

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**Tuesday, June 5, 2018 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR MAY 1, 2018 & MAY 15, 2018**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 ISD 199 - CASE NO. 18-26ZPA

Consider the following requests for the property located at 5869 Babcock Trail:

- a) A **Comprehensive Plan Amendment** to change the land use designation of the parcel from LDR, Low Density Residential to Public/Institutional.

Planning Commission Action _____

- b) A **Rezoning** from R-1B, Single Family Residential District to P, Institutional District.

Planning Commission Action _____

4. OTHER BUSINESS

4.01 CITY OF INVER GROVE HEIGHTS (FIRE STATION) – CASE NO. 18-31X

Review of Capital Expenditure associated with the Fire Station #2 Construction

Planning Commission Action _____

5. ADJOURN

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, May 1, 2018 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Tony Scales
Dennis Wippermann
Pat Simon
Elizabeth Niemioja
Armando Lissarrague
Joan Robertson
Brett Kramer
Jonathan Weber
Annette Maggi

Commissioners Absent:

Others Present: Allan Hunting, City Planner
Heather Botten, Associate Planner
Tom Link, Community Development Director

APPROVAL OF MINUTES

The minutes from the April 17, 2018 meeting were approved as submitted.

BEN AND SARA WELNA – CASE NO. 18-18V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance from the minimum lot size and subdivision requirements to create a five-acre parcel of land in the Northwest Area, for the property located at 8580 Alverno Avenue. 9 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is requesting a variance to allow the creation of a 5-acre parcel from an existing 19-acre parcel. They would like to reestablish a hobby farm on the property which has a house, outbuildings, fencing, and well and septic. The subject property is in the southwest corner of the Northwest Area. Because the property is in the Northwest Area it has it must follow certain rules, including that subdivision must be done by platting, the property must be at least 20 acres in order to subdivide, and only one home per ten acres is allowed. The applicant is requesting a variance from lot size and platting requirements and is proposing to subdivide it administratively. Staff noted that the specific rules were put in place to avoid parcellation that was not conducive to development when sewer becomes available. Creating a 5-acre parcel limits the ability to re-subdivide this parcel once sewer is available. The parcel is in the far southerly portion of the Northwest Area and it is anticipated to be 10-15 years before utilities are extended to the area. Staff's biggest concern is setting a precedent. Staff recommends denial of the request.

Chair Maggi asked if the applicant was the owner of the property.

Mr. Hunting replied that the owners are planning to sell the 5-acre parcel to the applicants, the Welna's.

Commissioner Simon asked if the lots to the west were developed prior to establishment of the

Northwest Area.

Mr. Hunting replied in the affirmative.

Chair Maggi asked how large the lots to the west were.

Commissioner Simon replied the lots were 6.25, 8.65, 5.19, 7.15, and 12.95 acres in size. The lots to the east are roughly 10 acres in size. She asked if the lots on the west side of Alverno Avenue were sewerer.

Mr. Hunting replied they were not.

Commissioner Robertson asked if the five-acre parcel was approved, could the remaining 14-acre parcel be further subdivided if they agreed to put in a well and septic.

Mr. Hunting replied that the remaining piece could have a house on it with well and septic but could not be further subdivided without either Council approval or City utilities becoming available.

Opening of Public Hearing

Ben and Sara Welna, 8580 Alverno Avenue W, advised they were available to answer any questions.

Chair Maggi asked the applicants if they read and understood the report.

The Welna's replied in the affirmative.

Mr. Welna advised that the ordinances were put in place to address development, however, they are not proposing any development. It is their goal to preserve the rural heritage of the property, the property is consistent with the use and size of the surrounding properties, the Northwest Area boundary was perhaps brought too far south, and they think it is unfair to tie the landowners' hands for 20-plus years when utilities might finally become available.

Commissioner Wippermann asked if the Welna's were the party purchasing the five-acre parcel.

Mr. Welna replied in the affirmative.

Commissioner Robertson noted that although the subject property is on the southernmost border of the Northwest Area, it is still in the Northwest Area and must be held to those standards. Approving this because it is on the southern border could set a precedent as property owners on the east, west, and north side of the NWA could request the same. She stated that although the guidelines may seem irrelevant as there is no development currently taking place, the point is to have the rules in place prior to development occurring.

Commissioner Simon stated she would support the request as they were not adding anything new, but rather using the existing house, outbuildings, septic, and well. Also, Blackstone Ponds is in the Northwest Area and recently built 104 units on a 17-acre parcel.

Commissioner Robertson asked the applicant if he was assuming that no development could occur without City sewer and water.

Mr. Welna replied that development would be halted if landowners had to comply with the specific rules applying to this area.

Commissioner Robertson asked staff if a developer would be allowed to develop the subject property with well and septic if they complied with the guidelines.

Mr. Hunting replied that doing so would impact the future density and would have financial implications.

Chair Maggi asked why the owner was not the applicant.

Mr. Hunting replied that it is common for the purchaser to be the applicant.

Chair Maggi stated it would be helpful to know that the owner understands the restrictions they would have on the remaining 14-acre parcel.

Mr. Hunting advised that he had a conversation with the property owner, who understood the regulations and was not concerned that the remaining 14 acres could potentially not be developed any further until sewer becomes available.

Eric Olson, 8561 Alverno Avenue, was opposed to the variance request, stating that the ordinance regulations have been in place for quite awhile and the other neighbors have been complying with them. He advised that immediately north of this property there was a subdivision attempt and it was denied because of the current zoning of the area, the property owner of the subject parcel only purchased the property a year ago, he was concerned about the precedent this would set, and the Welna's should purchase 10 acres if they want to establish a hobby farm.

Commissioner Lissarrague asked Mr. Olson how large his lot was.

Mr. Olson replied 8.65 acres.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi noted that to move the variance forward a practical difficulty is needed. She advised she was leaning towards denial as she was concerned about setting a precedent in this area.

Commissioner Weber asked if there was an easement over the pond on the remaining 14-acre parcel.

Mr. Hunting replied there were no easements but there was a regional basin on the site. If Engineering determined, it needed an easement it would likely be done at time of development.

Commissioner Weber asked if the developable area would then be reduced.

Mr. Hunting replied in the affirmative, stating they could transfer the density around but they would lose that land area to physically put houses on.

Commissioner Scales stated he could not find a practical difficulty but thinks this is a good use of the property. He does not want the property owner to have to wait 20 years to use their property, and he is concerned about planning long-term for something that may never happen.

Commissioner Wippermann supported the requesting, stating they were not adding anything new and he had a difficult time telling a property owner they could not do something with their property for 20 years.

Commissioner Weber suggested the practical difficulty be the far-off time horizon of sewer and water being available.

Chair Maggi stated practical difficulties should be related to the land.

Commissioner Scales stated if they could not find a practical difficulty, Council would know their opinions based on their comments tonight.

Commissioner Robertson stated it would be difficult for her to recommend approval based on lack of a practical difficulty, the need to comply with the guiding principles, and verbiage in the 2040 Draft Comprehensive Plan stating that “we not make decisions based on how things exist now, but rather what in the future would be our goal”, which would be development.

Chair Maggi stated that leaving it as one piece allows for more flexibility as to development.

Commissioner Scales is concerned that in the past the City has not moved forward with projects because they are hoping for something else in the future, and that has caused some issues in the City. Also there are certain retail areas that have failed because the City missed the mark when guiding them.

Planning Commission Recommendation

Motion by Commissioner Simon to approve the request for a variance from the minimum lot size and subdivision requirements to create a five-acre parcel of land in the Northwest Area, for the property located at 8580 Alverno Avenue, with the practical difficulty being that the property is unique in that they are creating another parcel but utilizing the existing buildings and not adding another house or septic.

Commissioner Lissarrague asked how old the buildings were.

Mr. Welna replied they were built in the early 1900's.

