

## **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.

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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.