

**INVER GROVE HEIGHTS
ENVIRONMENTAL ADVISORY COMMISSION MEETING MINUTES
Thursday, August 27, 2020
Virtual Meeting via Zoom
7:00 P.M.**

1. CALL TO ORDER

The Environmental Advisory Commission of Inver Grove Heights met in virtually via Zoom on Thursday, August 27, 2020. Chair Trenzeluk called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Chair Ted Trenzeluk, Commissioners; Patricia Todd, Aditya Jayam, Larry Moehring, Matt Mills, Robert Heidenreich and Nichole Boehmke
Absent: Sarah Brass and Katherine Teiken (excused)

3. PRESENTATIONS

4. ANNOUNCEMENTS

A. Next meeting – Thursday, September 24th, 2020 – Virtual Regular Meeting 7:00pm

5. CONSENT AGENDA

A. Minutes of July 23, 2020 Environmental Commission Meeting

Motion by Commissioner Todd, seconded by Commissioner Mills to approve the minutes from July 23, 2020 as submitted.

Ayes: 7

Nays: 0 Motion carried.

6. PUBLIC COMMENT

REGULAR AGENDA

A. Consider Revised Wetland Replacement Plan for 9697 Inver Grove Trail, Alliant Ventures III, LLC

Ms. Sutherland presented the application to the Commission. It was noted that Alliant Capital III, LLC is proposing a new single-family residential housing development in the City of Inver Grove Heights called Inver Grove Trails. This proposed development will be located north of Cahill Avenue and west of Inver Grove Trail in the southeastern part of the City. The site itself covers approximately 15 acres of land that consists of a vacated residence, of which 8-10 acres is being developed. Throughout the site two wetlands were delineated in 2019, referred to as Wetland A and Wetland B.

Ms. Sutherland stated that on July 23, 2020, the Environmental Commission reviewed and recommended the Wetland Replacement Plan for 9697 Inver Grove Trail which included only impacts to Wetland A on the site. Since then, on August 4, 2020, the applicant submitted a revised Wetland Replacement Plan proposing impacts to Wetland A and Wetland B completely fill Wetland A (0.1122 acre) and partially fill Wetland B (0.0149 acre), totaling 0.1271 acre. All impacts related to Wetland A included in revised application submitted on

August 4, 2020 remain the same as the Wetland Replacement Plan reviewed by the Commission on July 23, 2020. The only changes are an additional partial fill to Wetland B. The total of permanent wetland impacts included in tonight's packet include 0.1271 acres (5,536 square feet) of impact, an increase of 0.0149 acres (649 square feet) from the previous application reviewed on July 23.

Ms. Sutherland stated that based on the design of the project, two wetlands; Wetland A and Wetland B (Figure 2) will be impacted and therefore a wetland replacement plan must be approved by the City for the project to move forward. Wetland impacts would be mitigated at a 2:1 ratio through purchase of wetland credits. Dakota County Soil and Water Conservation District reviews and processes wetland applications under the Wetland Conservation Act on behalf of the City. The updated request received on August 4, 2020 was reviewed by the WCA Technical Evaluation Panel, including the Board of Soil and Water and DCSWCD. The WCA Technical Evaluation Panel has no objection to the proposed wetland impacts and recommends approval of the wetland replacement plan as stated.

City Staff, as part of the WCA Technical Evaluation Panel, recommend approval of the wetland replacement as stated and included in tonight's packets. Ms. Sutherland noted that Mr. Ken Arndt is in attendance on the behalf of the applicant to answer questions from the Commission.

Chair Trenzeluk asked the Commission if they have any questions.

Commissioner Heidenreich asked Mr. Arndt to confirm if they are filling half of the Wetland B located to the north indicated on Appendix A of the application. Mr. Arndt responded this second impact is related Steve Dodge's, the assistant City Engineer's, request that the outfall on the site needed to be located farther into the wetland that originally proposed. This additional impact was driven by city staff, not the developer.

Commissioner Heidenreich asked if the property owner to the north is aware that the developer will be filling half of Wetland B and if they have any objections. He noted that the figure on Appendix A indicates a larger drainage area than the wetland boundaries map.

Mr. Arndt noted that the map on Appendix A shown on the screen is from the National Wetland Inventory which is not always an accurate representation of a wetland. This is why consultants physically go out to the site to delineate the wetlands on the property. This map shows the boundaries delineated by the consultant and the inaccurate depiction of Wetland B from the National Wetland Inventory map. Commissioner Heidenreich's internet was dropping and Ms. Sutherland asked him to dial into the meeting so that his questions could be clearly heard.

