

## **PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS**

Tuesday, October 17, 2017 – 7:00 p.m.  
City Hall Chambers - 8150 Barbara Avenue

Commissioner Scales called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present:     Tony Scales  
                                         Armando Lissarrague  
                                         Dennis Wippermann  
                                         Jonathan Weber  
                                         Joan Robertson  
                                         Pat Simon

Commissioners Absent:     Annette Maggi (excused)  
                                         Elizabeth Niemioja (excused)

Others Present:             Allan Hunting, City Planner  
                                         Heather Botten, Associate Planner

### **APPROVAL OF MINUTES**

The minutes from the September 19, 2017 Planning Commission meeting were approved as submitted.

### **FRANK RAUSCHNOT – CASE NO. 17-47CV**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit (CUP) to expand a non-conforming structure up to 30% of its gross floor area, and a variance to exceed a 30% expansion of a non-conforming structure, for the property located at 6751 Cahill Avenue. 67 notices were mailed.

#### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is requesting a CUP and variance to add an attached garage/mudroom to the existing home. The property is .89 acres in size and zoned B-1, Limited Business. The house was built in 1957, prior to the City adopting the zoning code, which makes this property a legal non-conforming use in a commercial district. There is currently a detached garage on the property. The applicant is requesting a 952-square foot attached garage/mudroom addition. The zoning code allows for the expansion of a non-conforming use up to 30% with a CUP and then a variance to exceed that amount. City Council supported the Planning Commission's approval recommendation of a recent similar request on a neighboring property. They also stated that the zoning of this corridor should be reviewed during the comprehensive plan update process. The use of the property has historically been residential and it is proposed to continue to be a single-family residence. Staff recommends approval of the CUP and variance with the conditions and practical difficulty as listed in the report. Staff heard from 3 or 4 of the neighboring property owners, all with general questions. One stated concern was the outdoor storage currently on the property.

Commissioner Simon asked if the small building to the back of the lot had any bearing on this application.

Ms. Botten replied that it did not as structures less than 120 square feet in size would not be counted as an accessory structure if it was zoned residential.

At Commissioner Robertson's request, Ms. Botten pointed out where the B-1 lots being used exclusively for residential were located versus those having a multi-use.

**Opening of Public Hearing**

Jim Rauschnot, 8602 Birch Court, advised he was available to answer any questions.

Commissioner Scales asked the applicant if he read and understood the report.

Mr. Rauschnot replied in the affirmative. He advised that most of the outdoor storage had already been eliminated, and the items being stored outdoors were one of the reasons they were requesting the attached garage.

Commissioner Scales closed the public hearing.

**Planning Commission Discussion**

Commissioner Wippermann stated the request was very similar to another application the Planning Commission recommended approval of a month ago and he saw no reason for them to vote differently on this one.

**Planning Commission Recommendation**

Motion by Commissioner Wippermann, second by Commissioner Weber, to approve the request for a conditional use permit (CUP) to expand a non-conforming structure up to 30% of its gross floor area, and a variance to exceed a 30% expansion of a non-conforming structure, for the property located at 6751 Cahill Avenue, with the conditions and practical difficulty as listed in the staff report.

Motion carried (6/0). This item goes to the City Council on October 23, 2017.

**CALATLANTIC GROUP INC – CASE NO. 17-48PUD**

No public hearing or neighbor notices were required.

**Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the request is for the final plat and final PUD for the preliminary plat that was known as Blackstone Highlands. The project will be called Blackstone Vista 3<sup>rd</sup> Addition and consists of 40 single-family homes and three outlots. The final plat was reviewed against the preliminary plat conditions of approval, and it was found to be consistent. The only change was related to the relocation of a portion of the trail alignment. Staff recommends approval of the request.

Commissioner Wippermann asked for clarification regarding the minimum separation between houses.

Mr. Hunting advised there would be a 15-foot minimum separation between houses.

Tracey Rust, CalAtlantic Group, 7599 Anagram Drive, advised she was available to answer any questions.

Motion by Commissioner Robertson, second by Commissioner Lissarrague, to approve the request for a final plat and final PUD development plan for Blackstone Vista 3<sup>rd</sup> Addition, for the property located at 71<sup>st</sup> Street, south of 70<sup>th</sup> Street and east of Blackstone Vista, with the conditions listed in

the report.

Motion carried (6/0). This item goes to the City Council on November 13, 2017.

**OTHER BUSINESS**

Mr. Hunting reminded Commissioners that a joint meeting with the Housing Committee was scheduled for October 24 at 5:00 p.m. to discuss the comprehensive plan update.

The meeting was adjourned by unanimous vote at 7:16 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary