

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, May 5, 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)
Jason Teiken
Connor Gosell
Amy Hunting
Dennis Wippermann

Commissioner(s) Absent: Robert Heidenreich - *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 Hunting, Second by Twedt, to Approve the Agenda as Published.

Ayes: 7

Nays: 0 Motion Carried.

4. CONSENT AGENDA

A. Minutes of the April 7, 2026, Planning Commission Meeting.

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

Ayes: 7

Nays: 0 Motion Carried.

5. PUBLIC HEARING

A. Table the Request by Darren Lazan, Landform Professional Services, for a Conditional Use Permit, Major Site Plan Review, and Easement Vacation on properties located at 1037 50th Street East, 4600 Akron Avenue, and 4605 S. Robert Trail. (Item has been tabled since March 3, 2026, Planning Commission meeting)

Motion by Twedt, Second by Teiken, to table the item until June 2, 2026, Planning Commission meeting.

Ayes: 7

Nays: 0 Motion Carried.

B. Request by Builders Lot Group, LLC for a Comprehensive Plan Amendment, Rezoning, Preliminary Plat and Preliminary Planned Unit Development (PUD) for 33-unit single-family homes and an apartment building located at 1400 70th Street and 7101 Argenta Boulevard.

Reading of Public Notice

Commissioner Twedt read the Public Hearing Notice.

Presentation of Request

Senior Planner Schneider explained that the application was originally submitted as the Glen Ellyn Addition and was later renamed Peltier Reserve 4th Addition. The 13.6-acre property is located at the corner of 70th Street West and Argenta Boulevard, southeast of the roundabout, adjacent to the existing Peltier Reserve neighborhood and near the Yellow Tree apartment development currently under construction. The site is currently guided Mixed-Use and zoned Agricultural. The proposal includes 33 single family lots and a 196-unit apartment building, along with requests for a Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Preliminary Planned Unit Development (PUD) approval.

The Comprehensive Plan Amendment request would re-guide the single-family portion of the project from Mixed-Use to Low Density Residential because the proposed single-family density of 3.4 units per acre does not meet the minimum density required under Mixed-Use guidance. The apartment portion would retain the Mixed-Use designation. Schneider noted that when the apartment and single-family densities are combined, the overall density equals 16.8 units per acre, which is consistent with the intent of the Mixed-Use designation. The development pattern also closely matches the existing neighborhood to the east, including similar lot layouts, setbacks, and a combination of residential housing types. Significant grade changes across the property were also identified as a factor supporting the single-family layout, as it allows development to better work with the natural topography rather than requiring extensive grading.

The Rezoning request would align zoning with the proposed land use guidance. The apartment portion would be rezoned to High Density Residential/Planned Unit Development, and the single-family lots would be rezoned to Low Density Residential/Planned Unit Development which is required within the Northwest Area. Discussion also included the requested flexibility standards associated with the Planned Unit Development process. The preliminary plat and site layout include 33 single-family lots and one apartment lot. Stormwater management would be provided through infiltration basins located on the west side of the property and north of the apartment site. Street access would connect to Argenta Boulevard through an existing connection and a new northern access that includes a right turn lane. Dakota County Plat Commission reviewed and approved the proposed access configuration. Sidewalks would be installed along one side of the streets and connect to the regional county trail system along Argenta Boulevard. The Parks and Recreation Commission recommended a cash-in-lieu park dedication payment rather than land dedication, and the developer intends to satisfy the requirement through that payment option. Development would occur in phases, with the single-family lots constructed first, and the apartment site developed later once a future apartment builder is secured. Because the apartment component is identified as a future phase of the PUD, detailed architectural elevations are not currently required.

The development standards were reviewed, including lot sizes, setbacks, parking, open space, landscaping, and tree preservation. Parking requirements are being met with 319 apartment parking stalls proposed along with garages for all single-family homes. Open space requirements are exceeded overall by approximately one-half acre; however, the proposal does not include the required amount of undisturbed open space and falls short of the required contiguous open space percentage, resulting in flexibility requests. Tree preservation challenges associated with the steep grades would require extensive tree removal, with mitigation provided through replacement trees

and fee-in-lieu contributions in accordance with City Code. The landscaping plan exceeds minimum tree planting requirements, with 244 trees proposed compared to the 229 required, while additional buffering trees are planned along roadways and adjacent neighborhoods.

