

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, March 3, 2026 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

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

The Pledge of Allegiance was recited.

2. ROLL CALL

Commissioner(s) Present: Scott Clancy (*Vice-Chair*)
Jason Teiken
Robert Heidenreich
Amy Hunting
Dennis Wippermann

Commissioner(s) Absent: Jonathan Weber (*Chair*) - *excused*
Lance Twedt (*Secretary*) - *excused*
Connor Gosell - *excused*
Aida Schaefer - *excused*

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

3. APPROVAL OF AGENDA

Motion by _____, Second by _____, to Approve the Agenda as Published:

Ayes: 5

Nays: 0 Motion Carried.

Accidentally skipped by Vice-Chair Clancy.

4. CONSENT AGENDA

A. Minutes of the February 4, 2026, Planning Commission Meeting.

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

Ayes: 5

Nays: 0 Motion Carried.

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.

Reading of Public Notice

Commissioner Heidenreich read the Public Hearing Notice.

Presentation of Request

Senior Planner Schneider presented the staff report.

Existing Zoning: L-1, Limited Industry
Guided Land Use: LI, Light Industrial

A Conditional Use Permit request was considered for the property located at 1848 50th Street East. The building is a multi-tenant facility, and the request would allow for the operation of a body art establishment.

The evaluation of the request determined that all applicable requirements have been met. Buffer requirements for the use are satisfied, and the applicant will be required to meet all licensing requirements associated with operating a body art establishment. Staff also reviewed the proposal against the general Conditional Use Permit Standards and determined that the request complies with those standards.

The review confirmed that the proposed use is consistent with the goals, policies, and plans of the City's Comprehensive Plan and complies with the City's Zoning Code. The use would not be materially injurious to existing or planned properties or improvements in the surrounding area and would not create an undue adverse impact on existing or planned City facilities. The proposed use is also generally compatible with the existing and future uses of surrounding properties.

Additional evaluation found that the property is appropriate for the proposed use considering the natural and physical characteristics of the site. The use would not have an undue adverse impact on public health, safety, or welfare, and it would not create an undue adverse impact on the environment. Based on this evaluation, staff determined that all Conditional Use Permit criteria have been met.

Recommended Action

- Approval of the Conditional Use Permit request to allow a body art establishment to operate at 1848 50th Street East, with the condition that the applicant obtain all required licenses from the City and the Minnesota Department of Health prior to operation.

Opening of Public Hearing

Steve Dulock, Property Owner, and Madison Taylor, Applicant, stated that they received the Staff Report and understood it. Both are available for questions.

Commissioner Hunting inquired if the tattoo shop was an additional location or moving. Ms. Taylor stated that her business was just moving locations.

Vice-Chair Clancy closed the Public Hearing at 7:07 p.m.

Planning Commission Discussion

None.

Motion by Heidenreich, Second by Teiken, to Approve a Conditional Use Permit subject to the condition listed in the Staff Report.

Ayes: 5

Nays: 0 Motion Carried.

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

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.

Reading of Public Notice

Commissioner Heidenreich read the Public Hearing Notice.

Presentation of Request

Planning Manager Shay presented the staff report.

Existing Zoning: R-1C, One Family Residential
Guided Land Use: LDR, Low Density Residential

A Preliminary Plat, Final Plat, Variance, and Easement Vacation were requested for the property located at 2615 80th Street East. The site currently contains an existing single-family home, and the applications are intended to allow the creation of one additional single-family lot on the property. The proposed lot meets all zoning requirements except for the minimum lot width. Access to the new lot cannot be provided from 80th Street because it is a County road and the County does not allow for additional access points.

The Easement Vacation request relates to an existing Street Easement at the end of the Boudreau Court cul-de-sac that abuts to the back of 2615 80th Street East lot. The Easement was originally established to allow subdivision continuation where dedicated right-of-way was not provided, which was more common in older plats. The City worked with the property owner of Lot 12 to convert the portion of the Street Easement into formally dedicated right-of-way. Once dedicated right-of-way is established, the existing Street Easement will no longer be needed and can be vacated. The dedicated access area would be approximately 41.83 feet wide and about 400 square feet, which will provide access to the new lot. A Variance is required because the minimum lot width in the R-1C Zoning District is 85 feet.

Variance Criteria Evaluation

- The Variance request is in harmony with the general purpose and intent of the City Code and consistent with the Comprehensive Plan: *Met*
 - The single-family home use is consistent with the surrounding neighborhood, and the lot size of approximately 40,000 square feet exceeds the 12,000 square feet minimum requirement.
- The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance: *Met*
 - The request allows the property to be subdivided to create one additional single-family lot while maintaining lot sizes well above the minimum requirement.
- The plight of the landowner is due to circumstances unique to the property not created by the landowner: *Met*
 - The condition resulted from the original subdivision of Boudreau Court and was not created by the current property owner.
- The Variance will not alter the essential character of the locality: *Met*

- The smaller lot width is offset by a larger lot size, and the single-family use remains consistent with surrounding development, adding only one driveway on Boudreau Court.
- The request does not rely on economic conditions alone: *Met*
 - Only one additional lot is being created, and access from 80th Street is not permitted by Dakota County.

