6. Drainage Easement Vacation Exhibit
7. Storm Sewer & Public Utility Easement Vacation Exhibit



From Site to Finish

Narrative

Inver Grove Toyota Redevelopment Site Plan and Conditional Use Permits

Prepared for:

Gries Architectural Group

February 2, 2026



SUBMITTED TO
City of Inver Grove Heights Planning & Zoning
8150 Barbara Avenue
Inver Grove Heights, MN 55077



PREPARED BY
Landform Professional Services, LLC
105 5th Ave S, Suite 513
Minneapolis, MN 55401

TABLE OF CONTENTS

Introduction	1
Site Plan	1
Conditional Use Permits.....	2
Easement Vacations.....	9
Summary	9
Contact Information.....	9

Introduction

On behalf of Inver Grove Toyota, Landform is pleased to submit this application for a site plan, a conditional use permit (CUP), two conditional use permit amendments, and two easement vacations to allow expansion and reconstruction of Inver Grove Toyota at 4600 Akron Avenue and 1037 50th Street East. The site includes three parcels with the following PIDS:

- Northern Parcel (Currently parking only)- PID #203020000051
- Southern Parcel (Currently Inver Grove Toyota)- PID #203020000070
- Eastern Parcel (Currently Inver Grove Honda)- PID #203347501020

Our redevelopment plan includes an expansion to the existing auto dealership building on the southern lot to update service bays and internal space and to build a three-story parking garage on the northern lot to accommodate detailing and vehicle storage. The eastern lot will connect to the site through a ramp connected to the parking garage. We are excited about the improvements proposed for this site.

Site Plan

Overview

We are requesting approval of Major Site Plan Review for the changes across all three lots given the shared nature of the development.

Any CUP will require a site plan review. The site is presented as one unified development over three existing parcels. The northern and southern lots share parking across the lot lines, and the redevelopment plan will continue to show this relationship between the two lots.

However, the third lot, the eastern one, is separated by steep grades from the site. This site plan design will connect them by creating a ramp connection from the eastern lot into the parking garage that is proposed. This will allow for internal movement and joint parking between all three sites.

The site plan shows compliance with the requirements found in the City Code, namely Section 10-15. The new site plan will expand vehicle storage by moving it into a parking structure rather than a surface lot. Also, the main dealership building will expand to accommodate more internal storage and space for repairs and office use.

The current dealership building is 31,402 sq. ft., and the new expansion is 11,244 sq. ft., bringing the total to 42,646 sq. ft. total. The parking structure will replace an existing 15,589 sq. ft. detailing building, 3,634 sq. ft. storage shed, and surface lot and will be three-stories tall with 95,884 sq. ft. of parking. A small portion of the first floor, 25,133 sq. ft., will be enclosed and used for detailing and car washing.

The site is guided Regional Commercial and zoned B-3 General Commercial. The Site Plan shows compliance with the dimensional standards of the B-3 zone except for building height of the new parking structure. This is discussed further in CUP #1 as increased building height is permitted through a CUP process.

Landscaping on this site is difficult given the existing lack of non-impervious surfaces and the large amount of utility easements with utilities in them on the perimeter of the site and along the street sides. Landscaping provided meets the requirements found in Section 10-15-11.

The site would require 58 total trees for the lineal feet, which is more than the 36 required by building size. We are proposing 18 new trees, using 11 existing trees on site, and providing 174 additional shrubs to cover the remaining 29 trees (equivalent of 29 trees at a 6:1 ratio) as allowed by Section 10-15-11 Subd. A.3(a)(2). The site is mostly paved and has many utilities running around the border making tree placement difficult. However, the required number of shrubs and trees are met with this new development.

The site is exceeding or meeting all required setbacks and impervious surface is lowering from 92.3% coverage to 89.3%.

Below is a table of the dimensional standards for the B-3 zoning district:

Standards for B-3	Required	Proposed
Front yard setback	30 feet	>30 feet
Side yard setback	10 feet	>10 feet
Rear yard setback	30 feet	30 feet
Height (maximum)	35 feet	44 feet
Impervious surface (maximum)	100 percent	89.3%

For parking, the site exceeds the minimum requirements as the parking garage will bring over 736 parking stalls online, and the remaining 360 stalls will be surface lot stalls, where only 149 parking stalls are required.

In addition to the two parcels included on this application, the parking garage will connect directly to another site directly to the east Inver Grove Honda (PID #203347501020). These sites are not currently accessible from one another due to grade changes, and the height of the parking garage will allow a direct connection. The parking will be shared with all three sites under common ownership. A joint parking facilities agreement may be drafted if desired by the City.

We are excited for this redevelopment project and the growth it will bring to an existing and thriving business in Inver Grove Heights.

Conditional Use Permits

Conditional Use Permit #1- Building Height for Northern Lot (PID #203020000051)

We are requesting City approval for a CUP for building height for the proposed parking garage on the northern lot. The top floor of the proposed parking garage will be used for parking and is 30 feet tall, a height allowed by the City Code. However, the elevator structure is taller and will cap out at 44 feet tall. This is higher than the 35 feet maximum height allowed for the B-3 General Commercial zone.

Section 10-5-8 Subd. B specifies that building height may be increased by a CUP. The general CUP standards are found below from Section 10-13A-5 as well as the specific standards for building height increase found in Section 10-5-8 Subd. B: (City Code is found in *italics*, with Landform's response below):

Section 10-3A-5

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan as this site is guided Regional Commercial and an automobile sales and storage use is consistent with the use that is envisioned for this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The property is zoned B-3, General Commercial. The automobile sales and services is consistent with the intent of this district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed use would not have a detrimental effect on public improvements in the vicinity of the property. The use is consistent with the site and the surrounding area.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The proposed use does not appear to have any negative effects on City facilities or services. The project will replace aging infrastructure for stormwater in the area.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*
 - i. *Aesthetics/Exterior Appearance.*

The proposed uses and buildings will replace and modernize aging infrastructure and external designs. They will create a more cohesive development that is pleasing.

- ii. *Noise.*

The proposed use would not generate noises that are inconsistent with B-3 zoning. The primary noise will be typical automobile traffic which will be minimal.

- iii. *Fencing, Landscaping and Buffering.*

There is existing landscaping on the front of the property along the road, and the site will add the required landscaping where it fits on the site that is mostly impervious surface.

iv. *Traffic.*

There is no significant impact expected to existing traffic around the site. The connection to the Honda site to the east may reduce traffic as internal dealer movement of vehicles will be done off the public streets.

v. *Drainage.*

The drainage for the site will be vastly improved with the new building design and updated stormwater pipes.

vi. *Other operational characteristics.*

The building height increase will allow for better storage of vehicles that is less visually obvious and allows for better maintenance and tracking of all inventory and work.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The access to and within the site is not changing, and the expanded parking area from the garage will exceed what is required for the use. The building meets setbacks, and the height is acceptable as to top floor of the garage will align closely to the ground level of the lots to the east due to topography.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

The proposed use does not appear to have an undue adverse impact on the environment.

Section 10-5-8 Subd. B

Heights in excess of those allowed in this title shall be permitted only by conditional use permit granted by resolution of the city council determining that such structure would not be dangerous and would not adversely affect adjoining or adjacent property.

The increased height request from 35 feet to 44 feet. is only for the parking garage elevator shaft enclosure on the top floor. The height of the structures will line up closely to the topography of the surrounding lots as they are set much higher. The garage would be taller on street level but not to surrounding properties and uses. The use would not adversely affect adjoining or adjacent properties.

This CUP is essential to the development and success of this site and will allow for a better connection to the Inver Grove Honda site that borders this parcel immediately to the east on a higher elevation.

Conditional Use Permit #2- Amendment for Expansion and Replacement of Automobile Service Center and Sales on Northern Lot (PID #20302000051)

We are requesting City approval for a CUP Amendment for expansion and replacement of the detailing center on the northern lot as a portion of the parking garage structure will be used for detailing and vehicle processing. The building was issued a CUP with Resolution 04-121, and previously the applicant applied for an expansion, but has since changed the plan. Section 10-3A-2 states that any CUP amendment process must follow the process for a new CUP.

Section 10-3A-5 specifies the standards to review a general CUP request against. The standards are as follows: (City Code is found in *italics*, with Landform's response below):

Section 10-3A-5

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan as this site is guided Regional Commercial and an automobile sales and storage use is consistent with the use that is envisioned for this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The property is zoned B-3, General Commercial. The automobile sales and services is consistent with the intent of this district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed use would not have a detrimental effect on public improvements in the vicinity of the property. The use is consistent with the site and the surrounding area.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The proposed use does not appear to have any negative effects on City facilities or services. The project will replace aging infrastructure for stormwater in the area.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*
 - i. *Aesthetics/Exterior Appearance.*

The proposed uses and buildings will replace and modernize aging infrastructure and external designs. They will create a more cohesive development that is pleasing.

- ii. *Noise.*

The proposed use would not generate noises that are inconsistent with B-3 zoning. The primary noise will be typical automobile traffic which will be minimal.

iii. *Fencing, Landscaping and Buffering.*

There is existing landscaping on the front of the property along the road, and the site will add the required landscaping where it fits on the site that is mostly impervious surface.

iv. *Traffic.*

There is no significant impact expected to existing traffic around the site. The connection to the Honda site to the east may reduce traffic as internal dealer movement of vehicles will be done off the public streets.

v. *Drainage.*

The drainage for the site will be vastly improved with the new building design and updated stormwater pipes.

vi. *Other operational characteristics.*

The use will not increase in intensity but rather in efficiency with the improvements.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The access to and within the site is not changing, and the expanded parking area from the garage will exceed what is required for the use. The building meets setbacks, and the height is acceptable as to top floor of the garage will align closely to the ground level of the lots to the east due to topography.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

The proposed use does not appear to have an undue adverse impact on the environment.

This CUP amendment will match up both lots and ensure that there is legal documentation for both lots regarding the expansion and continued operation of the uses.

Conditional Use Permit #3- Amendment to Expand Building on Southern Lot (PID #20302000070)

We are requesting City approval for a CUP Amendment for the automobile and off highway vehicle sales use on the existing Inver Grove Toyota building on the southern lot. The site has a CUP, and the modification to the building will require an amendment. Section 10-3A-2 states that any CUP amendment process must follow the process for a new CUP. The site will continue to operate as it has in the past, however it will include an 11,244 sq. ft. expansion on the northern side of the building to accommodate additional service bays and internal office spaces.

Section 10-3A-5 specifies the standards to review a general CUP request against. The standards are as follows: (City Code is found in *italics*, with Landform's response below):

Section 10-3A-5

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan as this site is guided Regional Commercial and an automobile sales and storage use is consistent with the use that is envisioned for this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The property is zoned B-3, General Commercial. The automobile sales and services is consistent with the intent of this district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed use would not have a detrimental effect on public improvements in the vicinity of the property. The use is consistent with the site and the surrounding area.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The proposed use does not appear to have any negative effects on City facilities or services. The project will replace aging infrastructure for stormwater in the area.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*
 - i. *Aesthetics/Exterior Appearance.*

The proposed uses and buildings will replace and modernize aging infrastructure and external designs. They will create a more cohesive development that is pleasing.

ii. Noise.

The proposed use would not generate noises that are inconsistent with B-3 zoning. The primary noise will be typical automobile traffic which will be minimal.

iii. Fencing, Landscaping and Buffering.

There is existing landscaping on the front of the property along the road, and the site will add the required landscaping where it fits on the site that is mostly impervious surface.

iv. Traffic.

There is no significant impact expected to existing traffic around the site. The connection to the Honda site to the east may reduce traffic as internal dealer movement of vehicles will be done off the public streets.

v. Drainage.

The drainage for the site will be vastly improved with the new building design and updated stormwater pipes.

vi. Other operational characteristics.

The use will not increase in intensity but rather in efficiency with the improvements.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The access to and within the site is not changing, and the expanded parking area from the garage will exceed what is required for the use. The building meets setbacks, and the height is acceptable as to top floor of the garage will align closely to the ground level of the lots to the east due to topography.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

The proposed use does not appear to have an undue adverse impact on the environment.

This CUP Amendment will allow the existing use to grow on the site and modernize. The entire site plan with the planned expansion and parking garage will allow the existing business to continue to thrive and develop in Inver Grove Heights and continue its ongoing operations.

Easement Vacations

Easement Vacation #1

We are requesting approval of an easement vacation for an existing stormwater easement along a portion of the southern property line of the northern parcel (PID #20302000051). This easement is 20 feet wide contained wholly within the parcel. There is a stormwater pipe within the easement and due to building design, it will need to be moved further south.

As part of the site development, we will be replacing the stormwater pipes in the new easement that will not be split by the lot line with 10 feet located on our parcel (PID #20302000051) and the parcel to the south (PID #20302000081). This has been discussed in depth with City Staff prior to this submission. The property to the south is owned by a different entity and they have been involved in this process.

We have included the legal description and exhibit of the vacation as well as for the new easement. A deed can be provided at request pending the use of a City designed document. This easement vacation is essential to the success of the project and will prove beneficial to the City by replacing aging stormwater infrastructure with new piping in a more ideal location.

Easement Vacation #2

We are requesting approval of an easement vacation for a drainage only easement that is shown on the original plat over the area. This easement extends beyond our site to an unknown extent and has no current function with what is built there today. Vacating this easement will clean up the plat and lot lines and will allow us to expand the building within the parking lot.

This easement vacation is fully contained within the southern lot (PID #20302000070), however the entire easement extends past our lots and this will be left alone or as-is. We have included the legal description and exhibit of the vacation. This easement vacation is essential to the success of the project.

Summary

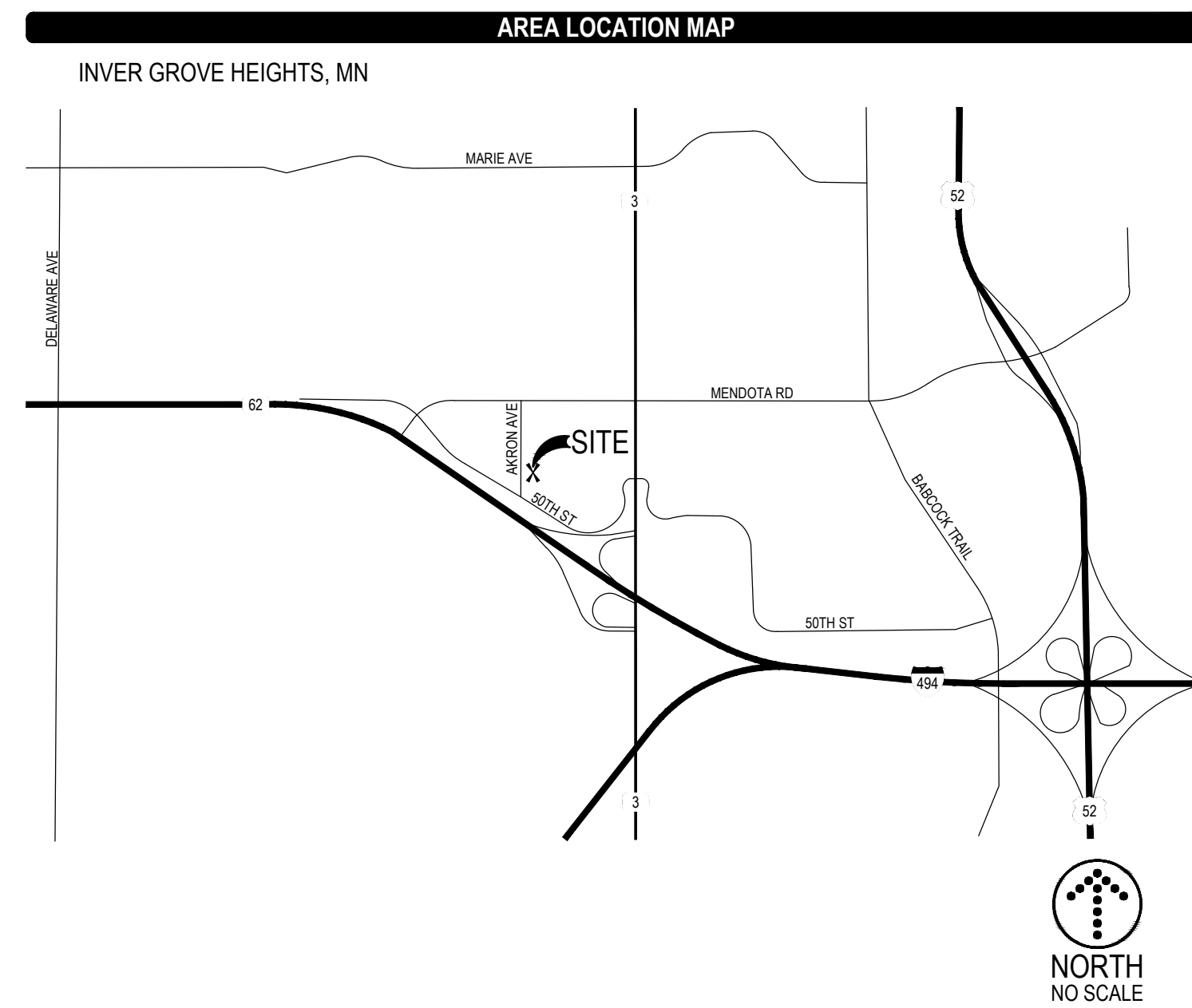
We respectfully request approval of the site plan, a conditional use permit (CUP), two conditional use permit amendments and two easement vacations to allow expansion and reconstruction of Inver Grove Toyota at 4600 Akron Avenue and 1037 50th Street East. We are eager to work with the City on this project and move the application forward. We respectfully ask to be placed on the March 3rd Planning Commission and the following City Council Meeting.