Several flexibility requests were outlined as part of the Preliminary PUD. Setback reductions along Argenta Boulevard are requested because the roadway carries larger setback requirements as a major collector street. Staff noted that despite the reduced setbacks, the structures would still maintain substantial separation from the roadway, in many cases exceeding 60 to 100 feet. Additional flexibility requests involve side yard setbacks, structure separation distances, minimum lot widths, and minimum lot sizes that are comparable to or less extensive than those previously approved in the adjacent Peltier Reserve neighborhood. Rear yard setback flexibility is requested on several lots where only portions of the homes encroach into setback areas, with some lots adjacent to stormwater ponds rather than neighboring homes.

Additional flexibility requests involve open space and impervious surface requirements. While the proposal does not meet the required percentage of undisturbed or contiguous open space, staff indicated the development still meets the overall intent of the standards because the single family and apartment areas each contain largely connected open space areas. Impervious surface coverage exceeds standard limits in certain portions of the development; however, all stormwaters would be treated through infiltration systems, which is the engineering department's preferred approach within the northwest area. Landscaping and green space amenities were also noted as exceeding City Code requirements. Staff recommended approval of the requests subject to the conditions outlined within the staff report.

Commissioner Twedt questioned whether the City received any feedback from the 126 notification letters that were sent to surrounding property owners regarding the proposed development. Schneider stated that no public comments were received following the mailing. The developer also held a neighborhood meeting attended by two individuals, neither of whom opposed the project.

Commissioner Twedt inquired as to whether the City has any input regarding the specific types of trees planted within the development or if the requirements are based solely on caliper measurements. Schneider stated that City Code includes requirements for a mix of coniferous and deciduous trees and encourages species diversification. Detailed tree species plans will be reviewed during the Final Plat/PUD process, while the Preliminary stage focuses on ensuring a healthy mix of tree types throughout the development.

Chair Weber inquired about the large retaining wall proposed along the west portion of the site and whether fencing would be installed on retaining walls exceeding 3 feet in height. Schneider confirmed that fencing would be required on all retaining walls where applicable and noted that staff would ensure the final plans clearly identify those requirements.

Commissioner Wippermann questioned how the proposed 196-unit apartment building compares in size to the apartment development currently under construction immediately east of the site. Schneider stated that the Yellow Tree apartment development currently under construction contains 217 units, making the proposed apartment building comparable in size.

Chair Weber inquired as to why 71st Street is proposed at a narrower width than 72nd Street, noting concerns regarding the street connection to Argenta Boulevard and the proposed width difference between the two roadways. Schneider stated that both right-of-way's are proposed at 60 feet wide and noted that Engineering staff reviewed the plans without identifying concerns related to the

narrower roadway width. Additional review will occur prior to City Council consideration to verify there are no operational concerns related to the street design.

Chair Weber expressed concern regarding on-street parking potentially occurring on both sides of the roadway and questioned whether adequate access would remain available for emergency and fire service vehicles serving the apartment building. He referenced prior apartment developments within the Peltier area where wider street access was considered during the review process.

Commissioner Wippermann questioned the proposed single-family setbacks and noted that the staff report referenced side-yard setbacks ranging from 10 to 20 feet. Schneider clarified that some lots may exceed the minimum five-foot side yard setback, resulting in varying distances between structures. In some cases, one lot could have a ten-foot setback while the adjacent lot has a five-foot setback, resulting in 15 feet of separation between homes. Wippermann noted that under the proposal, structures could potentially be located only ten feet apart. Schneider confirmed the requested flexibility would allow structures to be located as close as ten feet apart and stated the approach was consistent with the adjacent development to the east. Wippermann stated that some recent residential proposals utilized 7.5-foot setbacks to provide at least 15 feet between homes and reduce the appearance of row houses and asked whether that approach had been considered. Schneider stated that staff focused primarily on maintaining consistency with the surrounding neighborhood and the adjacent approved development and therefore did not place significant scrutiny on that aspect of the proposal. Wippermann questioned the proposed 20-foot front yard setback and asked whether the City's standard Ordinance requirement was 30 feet. Schneider explained that the Northwest Area has a special exception allowing a 20-foot front yard setback, while other single-family subdivisions outside that area continue to require a 30-foot setback.

Opening of Public Hearing

Mark Anderson, Applicant, 12800 Whitewater Drive, Suite 300, Minnetonka, stated that he was representing Builder's Lot Group for the Peltier Fourth Addition project.