Commissioner Mills has if the wetland credit system can be explained. Mr. Arndt responded that there is a standard procedure to determine where wetland credits can be purchased from to use for wetland replacement. This is called siting requirements. First, they must look to see if wetland credits are available for purchase within the same minor watershed as the impacted wetland. If there are none available, then they look for credits available in the same major watershed. If none are still available, then they look for credits available in the same wetland bank service area as the impacted wetland. There are no credits available in the same minor watershed but there are in the major watershed. The major watershed they are purchasing wetland credits from includes areas of Anoka, Hennepin, Washington and Dakota counties.

Mr. Arndt stated that are hopeful to receive approval from the Commission so that they are able to secure these additional credits so they can begin grading this fall.

Commissioner Moehring asked what the end use of the wetland areas will be once they are filled in. Mr. Arndt responded that Wetland A will be completely filled and will be utilized as for stormwater retention or pretreatment. The minor impacts at Wetland B included placement of riprap, outlet and pipe. Originally the developer had these stormwater features pulled away from Wetland B, but at the direction of the city these are now moved forward into the wetland area. Water will still naturally drain in the area towards the wetland or be directed towards the rainwater garden.

Chair Trenzeluk confirmed with the applicant that they are proposing these additional impacts based on city engineering staff directions. Mr. Arndt responded in the affirmative.

Commissioner Heidenreich stated he was looking at Appendix A, Figure 2 and 3, page 47 of the PDF. Mr. Heidenreich asked since they are filling half of Wetland B, where will the water shown flowing into the wetland go once the wetland is filled. Mr. Arndt stated that the figure on page 47 is of Dakota County's soils survey. The brown areas of this are depicting hydric soils map unit. Those are soils with characteristics of being hydric, but it doesn't necessarily mean they are a wetland. The non-colored polygons are non-hydric upland soils units. He noted that draining from the north will still flow into the wetland. There is no natural outlet for this wetland. Mr. Heidenreich stated that since they are filling the wetland to the south, it appears there is no other area to flow and that it would flood the northern property. He asked if the neighbors to the north have been notified and if they have any comments or concerns about that.

Ms. Sutherland noted that the city's Engineering division is responsible for reviewing all stormwater management on the property and she had not heard any concerns from them. She is aware the Engineering division is working with the developer and the application right now which is why the applicant is back to discuss the new impacts, so she assumes that what the developer is being told to do is for the purpose of mitigating the stormwater concerns Commissioner Heidenreich has. She noted she cannot answer those questions specifically, but she could speak with the engineer staff about them and get back to the Commission. Commissioner Heidenreich stated that the amount of water that falls on the site does not change, and his concern is that it will be displaced to the northern property.

Mr. Arndt noted that they will be impacting 652 square feet of Wetland B. Commissioner Heidenreich is concerned that the brown areas indicated on Appendix A page 47 on the north property may turn into a wetland. Mr. Arndt said that is not necessarily the case, and that the impact to the eastern side of Wetland B is in an area that is not open water and is currently a grassy meadow. He noted that filling of the area would not necessary impact just the northern portion, but rather the whole perimeter slightly. Because there are steeper side slopes on this wetland he is not concerned that flooding would occur, but for example they may not be able to mow directly to the edge any more. Commissioner Heidenreich noted he is concerned that the developer is impacting someone else's property. Mr. Arndt stated the question could be best answered by the project or city engineer who can provide the pre- and post-watershed modeling.

Commissioner Heidenreich also noted that page 65 of the PDF lists the climate data as Washington County, not Dakota County. Mr. Arndt noted that sometimes when they enter in the section and town range of the site, the system will provide the weather station data that is considered most accurate for the site. This means there is a closer weather station in Washington County to this site than there is in Dakota County. He sees this often.

Motion by Commissioner Trenzeluk, seconded by Commissioner Todd to recommend approval of the revised Wetland Replacement Plan for 9697 Inver Grove Trail

Ayes: 6

Nays: 1 Motion carried.

Ms. Sutherland noted that this item will be going to the City Council on September 14, 2020 along with the final plat.

7. ADMINISTRATIVE PRESENTATIONS

8. COMMISSION COMMENTS

9. ADJOURN

Motion by Commissioner Mills, seconded by Commissioner Boehmke to adjourn at 7:27 pm.

Ayes: 7

Nays: 0 Motion carried.