Contact Information

This document was prepared by:

Zeke Peters, AICP
Landform
105 South Fifth Avenue, Suite 513
Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Steve Sabraski, PE, at ssabraski@landform.net or (612) 638-0243.



INVER GROVE TOYOTA

INVER GROVE HEIGHTS, MN

DEVELOPER/OWNER/CLIENT
LKMCD PROPERTIES LLC
 2873 HIGHWAY 61 N
 MAPLEWOOD, MN 55109

MUNICIPALITY/CITY

 City of
 Inver Grove Heights

PROJECT
INVER GROVE TOYOTA
 INVER GROVE HEIGHTS, MN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
02 FEB 2020	CUP Submittal	DBL

ABBREVIATIONS

D	Angle	LB	Pound
&	And	LGU	Local Government Unit
@	At	LT	Local
100 YR	100 Year Flood Elevation	LT	Longitudinal
A.B.	Anchor Bolt	MAINT.	Maintenance
A.D.	Area Drain	MAS.	Masonry
A/C	Air Conditioning Unit	MATL	Material
ADD.	Addendum	MAX.	Maximum
ADDL.	Additional	MECH.	Mechanical
ADJ.	Adjacent / Adjust	MED.	Medium
AHU	Air Handling Unit	MFR.	Manufacturer
ALT.	Alternate	MH	Manhole
ALUM.	Aluminum	MIN.	Minimum / Minute
ANOD.	Anodized	MISC.	Miscellaneous
APPROX.	Approximate	MNDOT	Minnesota Department Of Transportation
ARCH.	Architect / Architectural	MOD.	Module / Modular
AUTO.	Automatic	MUL.	Mulch
AVG.	Average	N	North
B.C.	Back of Curb	N.I.C.	Not In Contact
BW	Bottom of Wall	NO. OR #	Number
BFE	Basement Floor Elevation	NDM	Nominal
BT	Bituminous (Asphaltic)	NTS	Not To Scale
BLDG	Building	NWE	Normal Water Elevation
BM	Benchmark	NWL	Normal Water Level
BSMT.	Basement	O.C.	On Center
C.F.	Cubic Feet	O.G.	Outside Dimension
C.F.S.	Cubic Feet Per Second	O.H.	Overhead Electric
C.G.	Corner Guard	OH.	Overhead
C.J.	Control Joint	OHWL	Ordinary High Water Level
C.L.	Centerline	OPNG.	Opening
C.M.U.	Concrete Masonry Unit	ORIG.	Original
C.O.	Cleanout	P.C.	Point of Curvature
C.O.E.	U.S. Army Corps Of Engineers	P.I.	Point of Intersection
C.Y.	Cubic Yards	P.IV	Pest Indicator Valve
CB	Catch Basin	P.L. OR P.L.	Property Line
CBMH	Catch Basin Manhole	P.O.B.	Point of Beginning
CEM	Cement	P.S.F.	Pounds Per Square Foot
CIP	Cast Iron Pipe	P.S.I.	Pounds Per Square Inch
CMP	Corrugated Metal Pipe	P.T.	Point of Tangency
CONC.	Concrete (Particled)	P.V.C.	Point of Vertical Curvature
CONN.	Connection	P.V.I.	Point of Vertical Intersection
CONST.	Construction	P.V.T.	Point of Vertical Tangency
CONT.	Continuous	PE	Polyethylene
CONTR.	Contractor	PED.	Pedestal / Pedestrian
COP.	Copper	PERF.	Perforated
CU.	Cubic	PREP.	Preparation
D.S.	Down Spout	PROJ.	Project
DEG.	Degree	PROPP.	Proposed
DEMO.	Demolition / Demolish	PVC	Poly-Vinyl-Chloride (Piping)
DEPT.	Department	PWT.	Pavement
DET.	Detail	QTR.	Quarter
DIA.	Diameter	QTY.	Quantity
DIAG.	Diagonal	R	Radius
DM	Dimension	RAD.	Radius
DIP	Ductile Iron Pipe	RE	Rim Elevation (Casting)
DN	Down	R.D.	Root Drain
DWG.	Drawing	R.E.	Remove Existing
E.	East	R.O.	Rough Opening
E.J.	Expansion Joint	R.P.	Radius Point
E.O.	Emergency Overflow	R.C.	Reinforced Concrete Pipe
E.O.S.	Emergency Overflow Swale	R.S.	Rough Slab
EW.	Each Way	RD	Roof Storm Drain
EA.	Each EL. Elevation	RE	Regarding
ELEC.	Electrical	RENF.	Reinforced
ELEV.	Elevation	REQ'D	Required
EMER.	Emergency	REV.	Revision / Revised
ENGR.	Engineer	RGU	Regulatory Government Unit
ENTR.	Entrance	ROW OR RW	Right of Way
EQ.	Equal	S.	South
EQUIP.	Equipment	S.F.	Square Feet
EQUIV.	Equivalent	SAN.	Sanitary Sewer
EXIST.	Existing	SECT.	Section
EXP.	Expansion	SE	Split Entry / Side Exit
F & I	Furnish and Install	SEWO	Split Entry Walk Out / Side Exit Walk Out
F.B.O.	Furnished by Others	SHT.	Sheet
F.C.	Face of Curb	SIM.	Similar
F.D.	Floor Drain	SIMT.	Sealant
F.D.C.	Fire Department Connection	SPEC.	Specification
F.F.V.	Fabric Verify	SQ.	Square
FB	Full Basement	SSD	Subsurface drain
FBWO	Full Basement Walk Out	STMH	Storm Sewer Manhole
FBLD	Full Basement Look Out	STD.	Standard
FM	Foundation	STRUCT.	Structural
FES	Flared End Section	SYM.	Symmetrical
FFE	Finished Floor Elevation	T	Thickness
FLR	Floor	T	Top of Rim
FT, OR ()	Foot	T/W	Top of Wall
FUT.	Future	TEMP.	Temporary
G.B.	Grade Break	THK.	Thickness
G.C.	General Contractor	T.J.	Tooled Joint
GAL.	Gallon	TNH	Top Nut Hydrant
GALV.	Galvanized	TYP.	Typical
GFE	Garage Floor Elevation	U.N.O.	Unless Noted Otherwise
GL.	Glass	V.B.	Vapor Barrier
GR.	Grade	V.C.	Vertical Curve
H.	Height	V.I.F.	Verify In Field
H.P.	High Point	VER.	Verify
HDPEP	High Density Polyethylene Pipe	VER.	Vertical
HGT.	Height	VES.	Vestibule
HORIZ.	Horizontal	W	Width
HYAC	Heating, Ventilation, Air Conditioning	W.P.T.	Working Point
HYD.	Hydrant	W.W.F.	Welded Wire Fabric
I.D.	Inside Dimension OR Identification	W	With
I.E. or IE	Invert Elevation	WO	Without
IN, OR ()	Inches	WO	Walk Out
INFO.	Information	WET.	Wetland
INL.	Initial Elevation	WP	Waterproof
INSUL.	Insulation	WETL.	Wetland
INV.	Invert Elevation	YD.	Yard
JT.	Joint	YR.	Year
L.F.	Linear Feet		
L.P.	Low Point / Liquid Petroleum		

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	MAJOR CONTOUR		MAJOR CONTOUR
	MINOR CONTOUR		MINOR CONTOUR
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	CONCRETE		CONCRETE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL		EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	STORM SEWER LINE		SANITARY SEWER WASTE
	SANITARY SEWER LINE		FORCE MAIN
	WATER MAIN		ROOF DRAIN SYSTEM
	OVERHEAD ELECTRIC		WATERMAIN
	UNDERGROUND TELEPHONE		FIRE LINE (IF SEPARATE)
	UNDERGROUND FIBER OPTIC		FIRE DEPT. CONNECTION
	UNDERGROUND ELECTRIC		SOIL SUBDRAIN
	GAS LINE		GAS LINE-UNDERGROUND
	CONCRETE CURB		ELECTRIC-UNDERGROUND
	FENCING		TELEPHONE-UNDERGROUND
	RETAINING WALL		UNDERGROUND CABLETV
	SET 1/2" X 1/4" IRON PIPE		LAWN SPRINKLER SLEEVE
	IRON MONUMENT FOUND		
	SURVEY DISK (BENCHMARK)		
	POWERPOLE		
	GUY WIRE		
	GUARD POST		
	GAS METER		
	TRANSFORMER		
	WATER SHUT-OFF VALVE		
	TRAFFIC SIGN		
	FLAG POLE		
	LIGHT POLE		
	TREES		
	TREE LINE		
	STORM MANHOLE		
	SANITARY MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
	MAILBOX		
	NOTE NUMBER		
	MEASURED DISTANCE		
	DISTANCE PER RECORDED PLAT		
	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST/BIO LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING STALL COUNT
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

Lot 5, GLENN CLARKE HOMESTEAD, except the South 274.8 feet thereof, according to the plat thereof, Dakota County, Minnesota.

AND

Lot 6, except the West 30 feet thereof, Lot 7, and the South 274.8 feet of the West 350 feet of Lot 5, except the West 30 feet thereof, GLENN CLARKE HOMESTEAD, Dakota County, Minnesota.

AND

Lot 2, Block 1 Honda Addition, Dakota County, Minnesota

RELEVANT SPECIFICATIONS AND ORDER OF PRECEDENCE

If there is a conflict between or among any of the terms or provisions of the Contract Documents, the Contract Documents shall be generally construed as being complementary with one another with the intent of providing the highest quality to the CLIENT. However, if a conflict cannot be reconciled the ENGINEER shall be consulted and their written directions shall be followed. In general, unless otherwise directed in writing by the ENGINEER the following order of precedence shall apply from highest precedence (1) to lowest (7):

1. Agreement between OWNER and CONTRACTOR
2. City Standard Specifications and Detail Plates
3. MnDOT Specifications for Construction
4. City Engineers Association of Minnesota (CEAM) Specifications
5. Conditions of the Contract
6. Plans
7. Digital Model
8. Bid Proposal

OWNER

LKMCD PROPERTIES LLC
 2873 HIGHWAY 61 N
 MAPLEWOOD, MN 55409
 EMAIL: smcdaniels@maplewoodtoyota.com
 CONTACT: STEVE MCDANIELS

PROJECT CONTACTS

CIVIL ENGINEER LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: STEVE SABRASKI	SURVEYOR LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: GUS LESAVAGE
LANDSCAPE ARCHITECT LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: JOSH POPEHN	ARCHITECT GRIES ARCHITECTURAL GROUP INC. 500 NORTH COMMERCIAL STREET NEENAH, WI, 54956 TEL 920-722-2445 CONTACT: BRANNIN GRIES

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEET NO.	DESCRIPTION	10/2/20
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X
C1.1	EXISTING CONDITIONS - OVERALL	X
C1.1A	EXISTING CONDITIONS - NORTH	X
C1.1B	EXISTING CONDITIONS - SOUTH	X
C1.2	DEMOLITION - OVERALL	
C1.2A	DEMOLITION - NORTH	
C1.2B	DEMOLITION - SOUTH	
C2.1	SITE PLAN - OVERALL	X
C2.1A	SITE PLAN - NORTH	X
C2.1B	SITE PLAN - SOUTH	X
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL - OVERALL	
C3.1A	GRADING, DRAINAGE, PAVING & EROSION CONTROL - NORTH	
C3.1B	GRADING, DRAINAGE, PAVING & EROSION CONTROL - SOUTH	
C4.1	UTILITIES - OVERALL	
C4.1A	UTILITIES - NORTH	
C4.1B	UTILITIES - SOUTH	
C7.1	CIVIL CONSTRUCTION DETAILS	
C7.2	CIVIL CONSTRUCTION DETAILS	
L2.1	LANDSCAPE - OVERALL	X
L2.2	LANDSCAPE - NORTH	X
L2.3	LANDSCAPE - SOUTH	X
L4.1	SITE PHOTOMETRICS	
L7.1	LANDSCAPE DETAILS	X

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE THIS SHEET HAS BEEN REPRODUCED WITHOUT INTEGRITY, READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CUP SUBMITTAL
 FEBRUARY 02, 2026

LANDFORM

From Site to Finish

105 South Fifth Avenue Suite 513
 Minneapolis, MN 55401
 Tel: 612-252-9070
 Fax: 612-252-9077
 Web: landform.net

FILE NAME: C001GAG001.DWG
 PROJECT NO.: GAG25001

CIVIL AND LANDSCAPE TITLE SHEET

C0.1



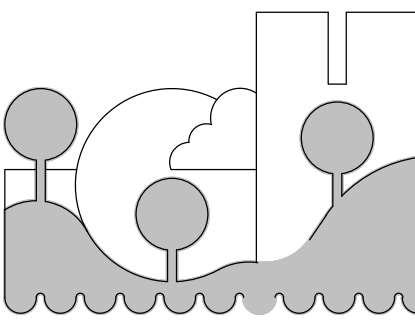
EXISTING CONDITIONS

1. Background information shown is from survey by Sunde Land Surveying, Bloomington, MN, on March, 21, 2018, expressly for this project. City of Inver Grove Heights, Minnesota record drawings, and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY.
2. Reserved.