The motion was seconded by Commissioner Wippermann.

Commissioner Robertson asked if there was a limitation on the Joint Powers Agreement as to how far out they could go.

Mr. Hunting replied in the affirmative, stating that boundary was established years ago and could not be expanded any further.

Chair Maggi asked to add a friendly amendment to the motion to include the conditions of approval.

The Motioner and Secunder agreed to the amendment.

Motion carried (7/2 – Robertson, Maggi). This item goes to the City Council on May 14, 2018.

CENTER CITY HOUSING CORP – CASE NO. 18-19SZP

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from P, Institutional to R-3C, Multiple-family, a comprehensive plan amendment to change the land use from P, Public/Institutional to HDR, High Density Residential, a preliminary and final

plat for a two-lot subdivision, a conditional use permit for a 40-unit multi-family apartment building, and a variance from the minimum parking requirements for the property located at 6070 Cahill Avenue. 34 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing to construct a 40-unit low income multiple family apartment building on the north half of the River Heights Vineyard Church property. Platting would be required to subdivide the property so the apartment building would be on its own lot, a conditional use permit is required for the multiple-family apartment building, a comprehensive plan amendment and rezoning are needed to change the land use to multiple-family residential, and a variance is being requested to allow parking at a ratio of two spaces per unit whereas 2.5 spaces per unit is required. Mr. Hunting advised that at 2.5 spaces per unit 100 spaces should be provided; however, the applicant is proposing 80 spaces. The applicant's experience is that tenants living in these types of facilities need less parking as there are usually 0-1 vehicles per unit. The church has also provided written notice that they would allow some joint parking if a demand was ever needed. The funding type the applicants are applying for demand that this remain an affordable project for the long-term. Because of these reasons, staff has no issue with the variance request. The building would be located on the southern part of the lot with an access onto Cahill. Staff recommends approval of all the requests.

Commissioner Weber asked if staff had a suggestion for the practical difficulty for the variance.

Mr. Hunting replied that staff's recommendation would be the unique situation of the joint parking arrangement and the project being long-term affordable housing.

Commissioner Scales asked if there was a reason they could not build more towards the northeast.

Mr. Hunting replied that a large stormwater basin in the northeast corner would preclude the applicants from building there.

Commissioner Kraemer asked if there would be a formal shared parking agreement between the church and the applicant.

Mr. Hunting replied it was currently a written agreement but could be made more formal if deemed necessary.

Commissioner Weber asked if the pipeline easement had been vacated yet.

Mr. Hunting replied it had not yet been vacated but must occur prior to issuing any permits. The easement is anticipated to be vacated by year end.

Opening of Public Hearing

Rick Klun, Executive Director of Center City Housing, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Klun replied in the affirmative. He introduced his development team and advised they have signed a purchase agreement to acquire the property from the church. The partnership with River Heights Vineyard Church was what attracted them to the project. Center City Corp is a 501(c)(3) company that builds housing, manages, and provides supportive services for people with limited means. They own, operate, and manage over 800 units throughout Minnesota. He showed

renderings of similar buildings to what they are proposing to build in Inver Grove Heights. They are proposing 40 two and three-bedroom apartments with above and underground parking. It will be a secure building, tenants will come through a centralized front desk area to get to their apartments, which will be staffed 24/7 with a minimum of two people.

Commissioner Wippermann asked who their typical tenant would be.

Mr. Klun stated their tenants are families that have had a difficult time getting and maintaining housing.

Commissioner Wippermann asked if the proposed building would have any semblance to a group home.

Mr. Klun replied it would not. These would be individual apartments whose tenants would have a lease but would get a subsidy to help pay rent.

Kim Bretheim, LHB, advised this project would be 40 units of independent living with spaces on two levels for providing supportive services. To comment on the issue of the variance for parking, reducing the parking spaces minimizes impervious surface and helps reduce the amount of stormwater ponding needed. The easement for the property to the east will remain in place. They will meet the tree preservation requirements and will try to preserve the existing trees on the northwest corner of the site.

Commissioner Weber asked for clarification of the height of the building.

Mr. Bretheim explained that the building would be 32 feet measured from the bottom of the first floor to the roof.

Mr. Klun clarified that they would be purchasing a little over two acres from the church.

Commissioner Wippermann asked to hear from the pastors as to what type of services they would be providing to the tenants.

Pastor Peter Benedict, River Heights Vineyard Church, advised that they serve meals four times a week and may increase that once this building gets built, they offer a recovery meeting which will likely be popular with this population, and they plan to offer a bilingual daycare which they hope will be utilized by tenants of this building. Neighbors may have concerns about the impact to the neighborhood; however, many of the people that will be living in this building have been attending the recovery meeting and free meal nights for years. The land the church plans to sell to Center City Corp is not and will not be used by the church, is essentially a very expensive wooded area, and the sale of the property would be a financial help to the church. Selling to Center City Corp accomplishes the church's goal to have the property used for something that would be of service to the community. The church strongly supports the request.

Commissioner Niemioja asked Ms. Kastler if she knew how many families were homeless in Inver Grove Heights, stating she was told by the school superintendent there were at least 40 homeless families in the public-school system.

Madeline Kastler, Dakota County Social Services, 1 Mendota Road, West St. Paul, stated she did not have numbers broken out specifically for Inver Grove Heights, but stated there were 347 households in Dakota County in need of housing resources.

Richard and Patti Stadt, 6050 Cahill Avenue, stated they were opposed to the request as they

have had a bad experience with the tenants of Prairie Estates, just north of their property, including property damage, theft, animal cruelty, trespassing, the killing of their horse, pellet guns being shot towards their home, and break-ins. As such, they have had to install metal bars on their windows and security cameras. He stated there is drug activity at Prairie Estates and the tenants never seem to get off assistance and/or move out of the complex. The Stadt's referred to a police report which indicated there were 172 police calls to Prairie Estates in one year, not including child abuse cases.

Ms. Stadt questioned how such a project could be on Cahill, the City's Main Street Corridor.

Mr. Stadt stated it was difficult to get onto Cahill from their driveway; this project would exacerbate that situation.

Ms. Stadt stated if this project goes through she would like the applicants to build and maintain a high fence to deter vandalism to their property.

Commissioner Simon asked if the owners of Prairie Estates have on-site managers.

Mr. Stadt replied that Prairie Estate's main office was in Owatonna, but they have a manager on site during the week.

Dustin Haberland, 5982 Cahill Avenue, stated he purchased the property immediately north of the subject property in December 2017. Had he known this housing project was being proposed he likely would not have purchased it. He was considering potentially building high-end condos on his multi-family zoned property; however, that would be unlikely with the proposed housing project next door.

Commissioner Weber asked what the garage level elevation was of the proposed project.

Mr. Bretheim replied that the parking garage elevation was at 840.5.

Commissioner Weber noted that Mr. Haberland would be looking at the garage level of a four-story structure.

Chair Maggi noted that the church could likely build a structure of equal height on that portion of the property if so desired.

Jacque Potgreter, 3321 - 74th Street East, questioned what security measures would be in place.

Mr. Klun stated the housing they operate is nothing like Prairie Estates and they have never had situations like the Stadt's have had to endure. The building will be equipped with approximately 40 cameras, it will be staffed 24/7, they may give the neighbors their phone number so they can call if there are ever any issues, and he believes the proposed fencing and ponding will prevent tenants from going onto the property of the neighbors to the north and northeast.

Commissioner Lissarrague asked how they would deal with problem tenants.

Mr. Klun stated they comply with housing laws and have family coaches work with tenants regarding issues. If the issue is not resolved sometimes they have to go through the eviction process.

Commissioner Wippermann asked if they do background checks on tenants before allowing them to live there.

Mr. Klun replied in the affirmative, stating they have strict tenant selection criteria.