Recommended Action

- Motion to recommend Approval of the Preliminary Plat, Final Plat, Variance, and Easement Vacation requests to create one additional single-family lot with a reduced lot width at 2615 80th Street East.

Vice-Chair Clancy questioned whether the purchase agreements associated with the Easement had been agreed to by the property owners or if they were still pending based on the action taken tonight and subsequent City Council approval and whether only one landowner was required for the agreement.

Planning Manager Shay explained that the purchase agreement has been approved by the property owner and the City Council and is valid but includes an end date requiring the process to move forward before it becomes invalid. The agreement only involves the northern landowner, not the southern property owner.

Commissioner Hunting stated that after visiting the site it was difficult to determine the surrounding zoning and requested that Staff include a zoning map in future materials of Staff Reports to better illustrate adjacent properties and boundaries.

Commissioner Wippermann inquired as to whether there had been any consideration of a shared driveway from 80th Street with the existing house.

Shay stated that Staff initially considered a shared driveway from 80th Street, but it was determined not to be feasible due to the location of the existing home, setback requirements, and access limitations. A shared driveway would have impact on the existing home and would require creating a lot line through the structure, which would not be permitted.

Commissioner Wippermann inquired as to whether the area where the driveway is proposed off the cul-de-sac, which contains a significant ravine, functions as a stormwater drainage area.

Shay stated that the City Engineer reviewed the area and had no concerns. As part of the building permit process, the applicant will be required to retain stormwater on site and accommodate existing drainage.

Commissioner Wippermann noted the area likely drains stormwater not only from the property but also from surrounding properties.

Shay stated any drainage currently accumulating on the site would be required to be retained on site as part of the review.

Commissioner Hunting added that the area appears to be a steep ravine where water clearly drains and asked whether a culvert would be required.

Shay explained those details cannot be evaluated until building plans for a home and driveway are submitted. At that time, grading, drainage, and potential improvements such as retaining walls or culverts would be reviewed through the building permit process. At this stage, the request only involves subdividing the lot.

Commissioner Hunting questioned if any required drainage improvements would be at the property owner's cost,

Shay confirmed any required improvements or accommodations to meet City requirements would be the responsibility of the property owner or developer.

Opening of Public Hearing

Vernon Krech, 7999 Dempsey Way, Applicant, stated that he received the Staff Report and understood it. The property has been in his family since 1884, and the intent is to keep it in the family. His daughter plans to purchase the front lot with the existing home, and he plans to build a home on the rear, newly created lot. He is aware of the drainage conditions and plans to install a culvert with the driveway.

Patti Williams, 2680 Boudreau Court, questioned why an existing access path could not be used and expressed concerns about drainage impacts, possible road damage from construction traffic, and increased traffic on the cul-de-sac where children frequently play.

Marissa Demma, 2695 Boudreau Court, questioned whether any changes were planned for the cul-de-sac and raised concerns about potential impacts to the ravine and neighboring properties if grading or geography changes occur.

Vice-Chair Clancy clarified that the request does not involve creating access to 80th Street but instead would allow access from the cul-de-sac and add one additional lot connected to the court.

Vernon Krech, 7999 Dempsey Way, explained the area referenced as a possible driveway location was previously used as a garden and cannot be used for access because the County does not allow driveways that close together. The plan is to divide the property into north and south lots and provide access to the new lot from the court. Krech noted the only change to the cul-de-sac would be the addition of one driveway and stated he does not expect the driveway to increase runoff beyond what already drains downhill.

Dan Hingst, 7942 Blanchard Way, asked whether an initial site plan has been prepared to evaluate how a future home and driveway could affect drainage into the ravine and how runoff, erosion, tree impacts, and building placement relative to Boudreaux Court would be evaluated through the development and permitting process.

Neil Dalheimer, 2665 Boudreau Court, stated the proposal involves more than simply adding a driveway and would impact nearby properties and residents. He acknowledged that additional access to 80th Street is not permitted by the County but suggested that using the existing driveway should be considered further as a possible alternative.

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Vernon Krech, 7999 Dempsey Way, stated he was previously informed that a lot cannot be created behind another lot. He noted that sharing the existing driveway would result in a lot behind a lot, which he understood would not be permitted by the City or County.

Shay explained that environmental studies are not required because the thresholds apply to much larger developments than a single-family home. Boudreaux Court will remain unchanged, with the only impact being one new driveway.

The current request only involves subdividing the lot. Site plans, grading, stormwater management, and building placement will be reviewed during the building permit process to ensure drainage is retained on site and City standards are met. Homes in the R-1C district must meet setbacks of 30 feet in the front and rear and 10 feet on the sides.

Access from 80th Street is not feasible because the City does not allow flag lots. Creating access there would place a lot line through the existing home and require demolition, which staff does not consider a viable option.

Vice-Chair Clancy closed the Public Hearing at 7:37 p.m.