DEVELOPER/OWNER/CLIENT

LKMCD PROPERTIES LLC
 2873 HIGHWAY 61 N
 MAPLEWOOD, MN, 55109

MUNICIPALITY/CITY



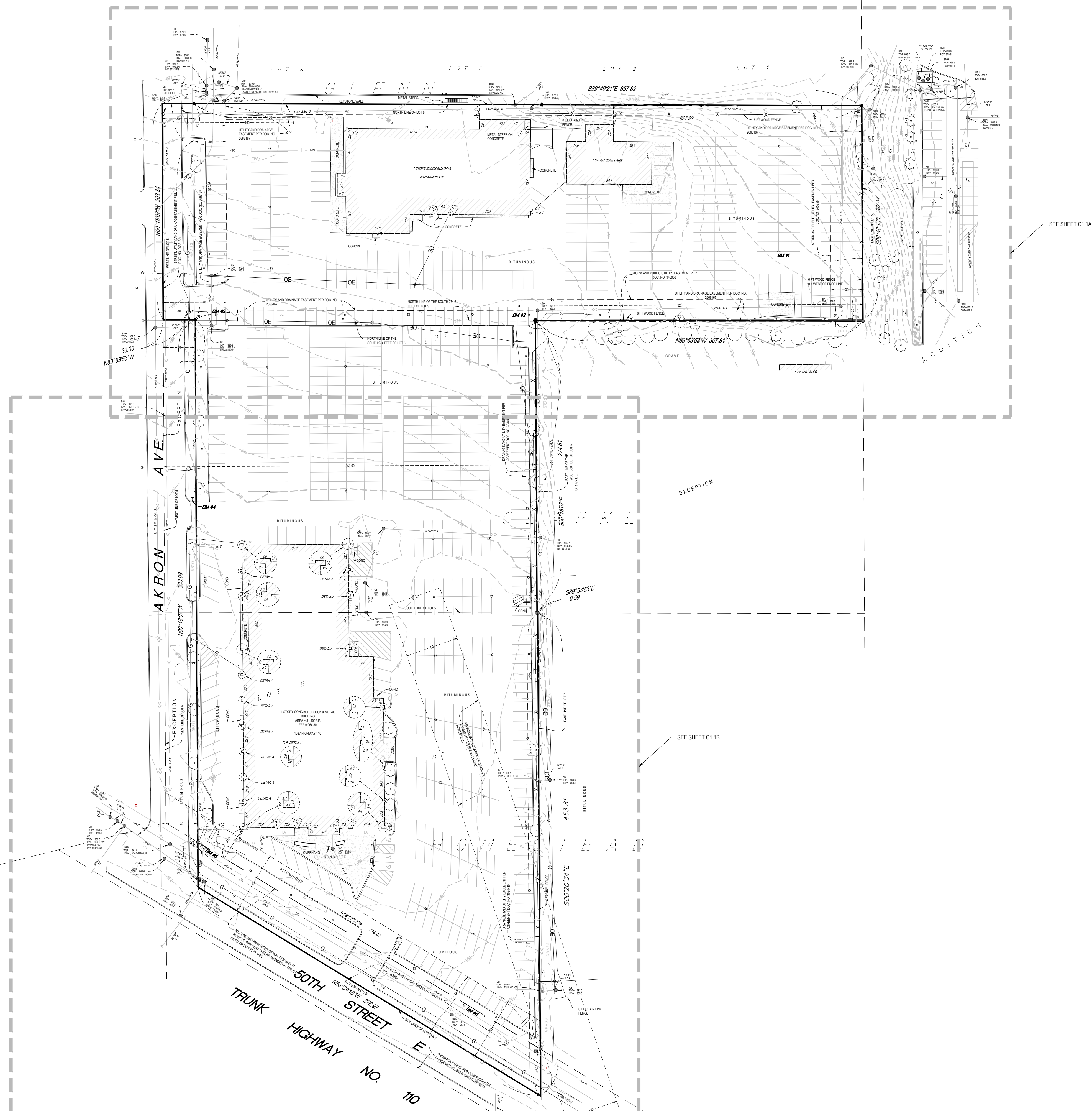
City of
 Inver Grove Heights

PROJECT

INVER GROVE TOYOTA
 INVER GROVE HEIGHTS, MN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
02 FEB 2026	CUP Submittal	DL



AUDITORS
 SUB. 41

CERTIFICATION

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

IF THE SIGNATURE SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CUP SUBMITTAL
 FEBRUARY 02, 2026



105 South Fifth Avenue
 Suite 513
 Minneapolis, MN 55401

Tel: 612-252-9070
 Fax: 612-252-9077
 Web: landform.net

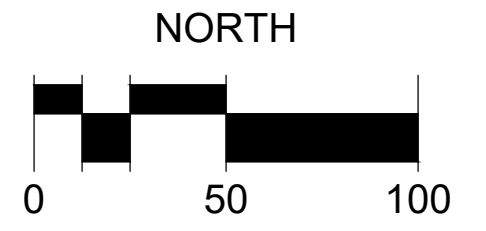
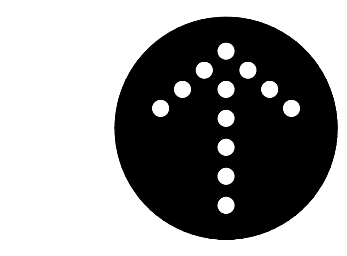
FILE NAME: C101GAG001.DWG
 PROJECT NO.: GAG25001

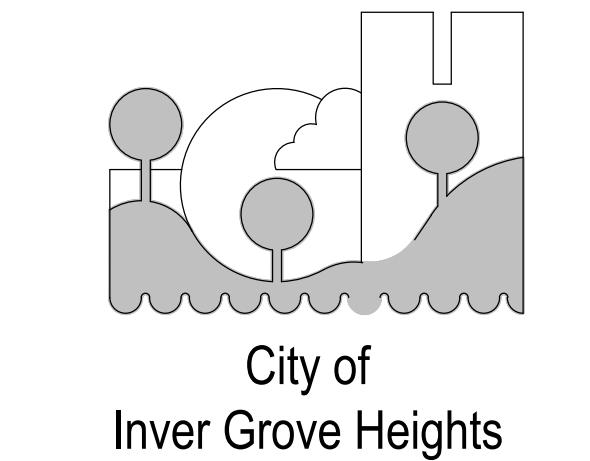
EXISTING CONDITIONS - OVERALL

C1.1

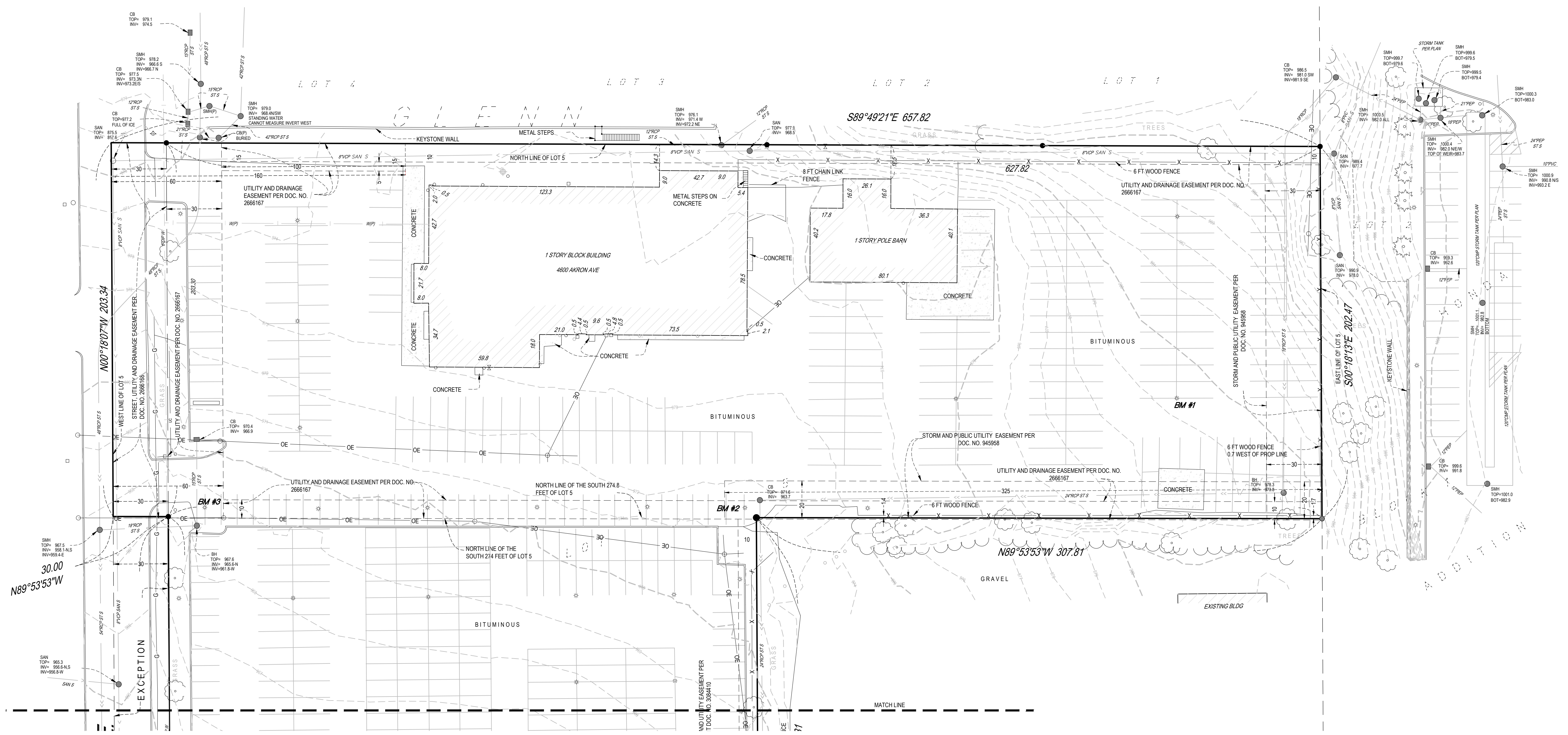


Know what's Below.
 Call before you dig.





DATE	ISSUE / REVISION	REVIEW
02 FEB 2025	CUP Submittal	DEL



EXISTING CONDITIONS

- Background information shown is from survey by Sundt Land Surveying, Bloomington, MN, on March 21, 2018, expressly for this project, City of Inver Grove Heights, Minnesota record drawings, and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY.
- Reserved.

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

IF THE SIGNATURE SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED WITHOUT INTENTED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CUP SUBMITTAL
FEBRUARY 02, 2026



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C101GAG001.DWG

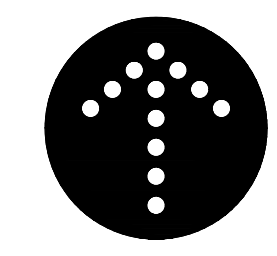
PROJECT NO. GAG25001

EXISTING CONDITIONS - NORTH

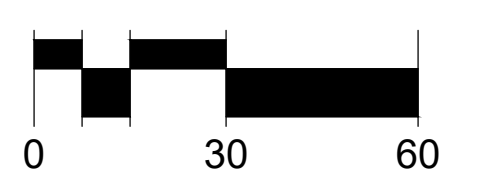
C1.1A

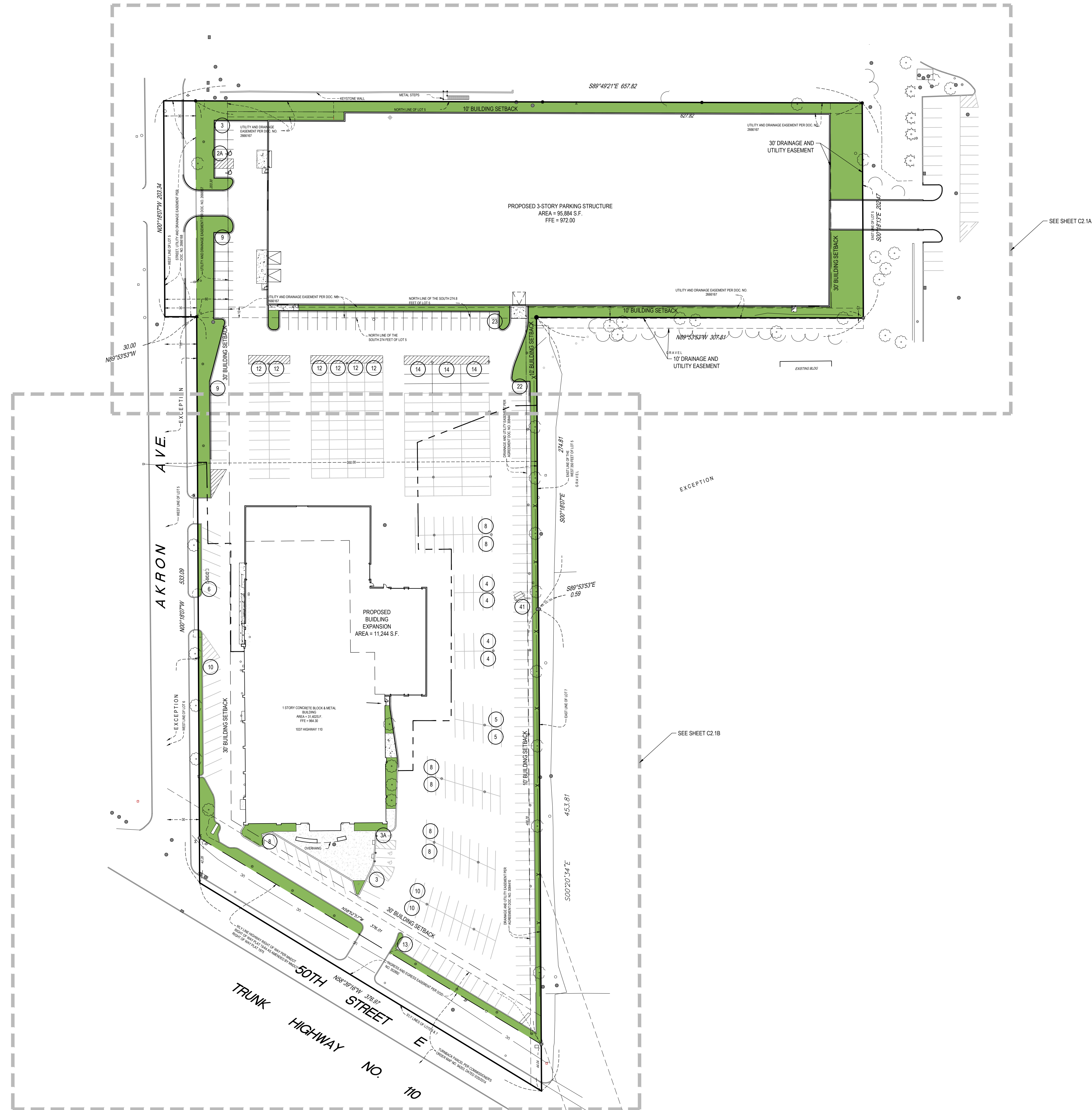


Know what's Below.
Call before you dig.



NORTH





AUDITORS
SUB. 41

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- Obtain all necessary permits for construction within, or use of, public right-of-way.
- The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
- Building layout angles are parallel with or perpendicular to the property line at the location indicated.
- Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
- Delineate parking stalls with a 4-inch wide white painted stripe. Delineate access aisles with 4-inch wide white painted stripes 18 inches on center and at 45 degree angle to direction of travel.
- Reserved.

ZONING AND SETBACK SUMMARY

The Property is Zoned B-3 - Regional Commercial

Building Setback Information is as follows:

- Front Yard = 30 ft.
- Rear = 30 ft.
- Side (Street) = 30 ft.
- Side (Interior) = 10 ft.

Parking Setback Information is as follows:

- Front Yard = 10 ft.
- Rear = 5 ft.
- Side (Street) = 10 ft.
- Side (Interior) = 5 ft.

AREA SUMMARY

Existing:			
Pervious	24,192 s.f.	0.56 ac.	7.7%
Impervious	291,462 s.f.	6.69 ac.	92.3%
Total	315,654 s.f.	7.25 ac.	100.0%
Proposed:			
Pervious	31,744 s.f.	0.73 ac.	10.1%
Impervious	283,910 s.f.	6.52 ac.	89.9%
Total	315,654 s.f.	7.25 ac.	100.0%

PARKING SUMMARY

Required Parking:

8 Stalls plus one stall per 600 s.f. over 1,000 s.f. of Building & 3 stalls plus 2 spaces for each service bay
 Dealership = 24,423 gross floor area (less service bays) & 30 service bays
 Enclosed Parking Structure = 10,482 gross floor area (less service bays) & 18 service bays
 24,423 s.f. + 10,482 s.f. = 34,905 s.f. / 1,000 s.f. = 33,905 s.f. / 800 s.f. = 8 = 50 stalls
 30 bays + 18 bays = 48 bays x 2 + 3 = 99 stalls

Total Parking Stalls Required	149 ea.
-------------------------------	---------

Provided Parking:

Standard Surface Stalls (9x18)	355 ea.
Standard Garage Stalls (9x18)	736 ea.
Accessible Stalls (9x18)	5 ea.
Total Parking Stalls Provided	1,096 ea.