Mr. Bretheim addressed the fence location, stating it would begin on Cahill, extend over the top of the 15-foot-high retaining wall around the stormwater pond, go to the east property line, then down to the south property line. The only way tenants can access the building is through the main entrance, which will be staffed with at least two people 24/7. There are also two emergency exits which can only be accessed from the inside. No one would be able to enter the building by running in behind a vehicle going into the parking garage. There are security cameras facing all entry points, stairways, corridors, as well as the perimeter. Typically there are fob access controls that can be deactivated for a tenant that does not belong there anymore. Their goal is to encourage people that belong there to live there in a safe environment and to keep people that do not belong there out.

Chair Maggi asked the applicant to discuss their ownership.

Mr. Bretheim advised that if this was financed through tax credit investments they would have a long-term commitment with a low-income investor. He clarified that this was not a Section 8 project; it was a different program with different terms and expectations.

Commissioner Lissarrague asked the applicant how long he anticipated owning the proposed building.

Mr. Klun replied they were looking at three different funding applications (a bonding bill and two potential tax credit applications), each with different requirements. Typically after 15 years they could sell the building, but it must remain affordable.

Chair Maggi asked if the CDA would maintain oversight of the proposed building.

Mr. Klun replied that depended on what the funding source was. If the CDA was the primary funder, then they would maintain oversight.

Jon Marsden, 7352 Boyd Avenue, Pastor of River Heights Vineyard Church, stated he fully supported the request and felt Center City Corp would be a good neighbor, a good mission partner, and the project would benefit families struggling with housing and needing a home. He noted that they have many children in their congregation and would never promote a project that would not be a safe environment for their children.

Jeff Pelletier, 7146 Claude Avenue, a member of River Heights Vineyard Church, stated he was originally opposed to the request but changed his mind after speaking with Center City Corp and understanding that the core of what they are trying to do is help the children through family coaches, children's play areas, and on-site supervision.

Housing Committee Chair Paul Mandell, 8320 Cleadis Avenue, advised that the Housing Committee supported the project wholeheartedly as this kind of supportive housing for families was desperately needed. It was for working families, was within walking distance of retail and a bus line, and would be a quality project that would be nothing like Prairie Estates.

Mr. Haberland asked what kind of lighting would be installed on the parking lot facing his property. He also questioned what kind of people would be living here that required so much security.

Mr. Bretheim replied that the northernmost parking lot would be roughly 60' from the north property line and would have downcast shoebox style lighting to minimize glare off-site. He advised that

they have typically been installing four-foot pre-finished aluminum fences on Center City projects.

Mr. Kraemer asked if they would use a third-party management company from the twin cities.

Mr. Klun replied that at this point they were looking at using a third party professional property management company.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Niemioja stated with the problems that have occurred with Prairie Estates she could understand how personally this was a hard issue for many people. However, her understanding was that this was a much different project, it fit with the guiding principles of the comprehensive plan, would provide a type of housing desperately needed in the City, would help the 40-plus homeless families in the Inver Grove Heights school district, and would include support staff as well as a partnership with River Heights Vineyard Church.

Commissioner Lissarrague understood the neighbors' concerns, but the partnership with the church gives him a different perspective as the church would not want to do anything that would tarnish their reputation.

Commissioner Wippermann stated he understood the concerns by some of the residents based on their past experiences, however, there was a need for this type of facility and he supported the request because of the coaching being offered, the 24/7 staffing, and the relationship with the church.

Commissioner Weber suggested adding evergreen trees along the northern portion of the lot in consideration for the neighbor to the north.

Mr. Klun advised they would be agreeable with the proposed change to the landscape plan.

Chair Maggi asked if the tree requirement should be added to the conditional use permit request.

Mr. Hunting replied in the affirmative.

Commissioner Robertson advised that what makes this request significantly different from Prairie Estates is the fact that each unit in Prairie Estates has its own entrance/exit rather than one secure entry that is staffed.

Commissioner Scales supported the request and stated this type of housing was sorely needed in Inver Grove Heights.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Niemioja, to approve the request for a rezoning of the property from P, Institutional to R-3C, Multiple-family, a comprehensive plan amendment to change the land use from P, Public/Institutional to HDR, High Density Residential, a preliminary and final plat for a two-lot subdivision, a conditional use permit for a 40-unit multi-family apartment building, and a variance from the minimum parking requirements for the property located at 6070 Cahill Avenue, with the conditions listed and **adding a condition to the conditional use permit to give consideration to modifying the landscape plan to show more conifer tree plantings along the north boundary.**

Motion carried (9/0). This item goes to the City Council on May 29, 2018.

AMERICINN – CASE NO. 18-17IUP

Reading of Notice

Commissioner Simon read the public hearing notice to consider a request for an interim use permit to allow for a park-and-ride facility to be operated on the AMC movie theatre property located at 5567 Bishop Avenue. 12 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 an interim use permit to allow a park-and-ride facility to be operated on the AMC movie theater property. Americinn leases 250 parking spaces from the AMC theater lot at 5567 Bishop Avenue to operate a park-and-fly. A few years ago the theater updated the seating in their facility resulting in an overall reduction of theater seats. Due to the remodel the theater is now overparked. The proposed secondary use of the park-and-ride on this property does not appear to have an impact to the existing theater business or the overflow parking for B-52s. The applicant has stated a security guard is present overnight at the theater to provide security for the vehicles stored on the lot. The applicants are looking at purchasing some land next to their current hotel, and it is their desire to expand the current hotel parking facilities. The proposed park-and-ride is temporary until that additional land is purchased and a parking lot is constructed. The interim use permit shall be valid until the applicant constructs a permanent parking area adjacent to their hotel site or for a period of five years, whichever happens first. Staff recommends approval of the request with the four conditions listed. Staff did not hear from any of the surrounding property owners.

Commissioner Robertson asked if Americinn could contract with a third party for transportation back and forth to the airport.

Ms. Botten replied that a condition could be added prohibiting the IUP from transferring to another party. She noted that currently Americinn provides transportation to and from the airport for people parking at their facility.

Commissioner Robertson asked if they provided transportation only for Americinn tenants.

Commissioner Simon replied that no, anyone parking their vehicle at that facility could use the transportation, whether or not they were staying at the hotel.

Commissioner Robertson asked if there as a time limit for the parking.

Ms. Botten replied she did not believe there was, and that Americinn provides shuttle service 24 hours a day.

Opening of Public Hearing

Brett Rose, Americinn, 5861 Blaine Avenue, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Rose replied in the affirmative.

Commissioner Weber asked if the applicant if they provided security.

Mr. Rose replied that the parking area was patrolled.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Weber, to recommend approval of the request for an interim use permit to allow for a park-and-ride facility to be operated on the AMC movie theatre property located at 5567 Bishop Avenue.

Motion carried (9/0). This item goes to the City Council on May 14, 2018.

OTHER BUSINESS

2040 Comprehensive Plan Review

Commissioner Simon noted a typo on Page 9.

Jesse Thorsen, HKGI, provided an overview of the Draft 2040 Comprehensive Plan and highlighted some of the proposed changes. In Chapter 1 (Introduction) they added the 'Suburban Edge' and 'Rural Residential' designations. In Chapter 2 (Land Use Plan) they recognize that the City has matured and as such they have identified some potential redevelopment areas (Concord Boulevard, 65th Street and Cahill, and Arbor Pointe). They also updated the land use numbers. Some areas have also been reguided, many in response to retail vacancies in the City, the current economy, and how people now shop.

Commissioner Lissarrague asked if the City had a different vision of what to do with retail space.

Mr. Thorsen replied that some of the retail areas were successful, but in some retail areas they are trying to inject some residential uses to provide the rooftops needed to support the businesses. He then noted some specific areas that have had their guiding changed.

Commissioner Weber noted that there were some changes made by the Planning Commission that were not carried over to the draft plan.