Commissioner Hunting questioned whether Builder's Lot Group would also serve as the builder for the single-family homes within the development. Mr. Anderson stated that Builder's Lot Group is the developer for the overall project and similar to the other Peltier development, plans to sell lots to various home builders. The current Peltier project includes builders such as Distinctive Homes, Fieldstone, and Country Joe Homes, resulting in a variety of complementary home styles.

Commissioner Hunting questioned whether the architecture being envisioned for the project would be complementary and consistent with the surrounding development. Mr. Anderson confirmed in the affirmative.

Commissioner Hunting inquired as to whether there had been any interest from the builder currently constructing the apartment development immediately to the east regarding the proposed apartment building.

Melvin Moore, 14560 Wilds Parkway Northwest, Prior Lake, stated the project has received interest from Yellow Tree as well as other apartment builders.

Commissioner Hunting stated she recently drove through the area and described the apartment building currently under construction to the east as one of the nicest apartment buildings in the City.

Commissioner Teiken inquired as to if the proposed apartment units would be rental units, while the single-family homes are intended to be owner occupied. Mr. Anderson confirmed that understanding was correct.

Commissioner Wippermann inquired as to the estimated price range for the proposed single-family homes. Mr. Moore stated that discussions have occurred with Country Joe Homes regarding exclusive construction within that section of the development. The homes within the adjacent community have ranged from approximately \$900,000 to \$1.3 million and stated the anticipated price range for the proposed development is expected to be approximately \$800,000 to \$1 million.

Mr. Anderson stated that 72nd Street, identified as the southerly roadway, is proposed at 36 feet wide face-to-face and is intended to continue the same roadway width utilized within the existing Peltier development. The roadway is wider because it provides full access to Argenta Court and is therefore expected to accommodate a greater volume of traffic. 71st Street is proposed at a narrower width because it will function as a right in, right out access only. The proposed street widths are intended to align with the adjacent development and maintain consistency throughout the neighborhood. Regarding setbacks, the proposal was consistent with the existing Peltier development. It was clarified that while five feet is permitted as the minimum setback, not every home would be constructed at that distance, with setbacks varying based on home footprints, garage configurations, and lot design. It was further explained that in situations where homes are located at the minimum setback, the reduced separation typically applies only to garage portions of the homes, while the remaining structure areas generally provide greater spacing between residences.

Planning Commission Discussion

Commissioner Wippermann stated that he had concerns regarding the proposed side yard setbacks and the overall extent of the requested flexibility from standard guidelines. He could not recall another project involving a similar number of Variances or flexibility requests and indicated he would likely vote against the project.

Chair Weber stated that he shared similar concerns regarding the number of requested flexibilities. The Commission has recently reviewed several Preliminary Plats and Planned Unit Developments with comparable requests and acknowledged the project's overall cohesiveness, while also commenting that the development appeared relatively tight in layout.

Commissioner Hunting stated that the homes within the surrounding neighborhood are relatively close together but acknowledged that style of development remains in strong demand. She described the project as attractive, noted the curving roadway layout and varying home angles help reduce the appearance of closely spaced homes, and stated she would support the project.

Motion by Twedt, Second by Clancy, to Approve the Comprehensive Plan Amendment, Rezoning, Preliminary Plat and Preliminary PUD subject to the conditions listed in the Staff Report.

Ayes: 6

Nays: 1 (Wippermann) Motion Carried.

This item is tentatively scheduled to go before the City Council on May 26, 2026.

6. REGULAR BUSINESS

None.

7. COMMISSION AND STAFF COMMENTS

Planning Manager Shay provided updates on recent applications previously reviewed by the Planning Commission. The request by Xcel Energy considered at the April Planning Commission meeting advanced to the City Council and was approved consistent with the Commission's recommendation. The request by Kimley-Horn & Associates for the data center application was considered by the City Council at the same meeting and was recommended for tabling, with further discussion scheduled for the May 26 City Council meeting. The monopole application previously reviewed in March was also approved by the City Council following an earlier delay related to the associated project bid package.

Planning Manager Shay announced that two commissioners are concluding their service terms with the Commission and recognized Commissioners Twedt and Clancy for their years of service to the Commission, the City, and residents. He thanked both Commissioners on behalf of staff and the community for the time and effort dedicated to reviewing applications and serving the City. Staff appreciated the opportunity to work with the Commission and encouraged the departing Commissioners to remain involved and continue providing feedback or comments to staff in the future.

8. ADJOURN

Motion to adjourn the meeting at 7:39 p.m.

Respectfully submitted by Tammy Greenlee, Recording Secretary.