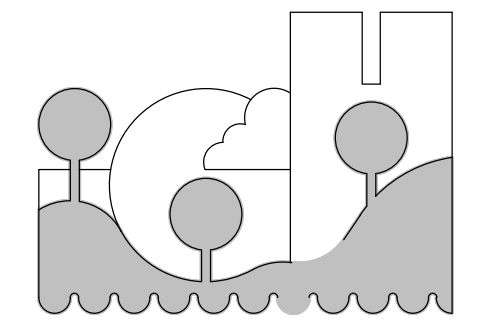
LEGEND

- Green Space (Landscape Area)
- Limits of Construction

DEVELOPER/OWNER/CLIENT

LKMCD PROPERTIES
LLC
2873 HIGHWAY 61 N
MAPLEWOOD, MN, 55109

MUNICIPALITY/CITY



City of
Inver Grove Heights

PROJECT

INVER GROVE
TOYOTA
INVER GROVE HEIGHTS, MN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
02 FEB 2026	CUP Submittal	DL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED WITHOUT INTENTED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CUP SUBMITTAL
FEBRUARY 02, 2026



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

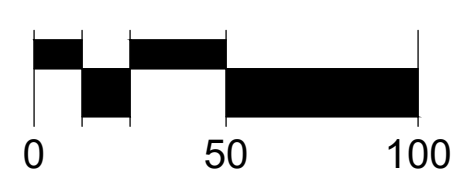
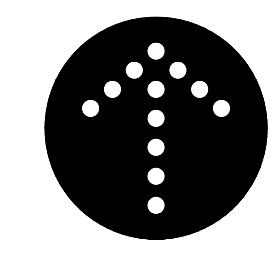
FILE NAME: C201GAG001.DWG
PROJECT NO.: GAG25001

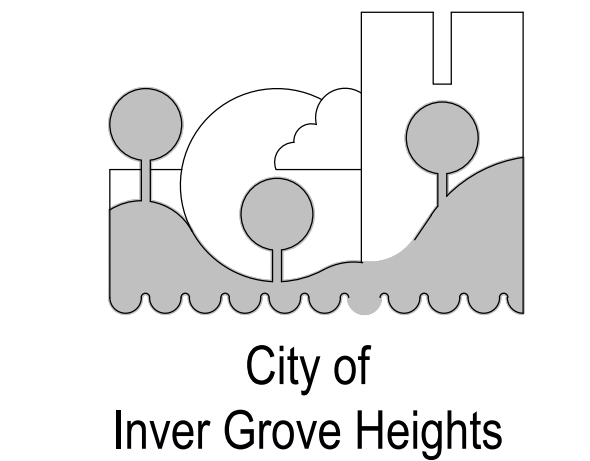
SITE PLAN - OVERALL

C2.1



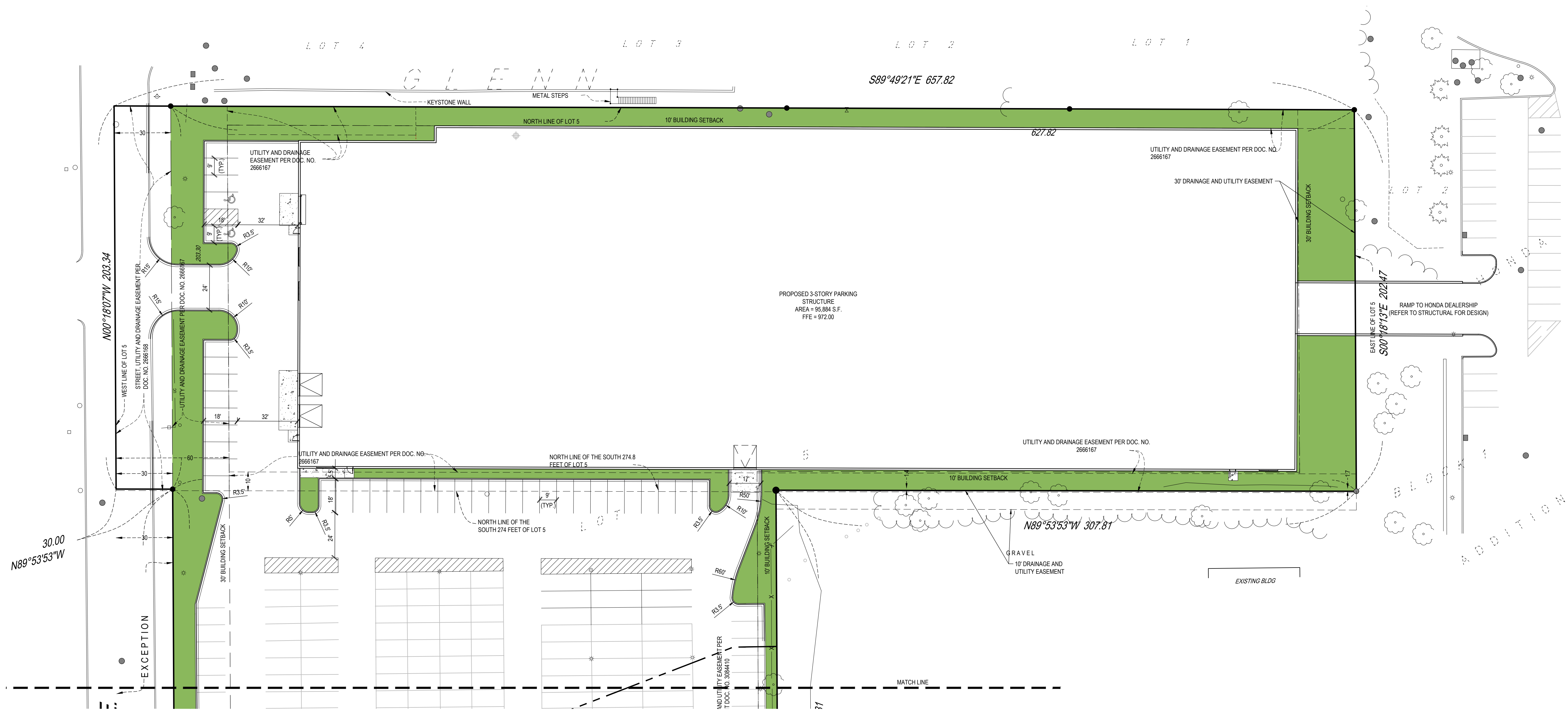
Know what's Below.
Call before you dig.





ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
02 FEB 2026	CUP Submittal	DL



GENERAL NOTES

- 1. For construction staking and surveying services contact Landform at 612.252.9070.

SITE PLAN NOTES

- 2. Obtain all necessary permits for construction within, or use of, public right-of-way.
- 3. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
- 4. Building layout angles are parallel with or perpendicular to the property line at the location indicated.
- 5. Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
- 6. Delineate parking stalls with a 4-inch wide white painted stripe. Delineate access aisles with 4-inch wide white painted stripes 18 inches on center and at 45 degree angle to direction of travel.
- 7. Reserved.

ZONING AND SETBACK SUMMARY

The Property is Zoned B-3 - Regional Commercial

Building Setback Information is as follows:
Front Yard = 30 ft.
Rear = 30 ft.
Side (Street) = 30 ft.
Side (Interior) = 10 ft.

Parking Setback Information is as follows:
Front Yard = 10 ft.
Rear = 5 ft.
Side (Street) = 10 ft.
Side (Interior) = 5 ft.

AREA SUMMARY

Category	Area (s.f.)	Area (ac)	Percentage
Existing:			
PerVIOUS	24,192 s.f.	0.56 ac	7.7%
Impervious	291,462 s.f.	6.69 ac	92.3%
Total	315,654 s.f.	7.25 ac	100.0%
Proposed:			
PerVIOUS	31,744 s.f.	0.73 ac	10.1%
Impervious	283,910 s.f.	6.52 ac	89.9%
Total	315,654 s.f.	7.25 ac	100.0%

PARKING SUMMARY

Required Parking:

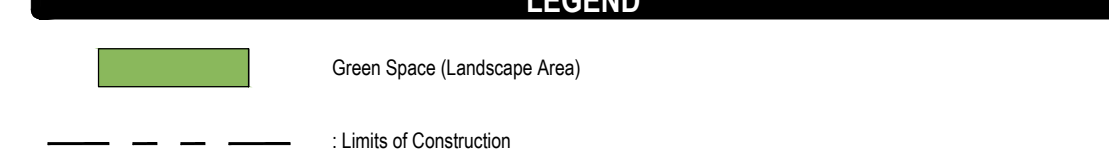
8 Stalls plus one stall per 800 s.f. over 1,000 s.f. of Building & 3 stalls plus 2 spaces for each service bay
Dealership = 24,423 gross floor area (less service bays) & 30 service bays
Enclosed Parking Structure = 10,492 gross floor area (less service bays) & 19 service bays
24,423 s.f. = 10,492 s.f. = 34,905 s.f. = 1,000 s.f. = 33,905 s.f. / 800 s.f. = 8 = 50 stalls
30 bays + 18 bays = 48 bays x 2 + 3 = 99 stalls

Total Parking Stalls Required: 149 ea.

Provided Parking:

Standard Surface Stalls (9x18)	355 ea.
Standard Garage Stalls (9x18)	736 ea.
Accessible Stalls (9x18)	5 ea.
Total Parking Stalls Provided	1,096 ea.

LEGEND



CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED WITHOUT INTENTION. READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CUP SUBMITTAL
FEBRUARY 02, 2026



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

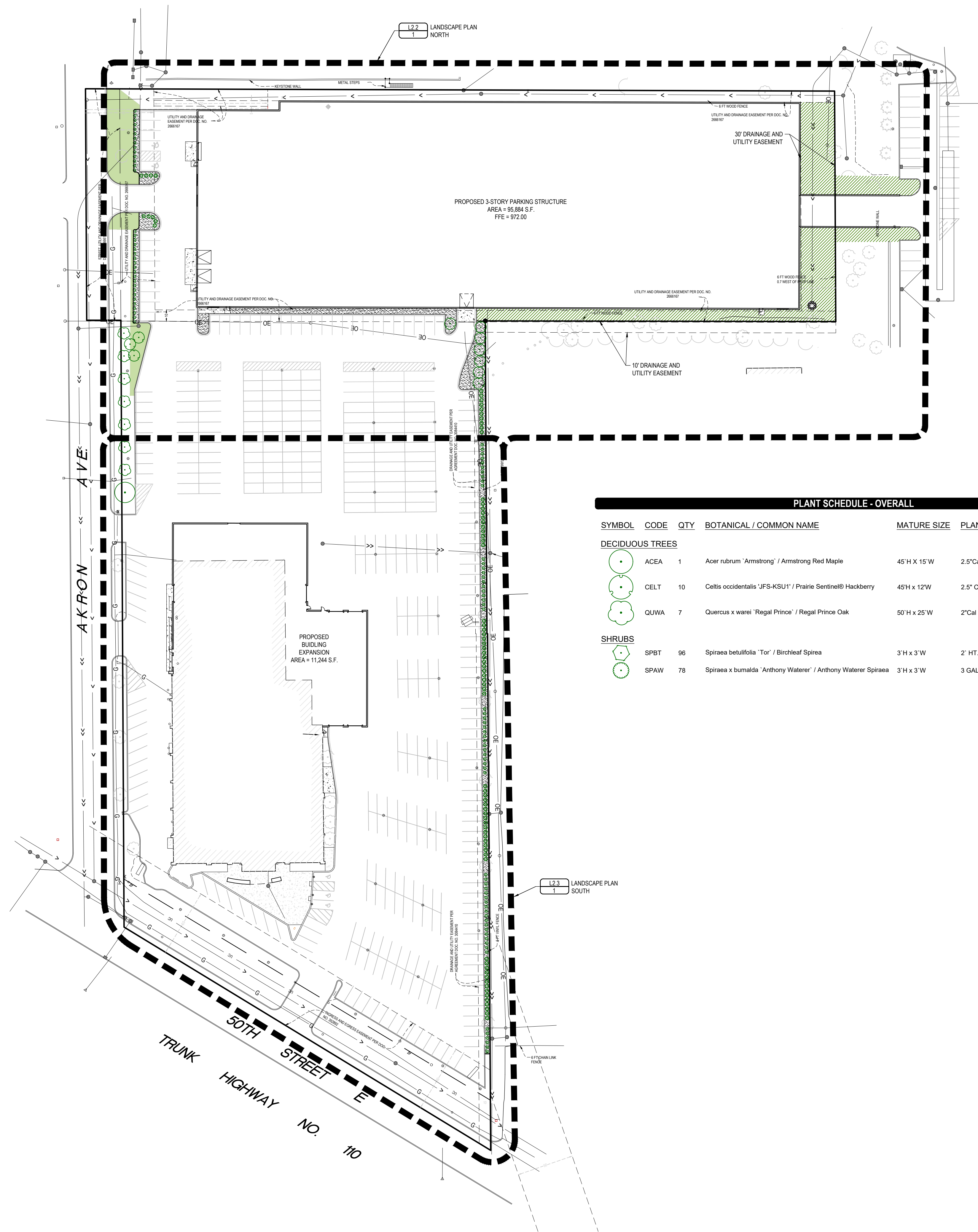
FILE NAME: C201GAG001.DWG
PROJECT NO.: GAG25001

SITE PLAN - NORTH

C2.1A

811
Know what's Below.
Call before you dig.

NORTH



PLANT SCHEDULE - OVERALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT CONDITION
DECIDUOUS TREES						
	ACEA	1	Acer rubrum 'Armstrong' / Armstrong Red Maple	45' H x 15' W	2.5' Cal	B & B
	CELT	10	Celtis occidentalis 'JFS-KSU1' / Prairie Sentinel® Hackberry	45' H x 12' W	2.5' CAL.	B & B
	QUWA	7	Quercus x warei 'Regal Prince' / Regal Prince Oak	50' H x 25' W	2" Cal	B & B
SHRUBS						
	SPBT	96	Spiraea betulifolia 'Tor' / Birchleaf Spiraea	3' H x 3' W	2' HT.	POT
	SPAW	78	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	3' H x 3' W	3 GAL.	POT

GENERAL NOTES

- For construction Staking and Surveying services contact Landform at 612.252.9070.
- Contact Utility Service providers for field location of services 72 hours prior to beginning.
- Coordinate installation with Contractors performing related work.
- Low-maintenance turf seed mixture (MNDOT Southern Boulevard (SB) seed mix) as defined in current MNDOT Seeding Manual, or approved equal. Native Seeds shall be of Minnesota (or as specified) origin and certified by the Minnesota Crop Improving Association (MCI). Provide verifying documentation to the Owner 30 days minimum prior to installation.
- Reserved.
- Follow current MNDOT Seeding Manual for planting instructions for establishment of native seed and provide coordination for required erosion prevention and sediment control.
- Reserved.
- Repair any and all areas disturbed beyond the project area. Repair with sod if existing area is manicured turf. Repair with seed if existing area is unmanicured or unmanicured grass. Rate area to be repaired and add topsoil as defined in Note 7 prior to final sod or seed repair.
- Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard. See planting details for depth of planting soil.
- Place plants according to layout with proper nominal spacing. Plants shown on Plant Schedule are total quantities for design. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
- Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage, and disfigurement. The Landscape Architect or designated representative reserves the right to reject any/all plant material not meeting these standards at the Contractor's cost.
- Any substitutions of plant genus, species and/or variety, or planting size shall be approved by Landscape Architect of record prior to purchase and installation.
- Reserved.
- Edge planting beds with 5-inch, 1/2" thick, black, commercial grade steel edging (Sun-Loc or approved equal) except where adjacent to curbing, walks or buildings.
- MNDOT Class "3" Rip Rap. Install per MNDOT Specifications. No edging required.
- Reserved.
- Install a 4-foot diameter double-shredded hardwood mulch dish around trees not placed within a Shrub or Perennial Planting Bed. Edging is not required, unless noted otherwise.
- Install 2 to 3 inch (nominal size) rock mulch to a depth of 4 inches in all planting beds unless noted otherwise. Color shall match existing rock mulch on site. Landscape fabric shall be installed under all areas of rock mulch. Secure all edges and seams of fabric with 6-inch landscape staples.
- All existing deciduous/coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
- Irrigation is not required. If Owner requests irrigation installed, irrigation shall be designed by irrigation contractor. Contractor shall submit design plan and all shop drawings and system components to Landscape Architect for review, prior to purchase and installation. Contractor shall follow all applicable codes and obtain all necessary permits from local jurisdiction.
- All plant material shall have a 1-year warranty. The warranty shall begin after the last plant has been installed and the Landscape Architect has approved the installation. Landscape contractor is responsible for replacing any and all plant material that dies during the warranty period. Landscape contractor shall assume all costs to any replacements. All replacements shall be same species and sizes and equal or better vigor as original installation.