Mr. Hunting replied that he was aware of those and they would be updated as they do a final version of the maps.

Commissioner Wippermann stated he had a concern with the proposal to change the designation of the 'Pinkville' parcels from Park/Open Space to Rural Residential, noting that one of the guiding principles in the Comprehensive Plan is to 'protect and enhance its open space and natural features as a reflection of the community's rural heritage and existing rural development pattern'. He explained the history of 'Pinkville', stating it is a heavily wooded 80-acre parcel that has been designated as park and open space for at least 20 years. The original property owner subdivided the parcel into 177 lots but never received approval from the City; he sold the lots anyway. The lots did not have sewer and water or access and therefore could not be utilized. Many of the people who purchased the initial lots stopped paying their taxes which resulted in the City acquiring 88 of the lots through tax forfeiture. Another individual who acquired lots wanted the Broadmoor development to provide access to these properties. Broadmoor was not interested; however, so the owner painted the trees pink and girdled many of the trees along the border. The 88 lots are now up for sale and Commissioner Wippermann questioned why none of the neighbors were notified of the sale and noted the land use change had not been reviewed by the Park and Recreation Commission. In his opinion they should maintain the properties as open space, retain the lots, and purchase any others that come up tax forfeit.

Chair Maggi asked for the rationale of why that designation was changed.

Mr. Hunting replied that it had been discussed for a number of years prior with the Parks Director and Parks Commission that there were two existing parks in that area, so the City has not sought to pursue another one. He noted that this was just a draft plan and the Planning Commission could recommend that it go back to public open space. Any formal action would occur at the public hearing.

Mr. Thornsén advised that Chapter 4 (Housing) was refined by the Housing Committee and the Metropolitan Council's affordable housing allocation requirements were integrated. Chapter 5 (Parks and Recreation) focuses more on active living and passive recreation in existing parks. It recommends the development and adoption of a system-wide park and recreation master plan.

Commissioner Robertson asked for a definition of passive recreation.

Mr. Thornsén replied it was minimally developed areas where people could walk, hike, decide what games they want to play on their own, etc.

Commissioner Weber asked if there was a way to add verbiage to the Parks chapter requiring that future developments provide a small park.

Commissioner Scales advised that the City tried that in the past and now gives developers the choice of paying park dedication fees or providing a park.

Commissioner Niemioja asked if the Planning Commission could have a joint meeting with the Parks Commission.

Chair Maggi agreed that a meeting with the Park and Recreation Commission would be beneficial, stating that while Argenta Hills residents feel it's important to have trails, other subdivisions may have different needs.

Commissioner Niemioja stated she would like the Park Commission's opinion on the 'Pinkville' area as well.

Commissioner Robertson stated that homebuyers may prefer a park to trails but they are not given a choice because developers often choose to pay park dedication during the application process rather than building a park.

Mr. Link advised there is an existing park plan for the Northwest Area and the Parks Director has been working on acquiring property for them.

Mr. Hunting advised he would set up a joint meeting with the Park and Recreation Commission.

Commissioner Robertson stated that acquiring land now for parks in the Northwest Area is different from what Commissioner Weber is recommending, which is requiring future developers to build small parks in their developments.

Mr. Link stated one of the reasons they have gotten away from neighborhood tot lots is because the City cannot financially afford to maintain them.

Commissioner Simon suggested requiring homeowner associations to put in a picnic shelter for the neighborhood.

Mr. Link stated that homeowner associations often do not have the wherewithal, financial or timewise, to maintain buildings and parks.

Commissioner Scales was hesitant to require parks be built in future developments as the cost of that may make the development unfeasible.

Commissioner Simon suggested giving developers a partial exception for the park dedication fee.

Commissioner Scales stated that homeowner associations typically last only 5-10 years and the City would eventually have to maintain the parks.

Chair Maggi noted that the recommended changes to the Parks chapter would not be final until after the joint meeting with the Park and Recreation Commission.

Mr. Thorsen stated Chapter 7 (Sanitary Sewer) integrates the new growth forecasts, etc. Chapter 9 (Critical Area Plan) was revamped to include the new MRCCA Rules. The districts within the MRCCA have changed and are included in the updated comprehensive plan. The new rules have become more specific and less ambiguous. A significant addition to the Critical Area Plan is that there are now protected views along the Critical Area Corridor.

Mr. Hunting advised that the draft plan will be presented at the May 7 Council work session, it will go to the City Council on May 29 asking for authorization to distribute the document, it will be posted on the City's website and be open for comment through to the public hearing in October or November, and the Council will take action to submit the plan to the Metropolitan Council in November or December.

Mary Sieloff, 11681 Aileron Court, stated she was opposed to changing the land use designation for 'Pinkville' to residential, stating she built her home in Woodland Preserve because that area was supposed to remain as green space. She was concerned about the additional traffic that would be coming through her area if this was changed to residential, questioned why the neighborhood was not informed the City was attempting to sell the 'Pinkville' properties, and noted most of the properties were owned by the City or a land title company out of Duluth.

Jeff Mains, 11676 Aileron Court, asked for the history of how those lots never got approved yet people were able to buy and sell them, and he questioned what the City would have to spend to properly service the 'Pinkville' area as it would require a significant increase in the level of services and infrastructure.

Mr. Link explained that the plat came before the Council sometime in the 1960's or 1970's, the City Council turned it down, but the developer took it to the County and the County in error allowed it to be recorded anyway. As far as the City is concerned this is an illegal plat with no reasonable access or planned utilities.

Chair Maggi asked why the land company in Duluth would then purchase 59 of the lots.

Mr. Link replied his recollection is that people purchased the lots but eventually found out they were unbuildable so many went tax forfeit. The City picked up some of these, and the company in Duluth purchased others. He noted that the properties in that area have a mosaic of ownership.

Jane O'Donnell, 11690 Aileron Ct, asked if the City had had any discussions with the Cities of Eagan or Rosemount to push through city sewer and water services to that quadrant.

Mr. Link replied they have not. The City of Inver Grove Heights and Eagan have a Joint Powers Agreement in which some Inver Grove Heights properties get sewer and water from Eagan. This area is not one of them.

Ms. O'Donnell asked if the sewer and water for Woodland Preserve came from Eagan.

Mr. Link replied in the affirmative, stating Woodland Preserve was part of the Joint Powers Agreement.

Ms. O'Donnell asked that the City consider adding another fire station as it takes a long time for emergency services to access their neighborhood.

Commissioner Niemioja noted that a new fire station was being built.

Ms. O'Donnell replied that the future station was still too far from their neighborhood.

Mr. Link advised that the site of the new fire station (Concord Boulevard and Highway 55) was chosen because it could be served by volunteer fire fighters and sanitary sewer and was selected in large part to serve the southern part of the city.

Jim Bates, 11494 Armstrong Court, asked what use the City was trying to sell these lots for.

Mr. Link explained that the Council undertook a review of City-owned property and found several properties they had not been using, and had no anticipated use for, and decided to offer them for sale. These properties are part of that group. To his knowledge there was no more discussion than that.

Mr. Bates would like the City to hold onto the 'Pinkville' properties and have them remain open space.

Other

Commissioners took a vote and it was determined there would not be a quorum for the July 3 Planning Commission meeting. Mr. Hunting advised he would let potential applicants know a meeting could not take place that evening due to lack of a quorum; however, they could retain the same Council schedule.

The meeting was adjourned by unanimous vote at 10:11 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, May 15, 2018 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Tony Scales
 Dennis Wippermann
 Pat Simon
 Elizabeth Niemioja
 Armando Lissarrague
 Joan Robertson
 Brett Kramer
 Jonathan Weber
 Annette Maggi

Commissioners Absent:

Others Present: Allan Hunting, City Planner
 Heather Botten, Associate Planner
 Tom Link, Community Development Director

DEAN WENZEL – CASE NO. 18-25C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request. 102 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant would like to construct a 2,400 square foot accessory building with sheet metal siding on his 5.47 acre, Agriculturally zoned property. Sheet metal siding is allowed on buildings in this district by conditional use permit (CUP). The proposal meets both the sheet metal siding CUP and general CUP criteria. Staff recommends approval of the request with the three conditions listed. Staff did not hear from any of the surrounding neighbors.