Planning Commission Discussion

Vice-Chair Clancy stated that the request appears straightforward, noting it avoids additional access onto 80th Street and instead utilizes access from Boudreau Court. The concerns raised, including stormwater and site impacts, would be addressed during the building permit and site plan review process.

Commissioner Hunting stated that she visited the site and noted the cul-de-sac appears to have anticipated a home at the end. She added that access from 80th Street is not permitted and indicated this appears to be the only feasible option, stating she would support the request.

Motion by Teiken, Second by Heidenreich, to enter the three resident emails into the public record.

Ayes: 5

Nays: 0 Motion Carried.

Motion by Hunting, Second by Teiken, to Approve 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.

Ayes: 5

Nays: 0 Motion Carried.

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

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.

Applicant requested to table the item to the next Planning Commission meeting.

Vice-Chair Clancy opened the Public Hearing.

Opening of Public Hearing

Motion by Heidenreich, Second by Teiken, to table the item until the next Planning Commission meeting.

Ayes: 5

Nays: 0 Motion Carried.

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.

Reading of Public Notice

Commissioner Heidenreich read the Public Hearing Notice.

Presentation of Request

Planning Manager Shay presented the staff report.

Existing Zoning: P, Public/Institutional
Guided Land Use: ROW, Right-of-Way

A Conditional Use Permit and Variance have been requested for the construction of a new 180-foot monopole cell tower on a site adjacent to Highway 52 and 494 that currently contains an existing tower approximately 80 feet tall. The tower meets the cell tower specific Conditional Use Permit criteria, including an unpainted steel monopole design. The site is not adjacent to any Estate or Residential zoning districts, churches, or schools. The fall zone is designed to be less than the distance to the nearest structure. Additional conditions include no artificial illumination, no signage on the tower, and screening of accessory equipment structures with existing vegetation.

The new tower will accommodate AT&T and T-Mobile, while Verizon currently uses the existing tower and may relocate in the future. A variance is requested to allow a reduced side yard setback of approximately 34.4 feet due to existing telecommunications equipment surrounding the proposed tower location.

Variance Criteria Evaluation

- The Variance request is in harmony with the general purpose and intent of the City Code and consistent with the Comprehensive Plan: *Met*
- The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance: *Met*
 - A cell tower is an allowed use within the Public Institutional district.
- The plight of the landowner is due to circumstances unique to the property not created by the landowner: *Met*
 - Existing equipment must remain to service the tower and the narrow triangular lot limits placement options.
 - The proposed location aligns with existing equipment and provides the best opportunity for screening.

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- The Variance will not alter the essential character of the locality: *Met*
 - The site is currently a cell tower location and will remain in that use.
- The request does not rely on economic conditions alone: *Met*

Recommended Action

- Motion to recommend approval of the Conditional Use Permit and Variance request to construct a 180-foot-tall telecommunications tower at 5030 Babcock Trail.

Commissioner Heidenreich inquired as to whether the FAA had been consulted given the tower's proximity to the runway at Fleming Field, South St. Paul Airport.

Commissioner Wippermann questioned if the intent is for the existing tower to be removed by 2028 when Verizon leaves the site.

Shay stated that the existing tower could be removed once Verizon relocates, with 2028 being the latest date based on the current lease expiration.

Opening of Public Hearing

Brian Connolly, Public Works Director stated that both the FAA and the FCC approvals have been received for the tower. The approvals were obtained through the consultant responsible for the monopole design, and the letters are on file for construction.

Vice-Chair Clancy asked whether there is any indication that Verizon plans to remove the existing tower and what the proposed timeline would be.

Connolly explained that Verizon's lease on the existing tower runs through 2028, and a non-renewal notice has already been issued. Under the lease terms, Verizon will be required to remove unused tower components and demolish the tower at the end of the lease, while their existing equipment building may be reduced to a smaller pad mounted structure if they relocate equipment to the new tower.

Vice-Chair Clancy closed the Public Hearing at 7:56 p.m.

Planning Commission Discussion

Motion by Heidenreich, Second by Hunting, to Approve a 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.

Ayes: 5

Nays: 0 Motion Carried.

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

6. REGULAR BUSINESS

Planning Manager Shay stated that the Minnesota Hockey Hall of Fame Comprehensive Plan Amendment reviewed at the previous meeting has been approved by City Council and is now awaiting review by the Metropolitan Council.

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The second Planning Commission meeting scheduled for March has been cancelled and the next meeting will be April 7th.

Commissioner Teiken referenced a public comment from the February 23rd City Council meeting regarding a possible data center at 5890 Carmen and asked whether staff were aware of any development plans, noting the topic could generate community interest.

Shay stated the Travel Tag site was purchased last year and a demolition permit was approved for removal of the existing building. A data center application was recently submitted and is currently being reviewed for completeness and compliance with the City Code and may come before the Planning Commission in coming months. The applicant plans to hold a neighborhood meeting for residents to learn more about the project and to provide input.

8. ADJOURN

Motion to adjourn the meeting at 8:00 p.m.

Respectfully submitted by Tammy Greenlee, Recording Secretary.