CITY REQUIREMENTS

Tree requirements: Greater of (1) tree per 50 l.f. site perimeter OR (1) tree per 1,000 s.f. gross floor area of building. Up to 50% of required trees may be provided with shrubs at a ratio of (8) shrubs equals (1) overstory tree.

Calculations	Required trees (greater of)	Proposed trees
2,893 l.f. site perimeter	58	18
25,119 g.f.a. (parking ramp)		
11,250 g.f.a. (building addition)		
36,409 total g.f.a.	36	
Total proposed trees		18
Existing trees preserved		11
Shrubs equivalent to trees (8 shrubs/tree)		(174 shrubs) = 29
Total trees		58

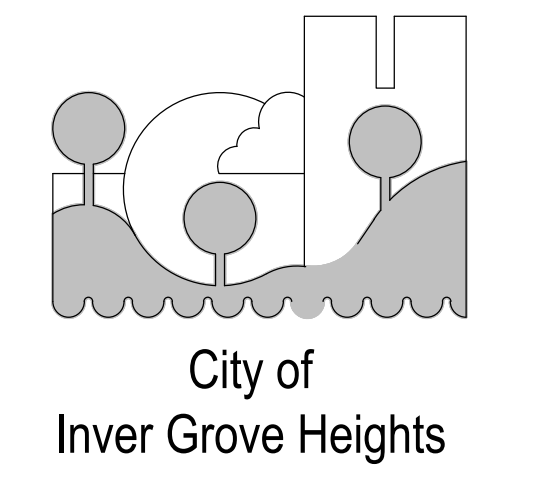
LEGEND

- Sod area.
- Rock mulch.
- Rip Rap: MNDOT Class "3" rip rap.
- Seeded area. MNDOT Southern Boulevard (SB) seed mix. Seed at rate of 150 lbs/acre. With MNDOT Type 2H-SG erosion control blanket.

DEVELOPER/OWNER/CLIENT

LKMGD PROPERTIES LLC
 2873 HIGHWAY 61 N
 MAPLEWOOD, MN, 55109

MUNICIPALITY/CITY



PROJECT

INVER GROVE TOYOTA
 INVER GROVE HEIGHTS, MN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
02 FEB 2026	CUP Submittal	DL

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED WITHOUT INTENTED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CUP SUBMITTAL
 FEBRUARY 02, 2026

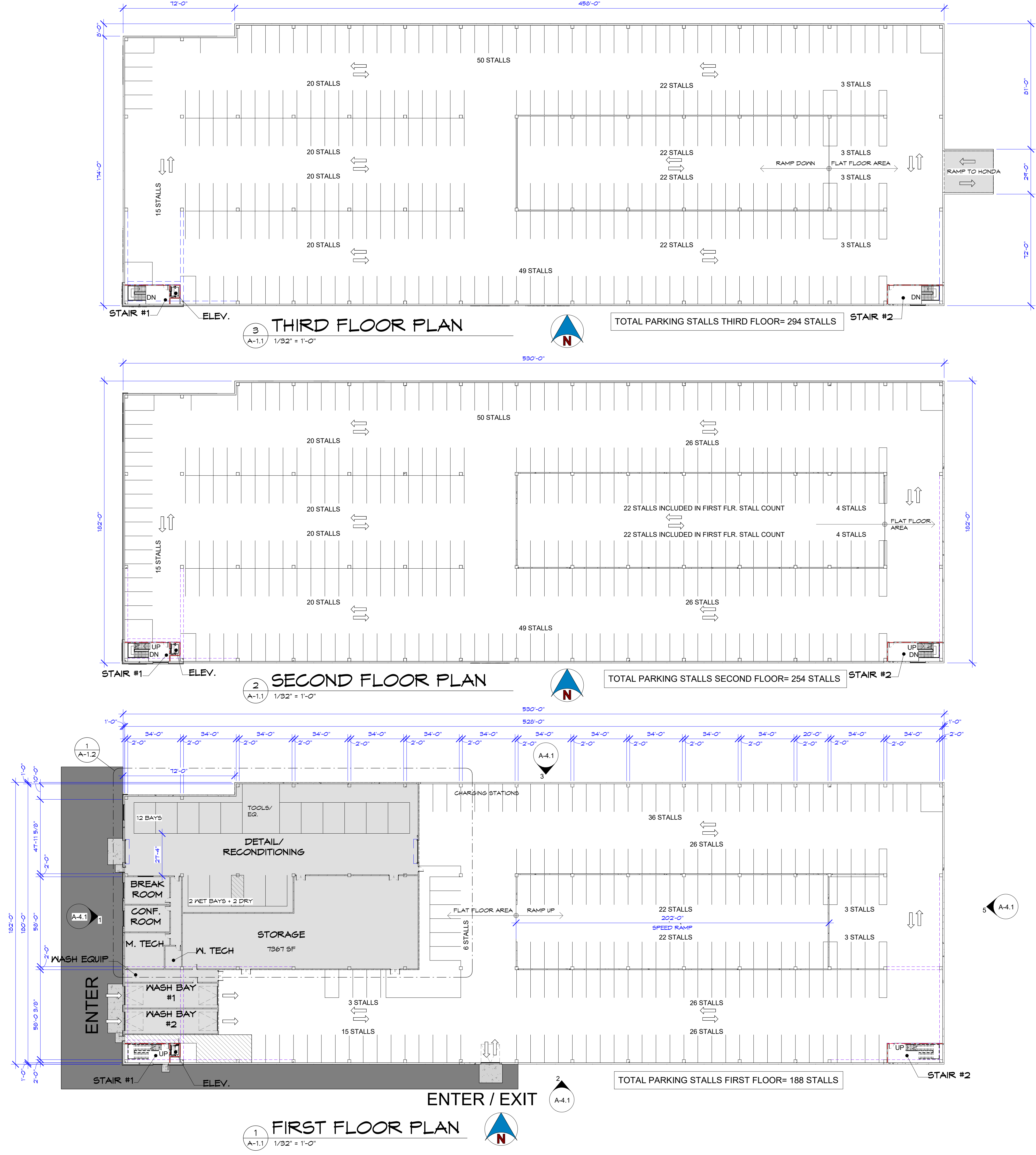


105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME L201GAG001.DWG
 PROJECT NO. GAG25001

LANDSCAPE PLAN - OVERALL

L2.1



NFC - SITE SUBMITTAL (02-06-2026)

Gries Architectural Group Inc.
 HUDSON OFFICE: 400 South 2nd Street, Suite #150, Minneapolis, MN 55402
 NEENAH OFFICE: 900 North Commercial Street, Neenah, WI 54956
 Phone: 920-722-2445
 www.gries.design

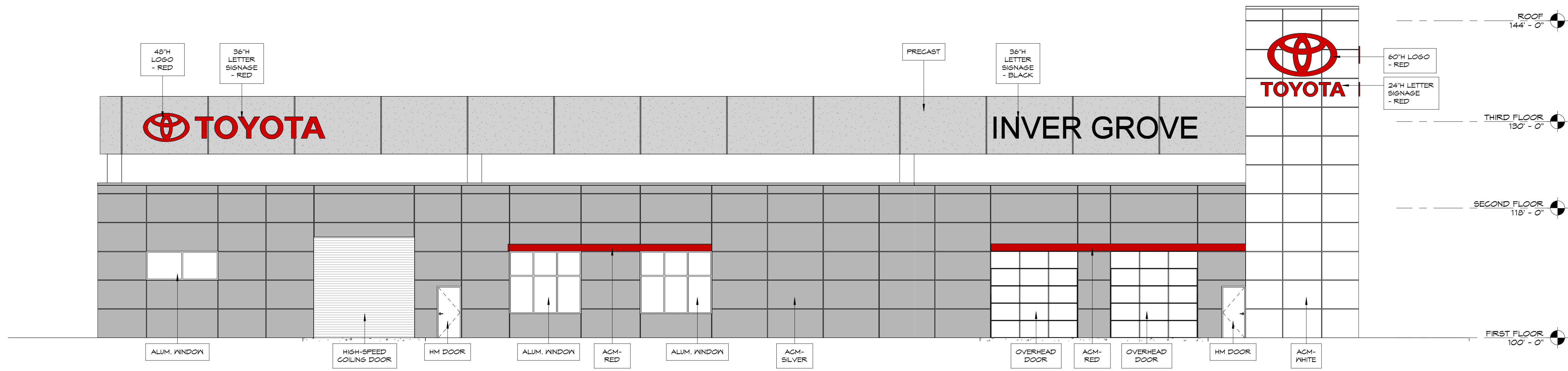
©Copyright. This Print/Computer File Is The Exclusive Property Of Gries Architectural Group, Inc. Use Only For Purpose Which Loaned. Copying Or Reproducing Is Prohibited. Return Upon Request.

A NEW PARKING GARAGE BUILDING FOR:
INVER GROVE TOYOTA
 INVER GROVE HEIGHTS, MINNESOTA

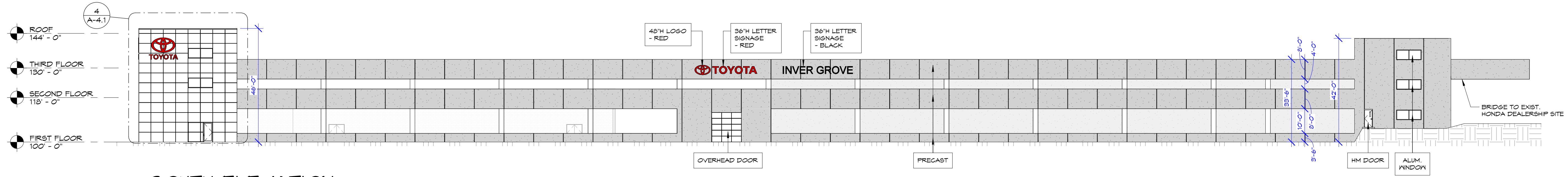
REVISION HISTORY		
NO.	DESCRIPTION	DATE

date: 2-6-2026
 job: 25-098
 d. by: BJS, LCF

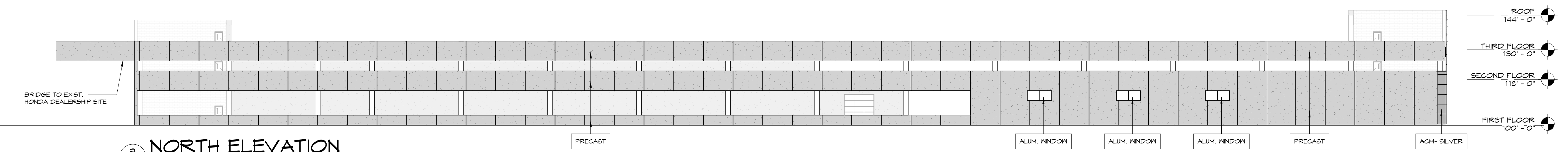
A-1.1



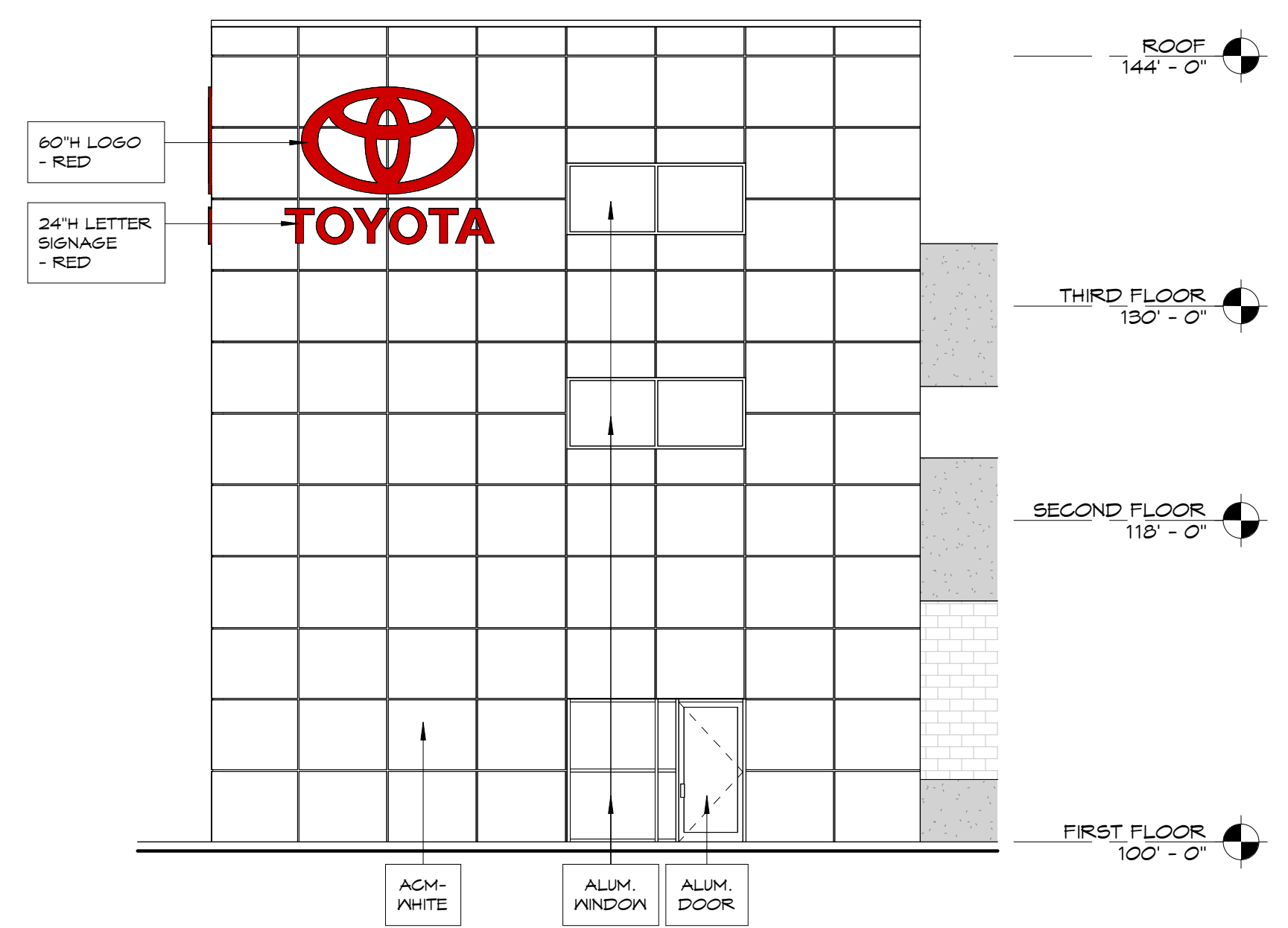
1 WEST ELEVATION
A-4.1 1/8" = 1'-0"



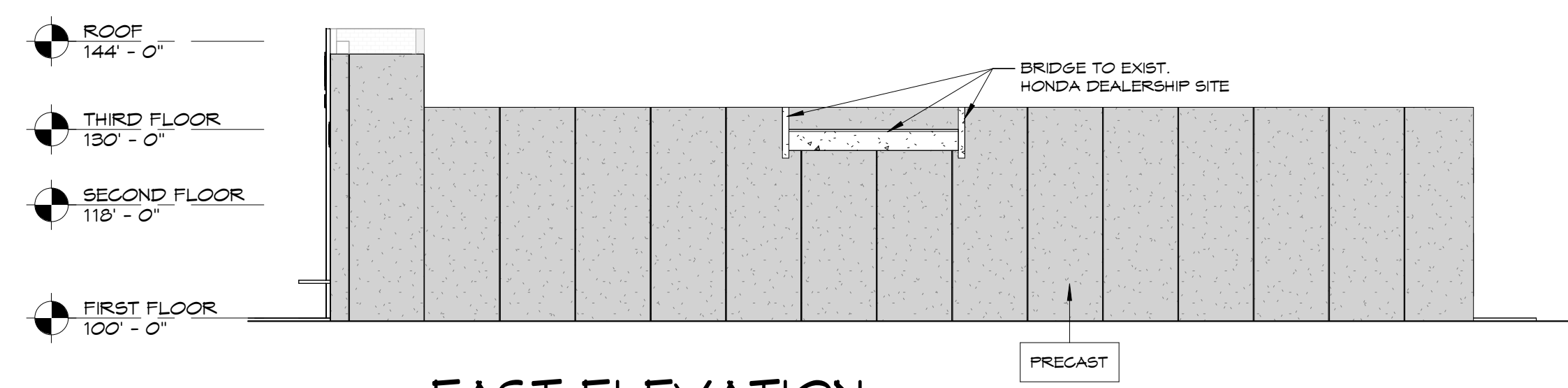
2 SOUTH ELEVATION
A-4.1 3/64" = 1'-0"