Opening of Public Hearing

Lisa Wenzel, 1843 – 120th Street W, advised she was available to answer any questions.

Chair Maggi asked the applicant if she read and understood the report.

Ms. Wenzel replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Simon, to approve the request for a conditional use permit to allow steel siding on an accessory building, for the property located at 1843 – 120th Street, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on May 29, 2018.

JOHN ALLEN (INDUSTRIAL EQUITIES) – CASE NO. 18-22PUD

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a vacation of the roadway easement in Outlot D, a final plat, and a final PUD development plan for the construction of a 110,000 square foot industrial warehouse building, for property located on the west side of Auburn Path. 3 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. The applicant is requesting the final plat and final development plan for an industrial office/warehouse development. The building will access Auburn Path. The application also includes a vacation of an existing street right-of-way easement. He advised that City Council approved the preliminary plat and development plans for the project in March 2018 with 26 conditions. The building that City Council approved was slightly larger than the one discussed at the public hearing; however, the rest of the plans remain consistent with the preliminary set. Council determined that the street easement located within existing Outlot D would not be needed and the applicant is requesting a vacation of that right-of-way easement. The applicants cannot fit any more trees on the site than are indicated in the plan and therefore staff is recommending they pay a cash contribution of \$16,800 to the tree reforestation fund. Engineering hired a consultant to do pavement strength testing on Auburn Path and Argenta Trail. The testing indicated Auburn Path and Argenta Trail from Oppermann to Auburn Path have sufficient strength to handle typical semi-truck traffic during spring load limit conditions. Argenta Trail from 82nd Avenue to Yankee Doodle; however, does not have the same pavement strength and will have restrictions in the spring time. The City Engineer recommends that a condition be added that this section not be used by semi-truck traffic during the spring weight restrictions. Staff recommends approval of the request.

Commissioner Simon asked who would monitor the spring truck traffic.

Mr. Hunting replied it was his understanding that the police enforce road restrictions.

Opening of Public Hearing

Matt Allen, 321 – 1st Avenue N, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Allen replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Robertson asked if there was signage indicating that that segment of road should not be used by semi-trucks during the spring.

Mr. Hunting replied that he was not sure how the tonnage was identified on roads.

Commissioner Robertson stated it was unlikely anyone would call the police regarding violations as there was only one house on that segment of the road.

Commissioner Simon suggested adding a condition requiring a sign be posted where semi-trucks would leave the site requiring semi-trucks to use the designated truck route during the spring.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Wippermann, to approve the request for a vacation of the roadway easement in Outlot D, a final plat, and a final PUD development plan for the construction of a 110,000 square foot industrial warehouse building, for property located on the west side of Auburn Path, with the conditions listed in the report and **the addition of a fourth condition requiring a sign be posted where trucks would leave the site requiring semi-trucks to use the designated truck route during the spring.**

Motion carried (9/0). This item goes to the City Council on June 11, 2018.

FUEL OIL SERVICE CO (HOLIDAY GAS STATION) – CASE NO. 18-23C

Reading of Notice

Commissioner Simon read the public hearing notice to consider a request for a conditional use permit amendment to demolish the existing gas station building and construct a new building with a car wash, along with other property improvements, for the property located at 7020 South Robert Trail. 13 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing to take advantage of the anticipated road closure for the roundabout project to demolish the existing 2,400 square foot building and reconstruct a new 7,300 square foot gas station with a slightly different orientation. The new building would include a car wash, two access points (one on Highway 3 and one on 70th Street), and new pump islands. The applicant owns two lots; one with the existing gas station and the other just to the south that will be used for stormwater ponding. One of the conditions of approval is that the two lots be combined through platting. Staff recommends approval of the request with the conditions listed.

Commissioner Simon asked if the gas station would be on City sewer and water.

Mr. Hunting replied in the affirmative.

Commissioner Robertson asked if the existing underground tanks would be disrupted or removed.

Mr. Hunting stated the applicant will remove the existing underground tanks and install new tanks.

Opening of Public Hearing

Casey Beaton, Holiday Stationstores, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Beaton replied in the affirmative.

Commissioner Wippermann asked what progress they were making in obtaining an easement for the 70th Street entrance.

Mr. Beaton replied that the neighborhood agreement and platting process were underway.

Chair Maggi complimented the applicants on taking advantage of this opportunity to refresh and expand their building.

Kathleen Gesme, 7085 Allen Way, questioned how much dirt would be brought in to build the new

structure as there was a steep hill in that location. She asked for clarification of whether there was a holding tank on site and, if so, what it would hold.

Mr. Hunting responded that the slopes, erosion control, etc. associated with the additional fill being brought in complied with engineering standards. Also, what appeared to be a holding tank was actually an infiltration basin for stormwater runoff from the site.

Ms. Gesme questioned what the quality of that pond would be, as currently the water runs into a slough.

Mr. Hunting explained that infiltration basins are not intended to have standing water and would typically be dry except after large rains.

Commissioner Simon asked for clarification of the proposed location of the western driveway.

Mr. Hunting pointed out the proposed location.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Wippermann, to recommend approval of a conditional use permit amendment to demolish the existing gas station building and construct a new building with a car wash, along with other property improvements, for the property located at 7020 South Robert Trail, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on June 11, 2018.

McGOUGH DEVELOPMENT LLC – CASE NO. 18-24PA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a comprehensive plan amendment to change the land use designation to HDR, High Density Residential, for the property located at Outlot D, Argenta Hills. 138 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. The request is to change the land use of Outlot D, Argenta Hills from RC, Regional Commercial to HDR, High Density Residential for an approximate 220-unit apartment building. The property to the east would remain in its Regional Commercial designation. City Council denied the previous request for a 400-unit complex, so the applicant withdrew the original comprehensive plan request. The current plan has the majority of the building further away from Amana Trail. Staff supported the original plan and continues to support this request. Tonight's request is just for a comprehensive plan amendment; they are not addressing site plan issues at this time.

Commissioner Weber asked if this would cause setback issues for potentially developing the site to the west.

Mr. Hunting replied that the proposed development would create no setback issues in regard to development of the property to the west.

Commissioner Simon asked if staff received any responses from the neighbors.

Mr. Hunting replied they did not receive any comments from the neighbors, except for the email included in the packet.

Opening of Public Hearing

Dave Higgins, McGough Development, 3253 Bryant Ave S, Minneapolis, gave a brief overview, stating that McGough spent a considerable amount of effort planning this mixed-use development with a Target-anchored shopping center. They tried to make the retail component a success, however, the changes in retail after the recession have posed challenges. In 2017 they proposed a two-building luxury apartment development, which was subsequently denied by the City Council. They have since had several neighborhood meetings and individual meetings with residents and Councilmembers to make sure they understood their concerns and priorities. The information they received has resulted in the revised application before the Planning Commission today. They have addressed the density concerns by reducing the proposed density by 45% from the previous proposal. The proposed plan provides a revised building layout and they are proposing some type of open space in the front yard area; however, tonight the hearing is solely about changing the land use.

Commissioner Simon commended the applicant on the proposed park space and questioned whether it would be open to the neighbors living in the single-family homes as well.

Mr. Higgins replied in the affirmative.

Commissioner Lissarrague asked how many bedrooms the apartment units would have.

Mr. Higgins replied there were a variety of units, including studio/alcove, one-bedroom, two-bedroom, and a few three-bedroom units.

Commissioner Wippermann asked if Target had given its approval on the proposed development.