3 NORTH ELEVATION
A-4.1 3/64" = 1'-0"



4 PARTIAL SOUTH ELEVATION
A-4.1 1/8" = 1'-0"



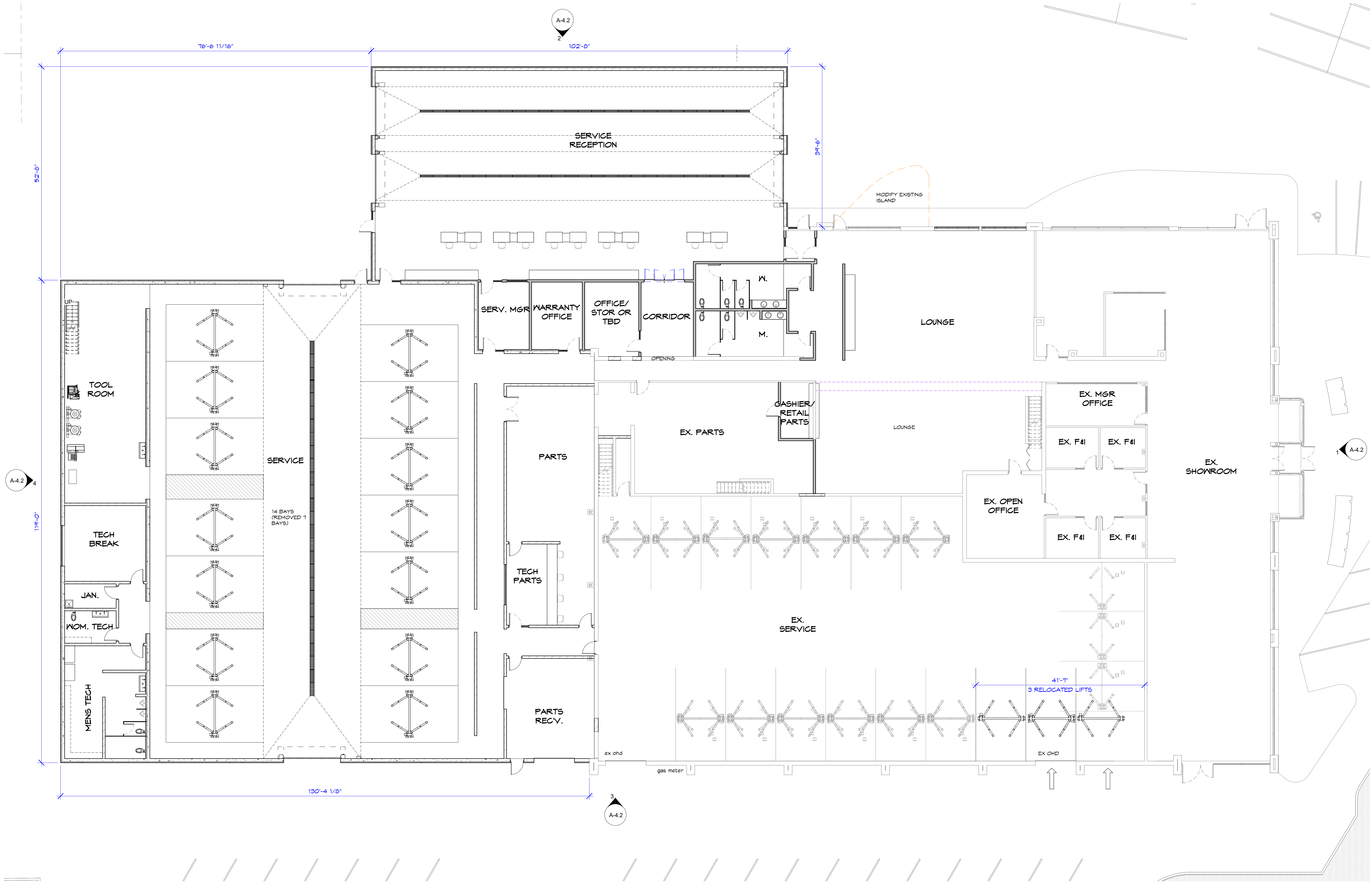
5 EAST ELEVATION
A-4.1 3/64" = 1'-0"

A NEW PARKING GARAGE BUILDING FOR:
INVER GROVE TOYOTA
INVER GROVE HEIGHTS, MINNESOTA

REVISION HISTORY		
NO.	DESCRIPTION	DATE

date: 2-6-2026
job: 25-098
d. by: JLN

A-4.1



EXISTING BUILDING ADDITION FOR:
INVER GROVE TOYOTA
INVER GROVE HEIGHTS, MINNESOTA

REVISION HISTORY

NO.	DESCRIPTION	DATE

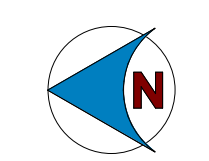
date: 02-06-2026
job: 25-098
d. by: BJS

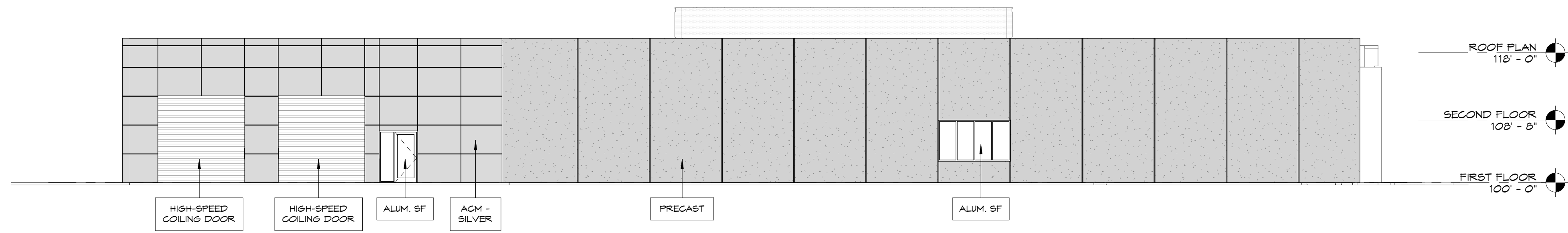
A-1.2

NFC - SITE SUBMITTAL (02-06-2026)

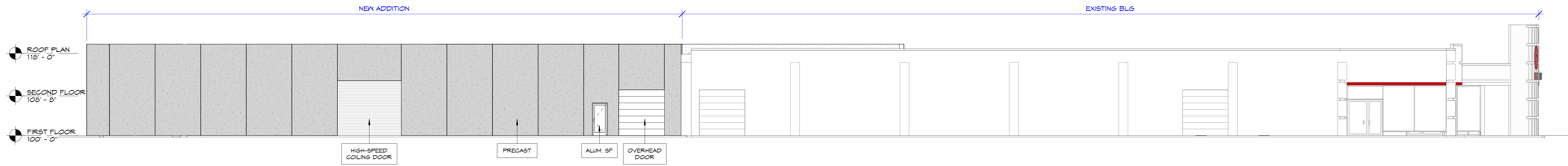
1
A-1.2
3/32" = 1'-0"

FIRST FLOOR PLAN

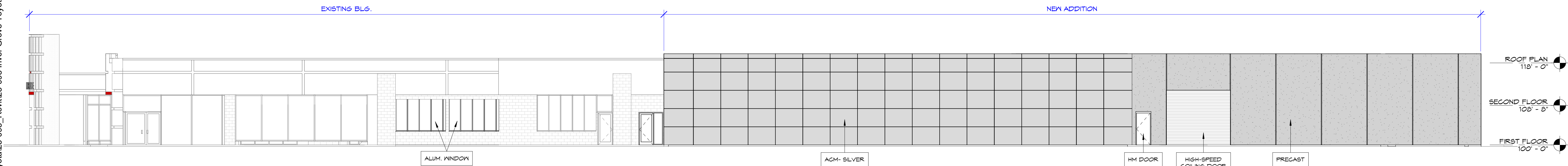




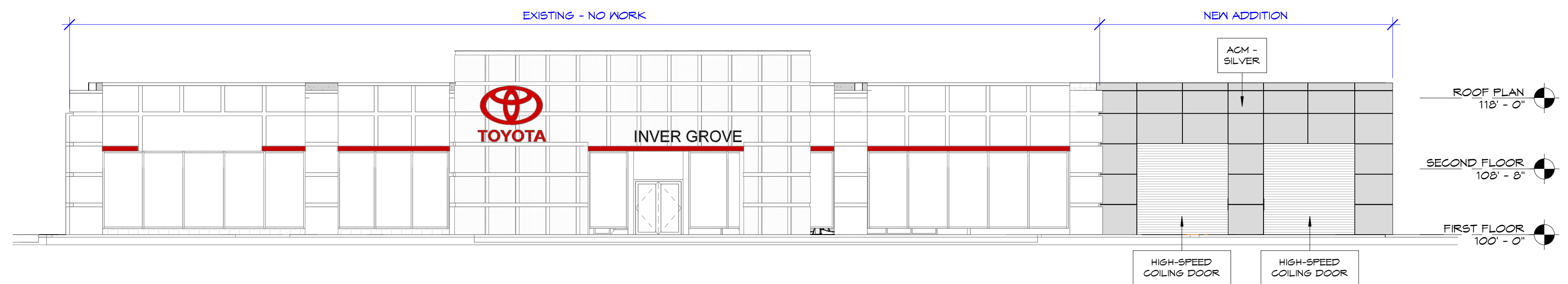
4 NORTH ELEVATION
A-4.2 3/32" = 1'-0"



3 WEST ELEVATION
A-4.2 3/32" = 1'-0"



2 EAST ELEVATION
A-4.2 3/32" = 1'-0"



1 SOUTH ELEVATION
A-4.2 3/32" = 1'-0"

EXISTING BUILDING ADDITION FOR:
INVER GROVE TOYOTA
 INVER GROVE HEIGHTS, MINNESOTA

REVISION HISTORY

NO.	DESCRIPTION	DATE

date: 02-06-2026
 job: 25-086
 d. by:

A-4.2

NFC - SITE SUBMITTAL (02-06-2026)

EASEMENT EXHIBIT

SITE SYMBOLS



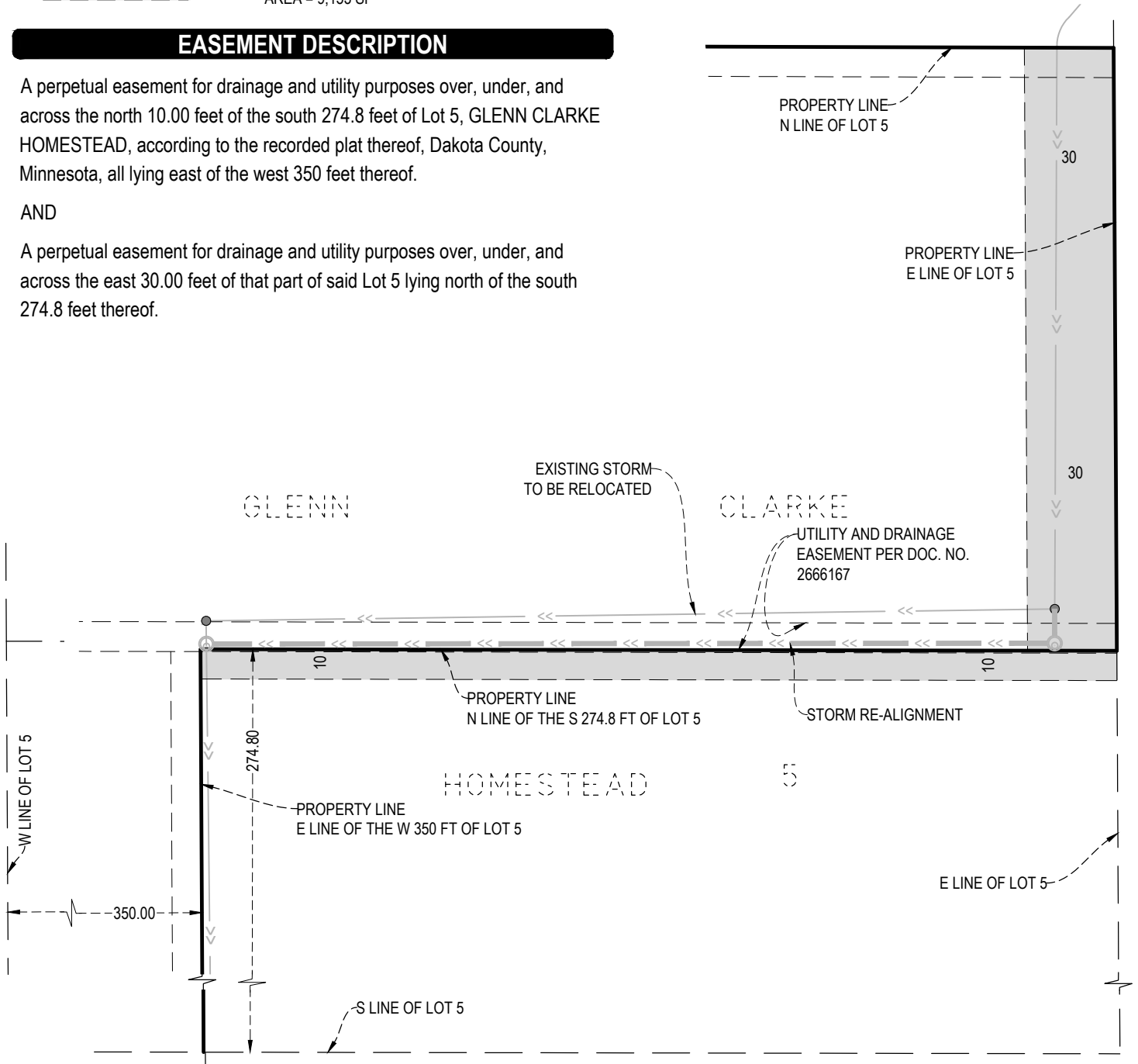
DRAINAGE AND UTILITY EASEMENT
AREA = 9,153 SF

EASEMENT DESCRIPTION

A perpetual easement for drainage and utility purposes over, under, and across the north 10.00 feet of the south 274.8 feet of Lot 5, GLENN CLARKE HOMESTEAD, according to the recorded plat thereof, Dakota County, Minnesota, all lying east of the west 350 feet thereof.

AND

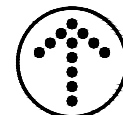
A perpetual easement for drainage and utility purposes over, under, and across the east 30.00 feet of that part of said Lot 5 lying north of the south 274.8 feet thereof.