Mr. Higgins replied in the affirmative, stating Target continues to work with them on revising the controls for the area to allow the multi-family use.

Commissioner Lissarrague asked if approval of the request would be dependent on the apartment building being constructed.

Mr. Hunting replied in the affirmative.

Mr. Higgins advised that the land use change does not take effect unless there is an approved project through the public hearing process.

Commissioner Lissarrague asked if the change in land use designation would be based on breaking ground for an apartment.

Mr. Hunting replied that they could not require someone to build, but the land use change would not become effective until approved by the Metropolitan Council, and until City Council approved development plans.

Commissioner Scales stated this was covered by Condition No. 1.

Chair Maggi asked for a rough estimate of how many companies they had reached out to to fill the retail space.

Mr. Higgins replied they had contacted over 200 companies, with many of the national players

being approached multiple times.

Commissioner Niemioja asked if they used the same broker the entire time.

Mr. Higgins replied that they used the same brokerage up until January 2018. At that point they changed brokers as they wanted to show that they had tried absolutely everything. The new brokerage team did not fare any better.

Vin Parker, 7538 Alpine Court, supported the request and urged the Planning Commission to move this project forward. He was concerned that if the luxury apartments did not go in that it would instead become an industrial complex, distribution center, etc. He is concerned about diminishing property values due to lack of development, thinks that leaving the property vacant will jeopardize the existing businesses, thinks the proposed project would attract more businesses to the area, and would help the community and development of the park area. He applauded McGough for responding to the concerns of the neighborhood regarding their desire for park space and being willing to have it open to the surrounding area. He appreciated McGough holding community meetings and being transparent about their plans.

Commissioner Lissarrague asked Mr. Parker what his consensus was from the neighborhood meetings as far as those opposed or in support of the proposed development.

Mr. Parker stated in his opinion most of the neighbors were in favor of the development. He stated everyone that has shown up for the meetings has not been in favor of the request, but everyone he has spoken with has been in favor of it but did not show up for the meeting thinking it would get sorted out on its own.

Patrick Randall, 7577 Alpine Court, agreed with Mr. Parker's comments, and added that while he appreciated McGough including the neighborhood on this discussion, he thinks it is more of a city-wide discussion. He believes the luxury apartments would be preferable to a Home Depot, etc. with the associated lighting, delivery trucks, and customer traffic. He appreciated the green space being proposed as well. He stated retailers have state-of-the-art demographics, algorithms, etc. and those resources have apparently convinced them not to come to this area. Retail is changing, and part of the problem could be the configuration of the storefront retail spaces that have the parking in the back rather than the front. Regretfully he did not attend the public hearing for the original proposal, but he wanted to publicly state his approval of the project and hopes residents all over the City attend the Council meeting as it is really a city-wide issue. He noted that when Rainbow closed that was a blow to the whole city, not just the neighborhood closest to it.

Keith Carlson, 7639 Addisen Path, stated he was hoping to see more plan details tonight and asked what the plans were for the east side of the roundabout at Amana and Robert.

Mr. Hunting replied that the County is planning to extend that eastward to connect to the existing 80th Street when development occurs on the east side.

Mr. Carlson asked how that would impact traffic on Amana.

Mr. Hunting was not sure if traffic would change since there is an existing connection to 80th Street.

Mr. Carlson asked if the stop signs at Amana and Addisen were going to be removed.

Mr. Hunting stated it was a County road and he was not aware of the details of the discussion regarding the removal of signs; however, the Public Works Director perhaps knew more.

Mr. Carlson stated he heard the County was planning to remove the stop signs on Amana Trail and move the crosswalks 150 yards to the east and west of Addisen Path. He had safety concerns regarding kids crossing Amana Trail to get to the proposed park with no stop signs. He would also like details as to what type of park was being proposed (playground equipment, green space, etc.). With the removal of the signs, this may not be the best place for a park.

Chair Maggi stated tonight's public hearing was about only the comprehensive plan amendment; not the plat.

Mr. Carlson asked if staff could state the five reasons the City Council denied the original proposal.

Mr. Hunting did not have the reasons for denial accessible.

Chair Maggi noted that some of the reasons for denial may not relate to the Planning Commission's purview of just land use.

Mr. Carlson stated his biggest complaint was the height of the proposed building. He asked if a structure in multiple-family residential zoning could be as tall 70 feet.

Mr. Hunting replied that he believed so.

Mr. Carlson stated that would be way too tall and he questioned whether it was wise to lose this opportunity for retail. He asked if the remaining seven acres would continue to be zoned commercial and, if so, would approval of this set a precedent and make it easier for them to come back later for a rezoning.

Commissioner Simon stated they could not vote on what may or may not happen on properties not included in this application.

Mr. Carlson asked if McGough worked with the City Park and Recreation staff on designing the park.

Mr. Higgins stated they have had some preliminary discussions with the Parks Director but there are many other things that must be completed before designing the park. If they receive approval on the housing use they would then have discussions as to what type of park would be best while looking at budgetary considerations as well. He emphasized that this was an enhancement to this location and a buffer between the two uses; not a replacement for any City parks planned for the Northwest Area.

Mr. Carlson encouraged staff to work with the County to ensure there was a safe crossing on Amana Trail.

Chair Maggi asked Mr. Carlson what he thought should be done with this property.

Mr. Carlson replied that he did not have the answer as to what to do with the property but questioned whether they should accept the first proposal coming along or wait and see what happens once the area around the Vikings complex is developed. While this would be financially beneficial for McGough, perhaps finances should not be what dictates the City's decision. A two or three-story flat roofed apartment complex would be more appealing to him than a four-story building with a pitched roof that could be as tall as 70 feet.

Chair Maggi asked if he would be comfortable with an apartment from a land use perspective.

Mr. Carlson replied that he was not necessarily saying that. He stated he would be fine with retail on that property as he believed it would produce less activity than an apartment complex would, and in his opinion Target was a great neighbor.

Matthew Harmoning, 7618 Addisen Path, asked if the original request that came before the Planning Commission was just for the change in land use designation.

Mr. Hunting replied that the original request was for a rezoning, comprehensive plan amendment, and preliminary and final plat.

Mr. Harmoning stated that while he understood the developer not wanting to sink a lot of money into this project early in the development phase, he was concerned about the piecemeal approach being used this time and knowing that it could be changed along the way. Because he did not know all the final details of the project he was not sure whether he supported it. He needs more information. He stated it was his understanding that the City would eventually take over the park and he was not sure whether the entire city would support that.

Chair Maggi stated it was not unusual for the land use to be changed first and a site plan reviewed later. She noted there was a condition of approval stating the land use change was contingent on-site plan approval.

Mr. Harmoning asked for clarification of what would happen if a site plan was not approved.

Mr. Hunting replied that the property would remain as its current guiding if a site plan was not approved.

Jim Wilson, 7511 Autumn Way, stated he supported the request and many of his neighbors did as well. He suggested they eliminate the proposed park if it was going to cause issues.

Teri Parker-Brown, 7538 Alpine Court, supported the request, stating that leaving the property vacant posed a safety issue for potential vandalism, theft, etc. She welcomed more eyes on the neighborhood, believed that additional apartment residents could help retail, and believed the Vikings facility may bring in people looking to live in these apartments. She suggested that perhaps the storefront retail spaces were configured as they were to support foot traffic from the neighborhood.

Mr. Higgins clarified that City involvement was not required for the proposed park, however, because parks are a City function they are including them in on discussions.

Ms. Teri Parker-Brown hoped the City could find a safe way for people to cross Amana Trail as she believed a park would benefit the entire neighborhood, no matter the age of the children.

Mr. Parker agreed that the City should provide a safe way for people to cross Amana Trail.

Mr. Higgins stated they intend to approach the County about the stop signs and crosswalks on Amana Trail.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Robertson stated it was nice to hear a differing perspective tonight as the first time this was presented the room was full of people opposed to the request. She encouraged the audience and their neighbors to attend the Council meeting.

Chair Maggi commended the applicant on addressing neighbor and Council concerns. The first time this was before the Planning Commission they recommended approval with the main push being about increasing density to support businesses; that same philosophy of why they voted the way they did still holds true in her opinion and she supported the request.

Commissioner Niemioja supported the request as she felt this was a good compromise that allows for the possibility of future retail and creates much needed housing diversity, while preserving some green space.

Commissioner Scales stated he supported the last plan, and he supported the one being presented tonight as well. He appreciated the applicants meeting with the residents and having people here tonight on both sides of the issue. He felt that Council made a mistake when they denied the original request and he believes the outcome may be different this time because of all the work the applicant has done.

Commissioner Lissarrague supported the request and felt it was a good fit for the City.

Commissioner Kramer stated that last time there were many people who sent emails or attended the public hearing in opposition of the request. This time; however, there were people on both sides of the issue and no opposing emails. That was likely because of the applicant speaking with the neighborhood and addressing their concerns in the revised plan.

Planning Commission Recommendation

Motion by Commissioner Robertson, second by Commissioner Scales, to approve the request for a comprehensive plan amendment to change the land use designation to HDR, High Density Residential, for the property located at Outlot D, Argenta Hills, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on June 11, 2018.

OTHER

Mr. Hunting reminded Commissioners of the June 5 joint meeting with the Park and Recreation Commission at 6:00 p.m. prior to the 7:00 Planning Commission regular meeting.

The meeting was adjourned by unanimous vote at 8:32 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

REPORT DATE: May 31, 2018

CASE NO: 18-26ZPA

APPLICANT: ISD 199

REQUEST: Comprehensive Plan Amendment and Rezoning

HEARING DATE: June 5, 2018

LOCATION: 5869 Babcock Trail

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1B, Single Family Residential

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

Independent School District 199 purchased the home to the north of the Salem Hills Elementary School. The plan for the property is to utilize it for expanded parking and bus/drop off circulation. The parcel and the school building parcel will be consolidated into one lot. The future use of the property must be brought into conformance with the future land use plan and zoning.

REQUEST

The specific applications being requested are:

1. Comprehensive Plan Amendment to change the land use designation of the parcel from LDR, Low Density Residential to Public/Institutional.
2. Rezoning from R-1B, Single Family Residential District to P, Institutional District.

EVALUATION OF THE REQUEST

COMPREHENSIVE PLAN AMENDMENT

The **Public/Institutional** category is defined in the comprehensive plan as:

“Public/Institutional uses in Inver Grove Heights include churches, buildings and land adjacent to schools, cemeteries, government facilities and other parcels that are owned by a public agency or institution. The public/institutional category does not include parks and recreation areas.

The most prominent public/institutional land uses in Inver Grove Heights include schools and local government facilities. Schools include facilities owned and run by the three public school districts that lie within the community and Inver Hills Community College. Local government facilities include the city hall, community center and public works complex and the fire station locations.”

Using the property for parking and circulation for the school would be consistent with the Institutional land use category.

REZONING

The purpose statement in the P, Institutional District is as follows:

“The purpose of the P (public) institutional district is to provide for areas that are appropriate of public and semipublic uses.”

“Public and private schools” are listed as permitted uses in the Institutional District. A parking area would be an accessory use to a school. The proposed use would be consistent with the intent of the Institutional District.

“Public and private schools” are a permitted use in the P, Institutional District. Parking lots are an accessory use. The use of the property would be consistent with the uses allowed in the P district.

ALTERNATIVES

The Planning Commission has the following actions available for the request:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the **Comprehensive Plan Amendment** to change the land use designation of the property from LDR, Low Density Residential to Public/Institutional subject to the following conditions:
 1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
 2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.
 - Approval of the **Rezoning** from R-1B, Single Family Residential to P, Institutional.

- B. **Denial.** If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

Staff recommends approval of the request as presented.

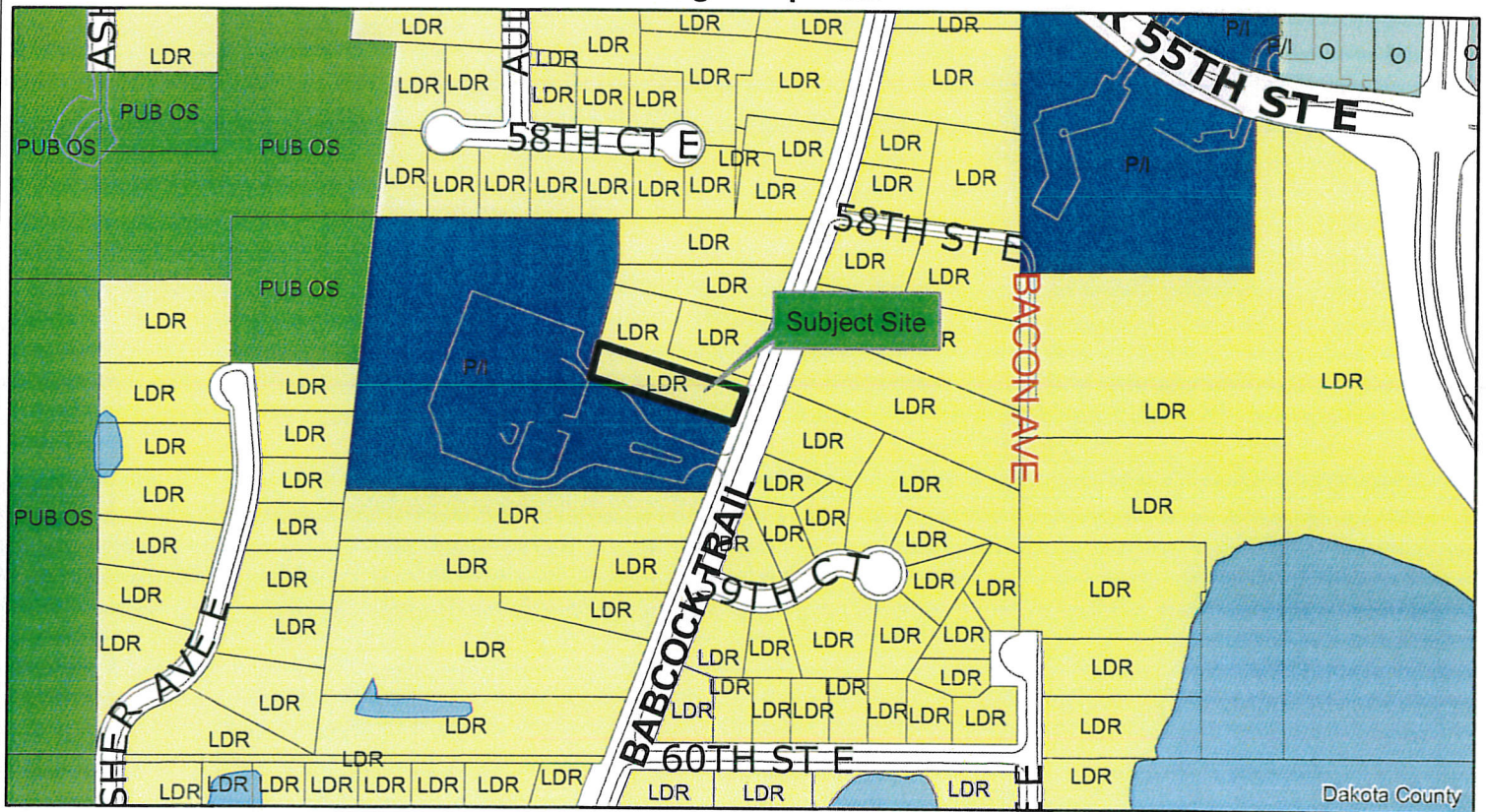
ATTACHMENTS: Comp Plan Map
 Zoning Map
 Location Map
 Applicant Narrative