2026-02-02



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Web: landform.net



NORTH



EASEMENT VACATION EXHIBIT

SITE SYMBOLS

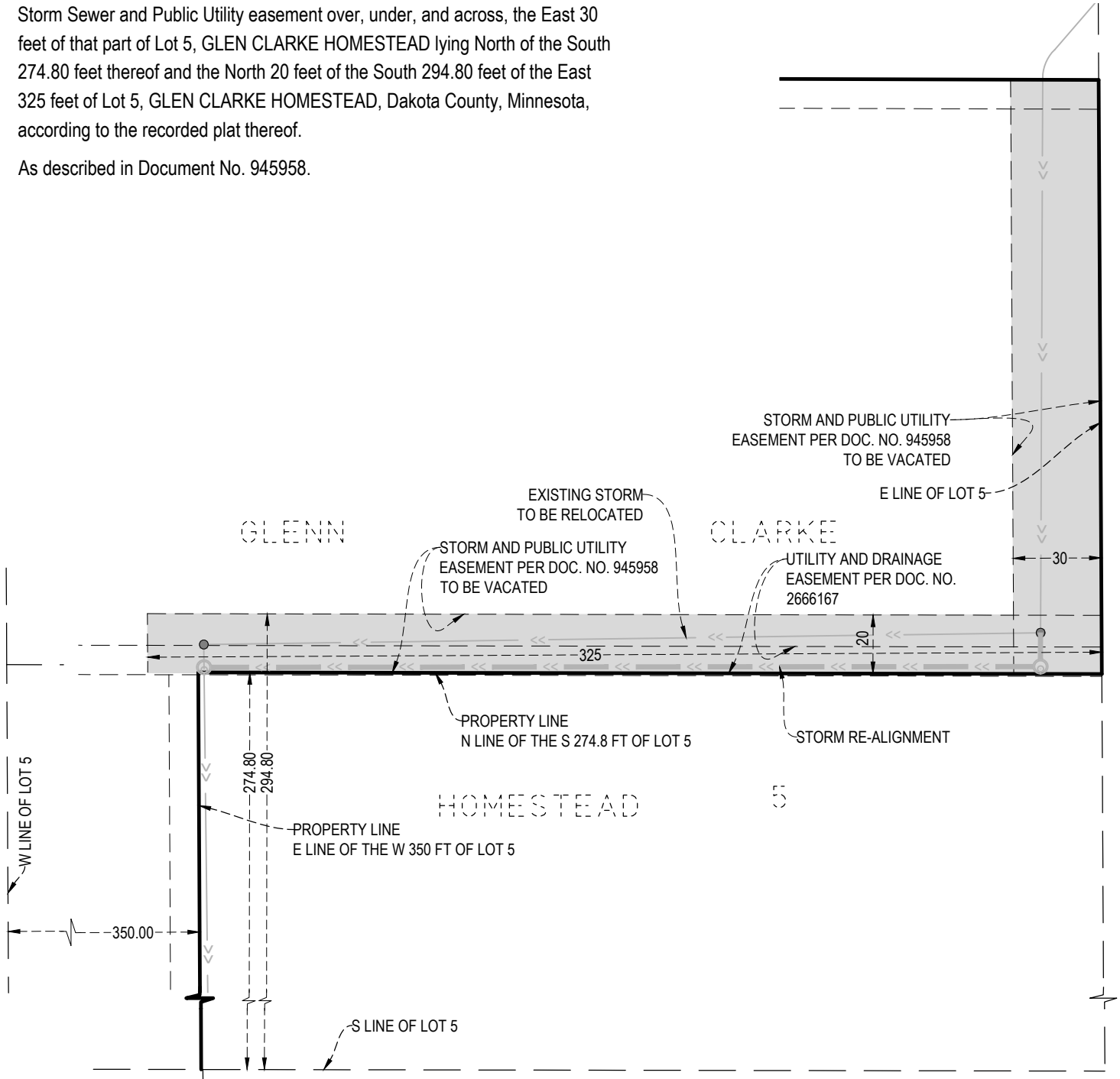


STORM AND PUBLIC UTILITY EASEMENT TO BE VACATED
AREA = 11,975 SF

VACATION LEGAL DESCRIPTION

Storm Sewer and Public Utility easement over, under, and across, the East 30 feet of that part of Lot 5, GLENN CLARKE HOMESTEAD lying North of the South 274.80 feet thereof and the North 20 feet of the South 294.80 feet of the East 325 feet of Lot 5, GLENN CLARKE HOMESTEAD, Dakota County, Minnesota, according to the recorded plat thereof.

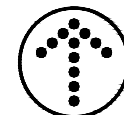
As described in Document No. 945958.



2026-02-02



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Web: landform.net



NORTH



Job No.: GAG25001

Drawing: GAG25001 EE

By: TRK

EASEMENT VACATION EXHIBIT

SITE SYMBOLS



DRAINAGE EASEMENT TO BE VACATED
AREA = ±18,000 SF

5

GLENN

CLARKE

VACATION LEGAL DESCRIPTION

Drainage easement over that part of Lot 5 and Lot 7, GLENN CLARKE HOMESTEAD, Dakota County, Minnesota, as dedicated on said plat.

6

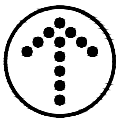
7

HOMESTEAD

APPROXIMATE LOCATION OF
DRAINAGE EASEMENT PER PLAT
OF GLENN CLARKE HOMESTEAD
TO BE VACATED

50

50



NORTH



2026-02-02



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Web: landform.net

Job No.: GAG25001 Drawing: GAG25001 EVE GCH By: TRK



Planning Commission Report

MEETING DATE: March 3, 2026
CASE NO: 26-07X
APPLICANT: City of Inver Grove Heights
PROPERTY OWNER: City of Inver Grove Heights
REQUEST: Conditional Use Permit & Variance
LOCATION: 5030 Babcock Trail
COMPREHENSIVE PLAN: ROW, Right-of-Way
ZONING: P, Public Institutional
STAFF CONTACT: Kevin Shay, 651-450-2554

ACTION REQUESTED

The Planning Commission is asked to consider a request for a Conditional Use Permit to allow a telecommunications tower and a Variance from the minimum side yard setback for a new telecommunications tower on 5030 Babcock Trail.

BACKGROUND

The site 5030 Babcock Trail ("Subject Property") has an existing telecommunication tower, built in 1991, that is 85 feet tall with a lease agreement for Verizon that is valid until 2028. The site also contains the supporting mechanical and electrical equipment associated with the existing tower.

The applicant for this application is the City of Inver Grove Heights, submitted by Brian Connolly, Public Works Director, who manages all the City's lease agreements for the telecommunication towers the City owns. The plan is to construct a new telecommunications tower that will house the AT&T and T-Mobile equipment. Verizon will move to the new tower once their existing lease expires or the existing telecommunication tower is removed.

SURROUNDING USES

The following land uses, zoning districts, and comprehensive plan designations surround the property:

Location	Adjacent Use	Zoning	Land Use
North	Mini Storage	I-1, Limited Industry	Light Industrial
East	Highway 52	ROW, Right-of-Way	Right-of-Way
West	Multitenant Industrial Building	I-1, Limited Industry	Light Industrial
South	Highway 494	ROW, Right-of-Way	Right-of-Way

EVALUATION OF REQUEST

Conditional Use Permit

This section reviews the plans against the Conditional Use Permit (CUP) criteria in the Zoning Ordinance (Section 10-3A) and the additional standards found in Section 10-15G specific to towers and antennas.

Section 10-3A

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

A telecommunications tower is consistent with the uses envisioned in the public institutional land use guidance and thus consistent with the comprehensive plan land use plan and category descriptions.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The property is zoned P, Public/Institutional. The land use of a telecommunications tower is consistent with the intent of the P zoning district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed use would not have a detrimental effect on public improvements in the vicinity of the property. The use is consistent with the site and the surrounding area.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The proposed use does not appear to have any negative effects on City facilities or services.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

i. Aesthetics/interior appearance.

The proposed telecommunication tower is consistent with the other structures on the property.

ii. Noise.

The proposed use would not generate noises that are inconsistent with P zoning. The minimal noise would be from the mechanical equipment associated with the tower.

iii. Fencing, landscaping and buffering.

There is existing vegetation on all sides of the property that will screen and provide a visual buffer.

- 6. The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The property is larger than the one acre minimum standard for the P zoning district but, given its unique shape, there is a request for variance from a side yard setback standard.

- 7. The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on public health, safety or welfare.

- 8. The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

The proposed use does not appear to have an undue adverse impact on the environment.

Section 10-15-27

- 1. Towers shall be designed to blend into the surrounding environment to the maximum extent possible through the use of color, camouflaging, and architectural treatment, except in instances where the color is dictated by federal or state authorities such as the federal aviation administration.*
- 2. Personal wireless service towers shall be of a monopole design.*

The proposed tower is designed as a monopole tower.

D. Setbacks: All new towers shall comply with the following setbacks as measured from the base of the tower to the nearest property line:

- 1. Equal to the height of the tower, including any antenna attachments, from any residential use, E or R zoning district, church or school.*

The height of the tower is proposed at 180 feet. There are no residential uses, properties zoned E or R, churches or schools within 180 feet of the tower.

- 2. Equal to the principal structure setback of the base zoning district from all public rights-of-way and abutting property lines not specified in subsection D.1. of this section, or equal to the specific "fall zone" of the proposed tower, as determined by a qualified professional engineer, whichever is greater.*

The tower is designed with breakaway components, which means, in the event of a failure of the tower that would cause it to fall, the pieces would individually break away in sections limiting the distance the tower would fall in any one direction. The tower is designed to have a fall zone of 60 to 70 feet, which is greater than the setback

requirement in the base zoning district. The Variance request is for a reduction in this required setback to the 34 feet shown on the plans.

E. Height: Towers may be of a height equal to one hundred fifty percent (150%) of the principal structure height permitted in the underlying zoning district for which the tower is located. Heights in excess of this requirement may be allowed by Conditional Use Permit. Towers that are an accessory use as referenced in subsection 10-15G-2A of this article shall conform to sections 10-5-8 and 10-6-2; and chapters 7, 8, 9, 10, 11 and 12 of this title.

The principal structure height in the P, Public/Institutional zoning district, is 40 feet. The allowed tower height is 150% of that height, which is 60 feet. A Conditional Use Permit has been requested to exceed the allowed height and permit a tower that is 180 feet tall. As listed above, the tower is designed with breakaway components, which means in the event of a failure of the tower that would cause it to fall, the pieces would individually break away in sections, limiting the distance the tower would fall in any one direction. The tower is designed to have a fall zone of 60 to 70 feet.

F. Lighting: Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is required by the federal aviation administration or other federal or state authority.

The tower will contain no artificial illumination.

G. Signs And Advertising: The use of any portion of a tower for signs and advertising purposes is prohibited except for applicable warning and equipment information signage required by the manufacturer or by federal, state, or local authorities.

No signage is proposed as part of the tower.

H. Accessory Utility Buildings: All utility buildings and structures accessory to a tower shall be architecturally designed to blend in with the surrounding environment to the maximum extent possible and shall meet the minimum accessory building setback requirements of the underlying zoning district. All utility buildings and ground mounted equipment shall be screened from view by suitable vegetation, except where the city finds that a design for nonvegetative screening better reflects and compliments the architectural character of the surrounding neighborhood. Lighting on accessory utility buildings or equipment shall be limited only to that which is needed for security purposes. All exterior lighting shall be diffused or directed away from all property lines and public rights-of-way. The direct source of light shall not be visible from any abutting property or the public right-of-way.

The proposed accessory buildings will be screened utilizing the existing vegetation on the site. No exterior lighting will extend past the property lines.

Variance

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: The general intent of setback standards in this specific instance is to promote safety and minimize impact on adjacent properties. The zoning code has an increased setback to create a “fall zone” that, in the event of a failure of the tower, it would

destroy or impact adjacent properties. The fall zone for the proposed tower is 60–70 feet. There is only one adjacent property and the closest building is 74 feet away with the reduced setback request. This meets the intent of the city code to create an area free of impacts from the “fall zone”. **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: The use of the property as a telecommunications tower is reasonable in the P, Public zoning district. **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: The existing telecommunications tower and supporting structures were built in 1991 prior to the telecommunications tower ordinance which was adopted in 2004. The setback requirements for the existing tower were different than they are today. The new tower is looking to locate where there is existing infrastructure already in place. The new tower will utilize the existing shelter on site and tie into it. The setback requested establishes a “fall zone” that is free of any roadways or buildings. **This criterion is met.**

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

Staff analysis: One of the functions of setback requirements is to maintain consistency of structure placement and specific to telecommunication towers is the aspect of safety. The proposed setback would maintain a fall zone area that would not impact buildings on adjacent properties. Additionally, the use of the site as a telecommunications tower is consistent with the use today. **This criterion is met.**

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

The request does not appear to be driven solely on economic considerations. **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 a recommendation of approval for the Conditional Use Permit and Variance. Findings for approval are provided in the staff report.

B. Denial. If the Planning Commission does not favor the proposed Conditional Use Permit and Variance, a recommendation of denial should be made and findings for denial should be given.

RECOMMENDATION

City staff recommend approval of the Conditional Use Permit and Variance request given that it satisfies all the criteria noted in this report.

ATTACHMENTS

1. Application Narrative
2. Plan Set
3. Previous Resolution 4976 Approving Cell Tower CUP at 5030 Babcock Trail

From: [Kevin Shay](#)
To: [Stacy Bodsberg](#)
Subject: FW: CUP and Height Variance - Documents needed for Submittal for Monopole Site
Date: Friday, February 6, 2026 10:01:38 AM
Attachments: [5030 Babcock Trail cell tower CUP.pdf](#)
[Zoning Drawings_ RevA_Inver Grove Heights Monopole_02-02-26.pdf](#)
[Conditional Use Permit.pdf](#)

Yes please, here are the items for the folder

From: Brian Connolly <bconnolly@ighmn.gov>
Sent: Friday, February 6, 2026 9:03 AM
To: Kevin Shay <kshay@ighmn.gov>
Subject: RE: CUP and Height Variance - Documents needed for Submittal for Monopole Site

Hi Kevin -

See attached for the requested information regarding the Monopole site at 5030 Babcock Trail:

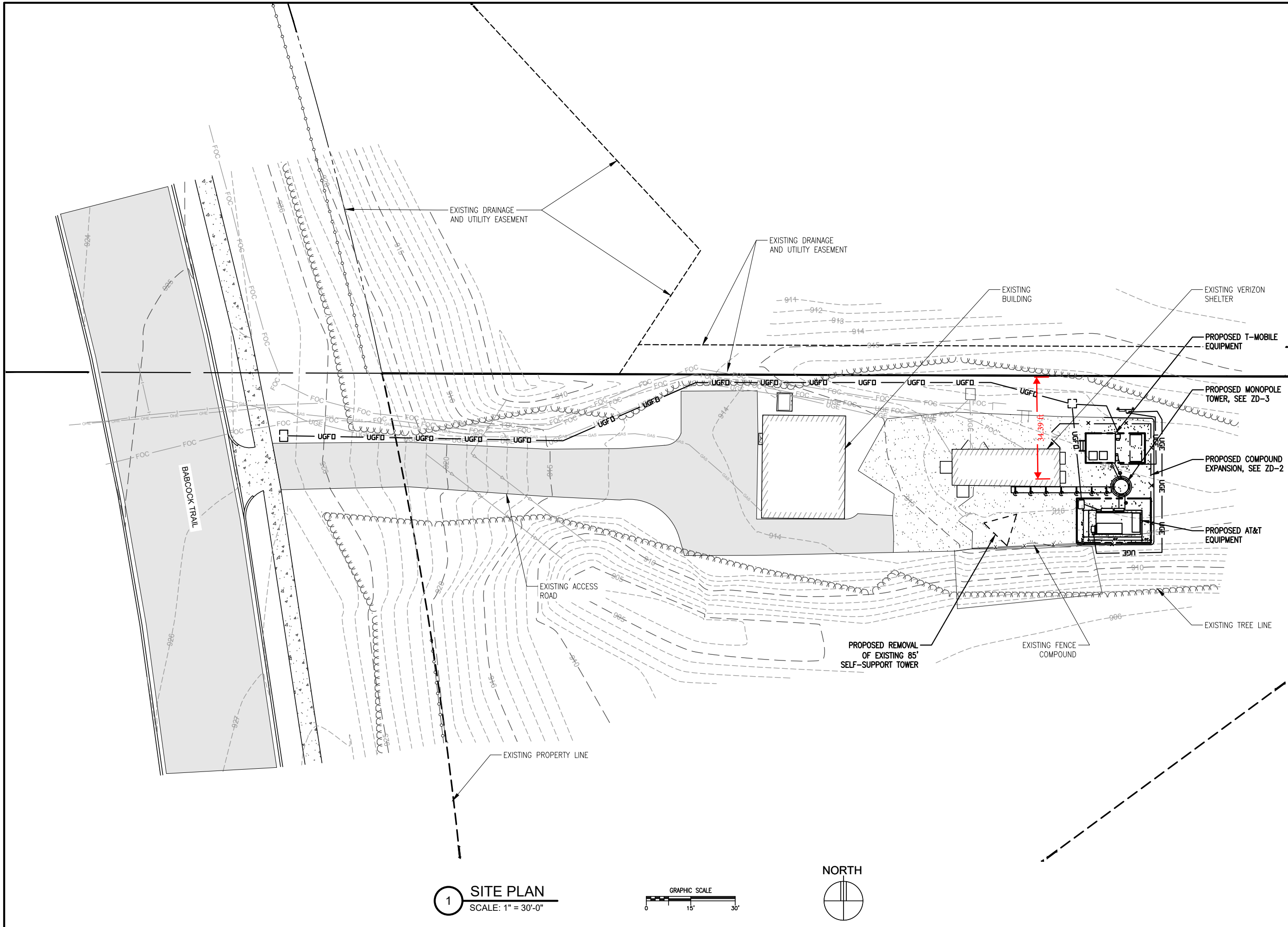
1. Application Form
2. Draft Plan Set
 - a. Site Plan
 - b. Detailed Site Improvements
 - c. Elevation Sketch for Monopole (180' tall)
3. CUP for existing 85' tower on site (will be removed in after 12/31/2028, or if Verizon moves to City tower sooner).

We are requesting a Conditional Use Permit for a telecommunications tower within the P-Institutional zoning district for a height greater than 150% of the permitted structure height for the zoning classification. As I understand, the maximum height allowed in the P zoning district is 40', so the maximum allowable tower height without a CUP would be 60'. Our tower is proposed to be 180'. (City Code 10-15G-3, Part E)

We are also requesting a variance from the setback requirements for the P zoning district "side yard" setback, which is noted at 1.5 times the height of the structure (in our case, that required setback would be $108' \times 1.5 = 270'$) (City Coded 10-15G-3, Part D.2). Our setback from the side lot line is 34'. Our structure is proposed to be 141' from the nearest building, located to the north at 5000 Babcock Trail. The structure is designed to have "breakaway" components, so the "fall zone" is approximately 60'-70'. I will provide additional details on the fall zone within the next week; the "I" zoning district to the north requires a minimum setback of 40', so adding that to our current 34' setback would be 74', which would be greater than our fall zone, which would ensure no building impacts from a catastrophic structural failure.

Please advise if you need additional information, and on what timeline, to proceed with this review. I have several additional documents in-hand and in-process for reference, but didn't want to overload you with unnecessary info. I'm happy to meet and go over any questions you might have, and review what is needed for the Planning Commission on March 4.

~Brian



NOT FOR
CONSTRUCTION

DESIGN 1

9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

VMC LLC

- Management
- Engineering
- Research
- Technical Services

1650 WEST END BLVD, STE 100
ST. LOUIS PARK, MN 55416
PHONE: 763.259.5767
EMAIL: INFO@VMCLLC.COM

PROJECT #
2024-18

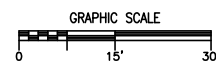
**NORTHSIDE
BOOSTER
STATION
MONOPOLE**

5030 BABCOCK TR
INVER GROVE HEIGHTS,
MN 55077

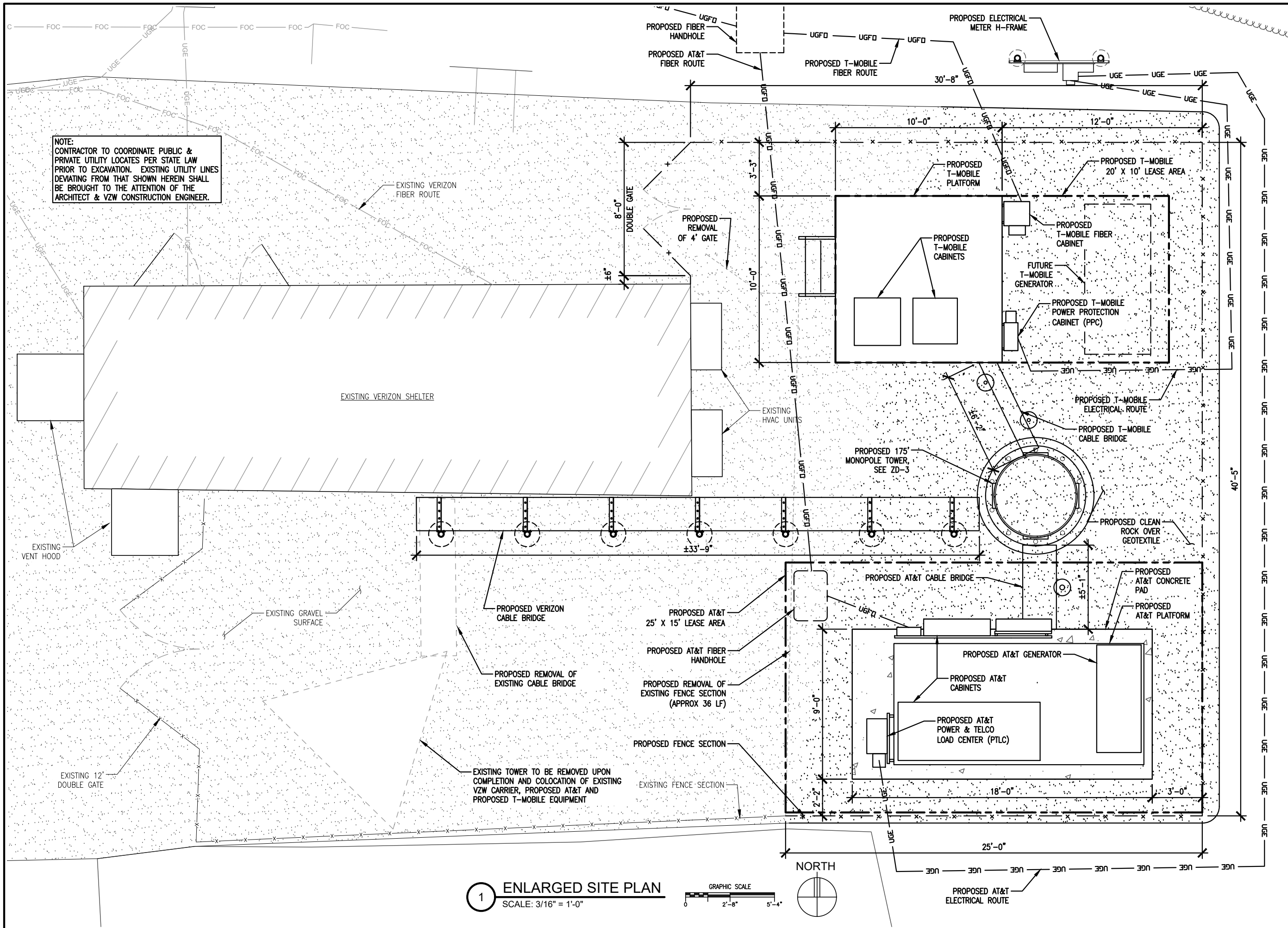
SHEET CONTENTS:
SITE PLAN

DRAWN BY:	TRD
CHECKED BY:	TAB
REV. A	02-02-26

1 **SITE PLAN**
SCALE: 1" = 30'-0"

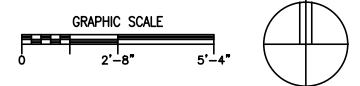


ZD-1



NOTE:
 CONTRACTOR TO COORDINATE PUBLIC &
 PRIVATE UTILITY LOCATES PER STATE LAW
 PRIOR TO EXCAVATION. EXISTING UTILITY LINES
 DEVIATING FROM THAT SHOWN HEREIN SHALL
 BE BROUGHT TO THE ATTENTION OF THE
 ARCHITECT & VZW CONSTRUCTION ENGINEER.

1 ENLARGED SITE PLAN
 SCALE: 3/16" = 1'-0"



NOT FOR
 CONSTRUCTION



9973 VALLEY VIEW RD.
 EDEN PRAIRIE, MN 55344
 (952) 903-9299
 WWW.DESIGN1EP.COM



- Management
- Engineering
- Research
- Technical Services

1650 WEST END BLVD, STE 100
 ST. LOUIS PARK, MN 55416
 PHONE: 763.259.5767
 EMAIL: INFO@VMCLL.COM

PROJECT #
 2024-18

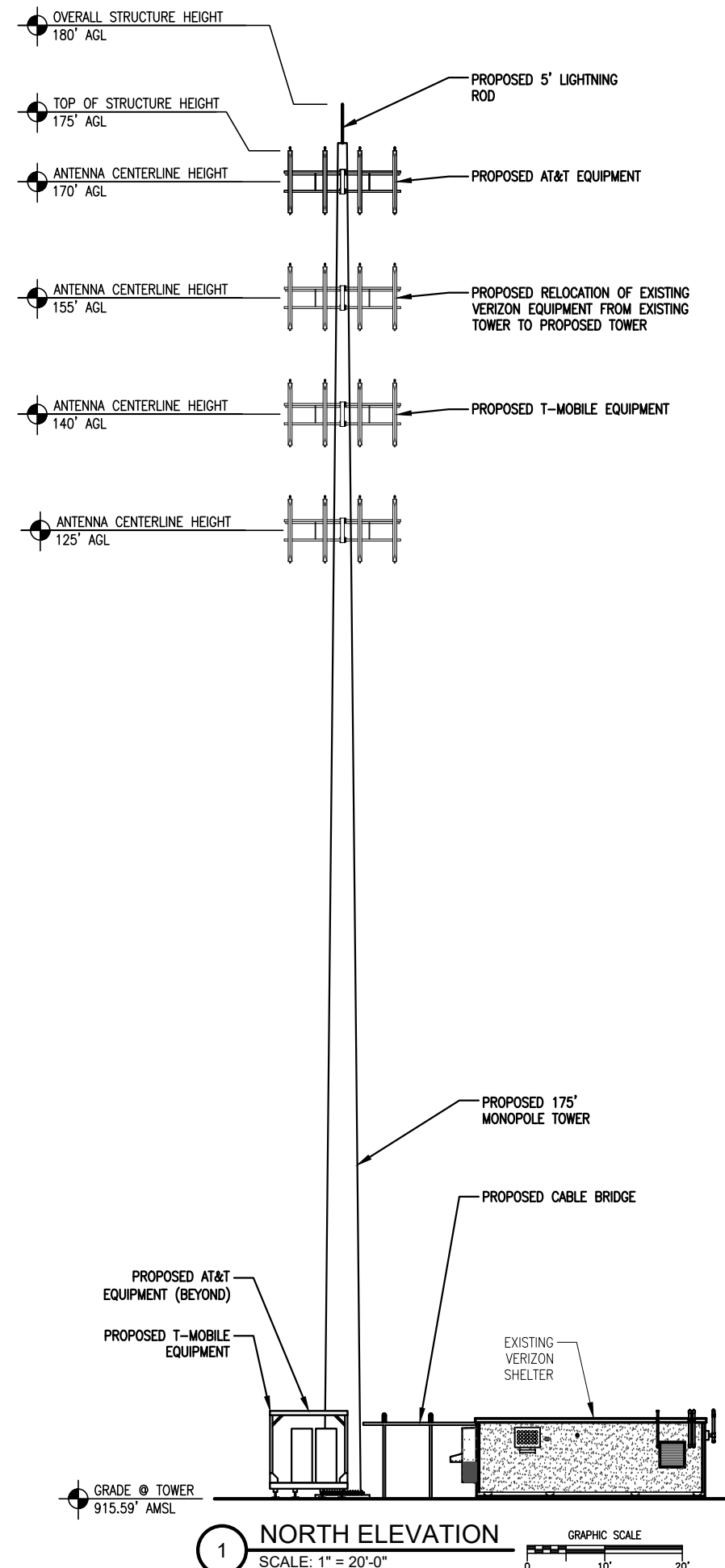
**NORTHSIDE
 BOOSTER
 STATION
 MONOPOLE**

5030 BABCOCK TR
 INVER GROVE HEIGHTS,
 MN 55077

SHEET CONTENTS:
 ENLARGED SITE PLAN

DRAWN BY: TRD
 CHECKED BY: TAB
 REV. A 02-02-26

ZD-2



NOTE:

- 1.) TOWER TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DRAWINGS NOT INCLUDED WITH THIS PACKAGE. DISCREPANCIES BETWEEN TOWER DRAWINGS AND DESIGNERURAL DRAWINGS TO BE REPORTED TO VERIZON WIRELESS AND THE DESIGNER IMMEDIATELY.
- 2.) TOWER FOUNDATION, EQUIPMENT SLAB, GENERATOR FOUNDATION, AND THE ACCESS DRIVE TO BE EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO VERIZON WIRELESS AND THE DESIGNER.
- 3.) CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.
- 4.) ELEVATION IS SHOWN FOR GENERAL DIAGRAMMATIC PURPOSES ONLY. DO NOT SCALE.

NOT FOR CONSTRUCTION



9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM



- Management
- Engineering
- Research
- Technical Services

1650 WEST END BLVD, STE 100
ST. LOUIS PARK, MN 55416
PHONE: 763.259.5767
EMAIL: INFO@VMCLLC.COM

PROJECT #
2024-18

**NORTHSIDE
BOOSTER
STATION
MONOPOLE**

5030 BABCOCK TR
INVER GROVE HEIGHTS,
MN 55077

SHEET CONTENTS:
TOWER ELEVATION

DRAWN BY: TRD
CHECKED BY: TAB
REV. A 02-02-26

ZD-3

1 NORTH ELEVATION
SCALE: 1" = 20'-0"

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 4976

RESOLUTION APPROVING A CONDITIONAL USE PERMIT
FOR AN ESSENTIAL SERVICE STRUCTURE AND A STRUCTURE
IN EXCESS OF THE 35 FOOT MAXIMUM HEIGHT ALLOWED
IN THE AGRICULTURAL (A) ZONING DISTRICT
CASE NO. 91-03C - SEC. 33, T28, R22

WHEREAS, an application for a Conditional Use Permit for an essential service structure and a structure in excess of the 35 foot maximum height allowed has been submitted for property legally described as follows:

That part of Lot 1, Borns Homestead, and of the NW1/4 of the NW1/4 of Section 33, Township 28, Range 22, described as follows: Beginning at Right of Way Boundary Corner B715 as shown on Minnesota Department of Transportation Right of Way Plat No. 19-68 as the same is on file and of record in the office of the County Recorder in and for Dakota County, Minnesota; thence run easterly on an azimuth of 89° 44' 01" (azimuth oriented to Minnesota State Plan Coordinate System) along the boundary of said Plat No. 19-68 for 444.26 feet to Right of Way Boundary Corner B716; thence on an azimuth of 233° 36' 45" for 508.46 feet; thence on an azimuth of 357° 36' 12" for 41.99 feet; thence deflect to the left on a tangential curve, having a radius of 1507.39 feet and a delta angle of 09° 53' 07" for 260.07 feet to the point of beginning.

WHEREAS, the aforescribed property is currently zoned Agricultural (A);

WHEREAS, an essential service structure and a structure in excess of the 35 foot maximum height allowed is listed as a conditional use within the Agricultural (A) Zoning District (Inver Grove Heights City Code Section 515.11, subd. 3.e. and Section 515.29, subd. 9);

WHEREAS, in accordance with Minnesota Statutes, Section 462.357, Subdivision 3, a public hearing concerning the proposed Conditional Use Permit was held before the Inver Grove Heights Planning Commission on February 5, 1991;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that a Conditional Use Permit for an essential service structure and a structure in excess of the 35 foot maximum height is hereby granted for the aforescribed property, subject to the following conditions:

1. The site shall be developed in substantial conformance with the plans, dated January 23, 1991, on file with the Planning Department, except as may be modified by the conditions herein.

2. The applicant enter into a lease agreement with the city for the use and development of the city property as proposed.
3. Proof of the required FAA and FCC approvals be provided in writing prior to the issuance of a building permit for the tower.
4. A key box shall be provided allowing emergency access to the equipment, building and secured fence area, subject to the review of the Fire Marshal.
5. The existing vegetation along the north property line, within the lease area, be retained to the extent possible.
6. The City's Code Enforcement Officer, or other designee, shall be granted right of access at all reasonable times to determine compliance with the terms of the conditional use permit.
7. Prior to any construction, the applicant shall submit a landscaping plan which provides general screening of the area enclosed by the chain link fence. The landscape plan shall be subject to the approval of the Parks and Recreation Director.

BE IT FURTHER RESOLVED that the Deputy Clerk is hereby authorized and directed to record a certified copy of this resolution at the Dakota County Recorder's Office.

Adopted by the City Council of Inver Grove Heights on this 25th day of February, 1991.

Ayes: 4
Nays: 0


Rosemary Piekarski-Krech, Mayor


Loretta Garrity, Deputy Clerk