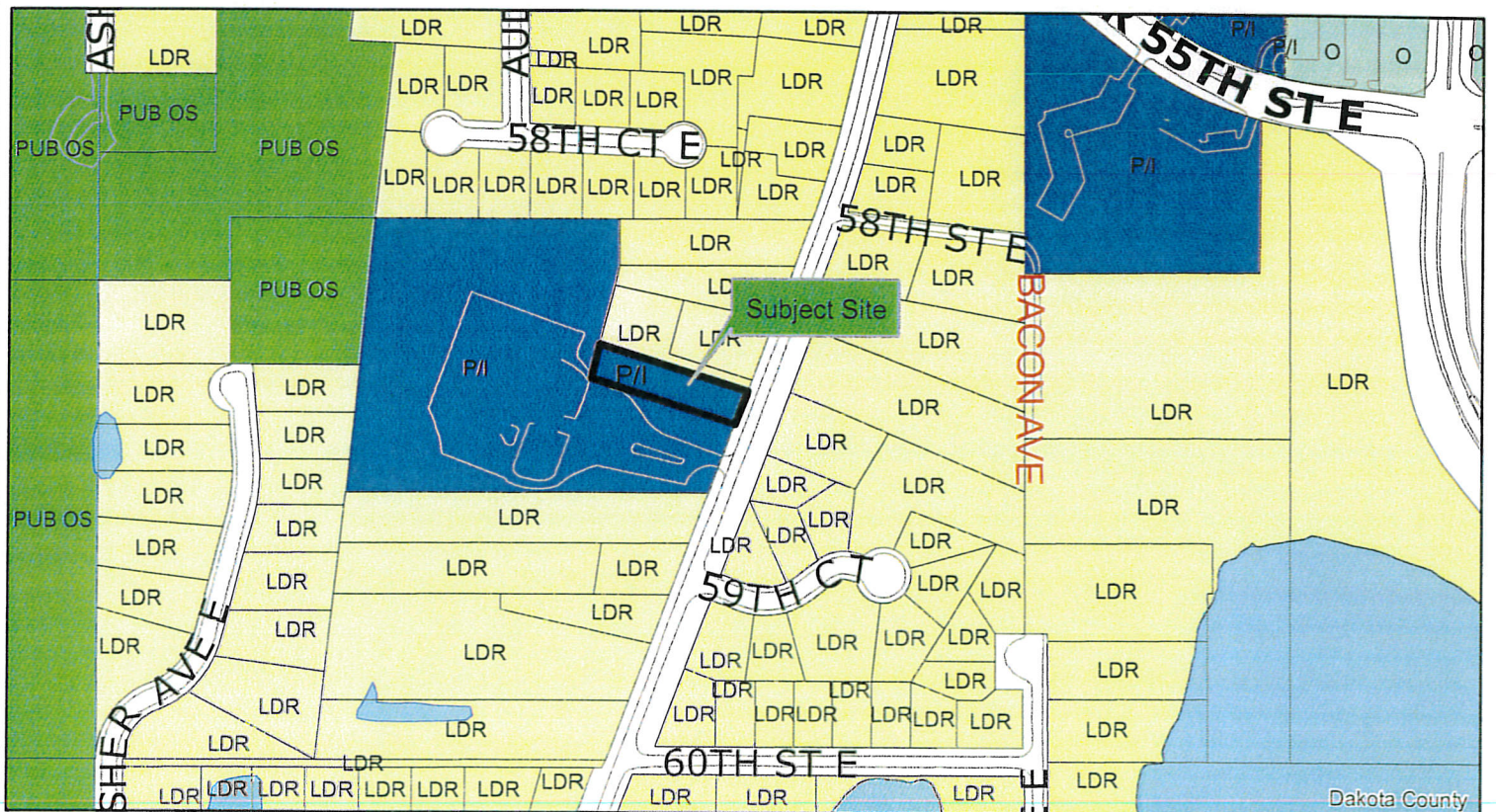
Comp Plan Map Case No. 18-26ZPA



Existing Comp Plan



Proposed Comp Plan



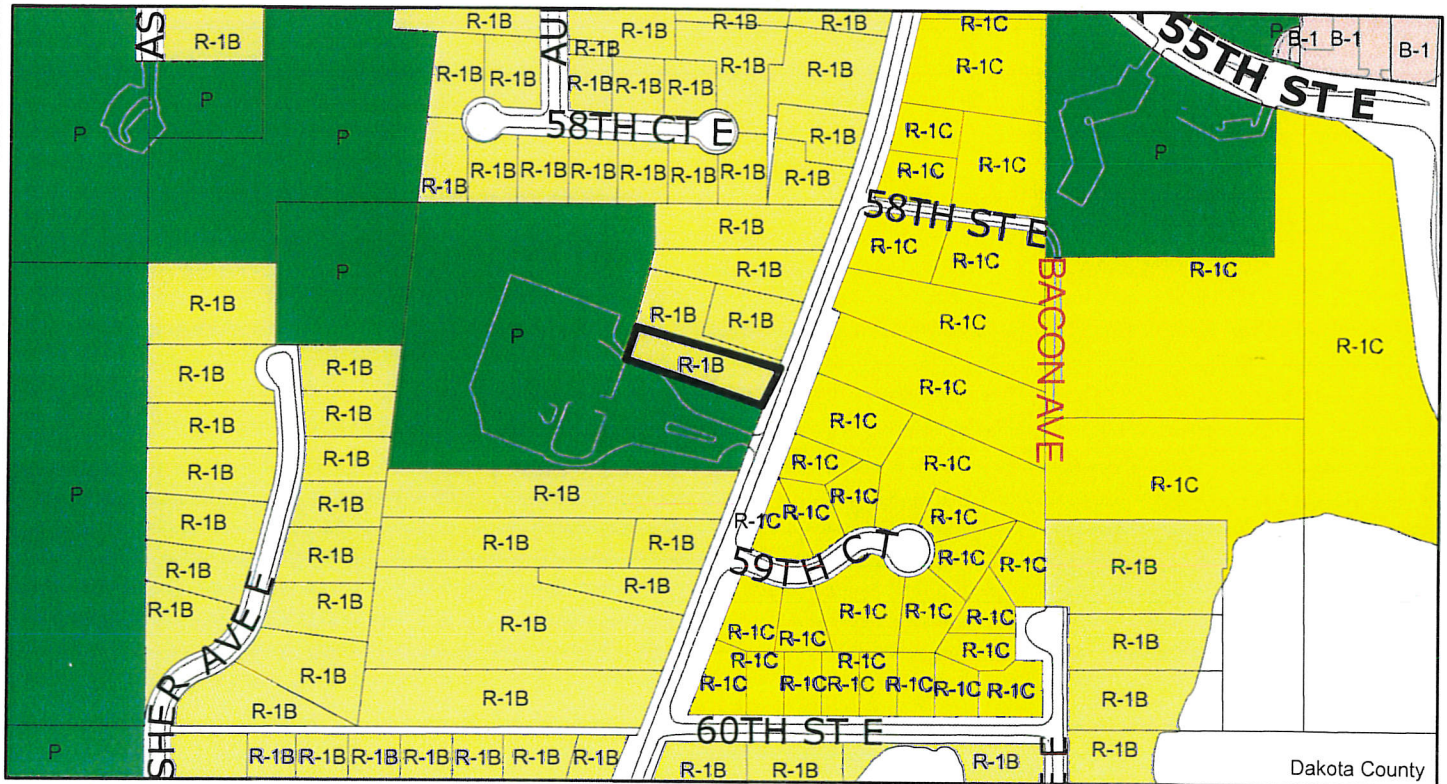


Zoning Map

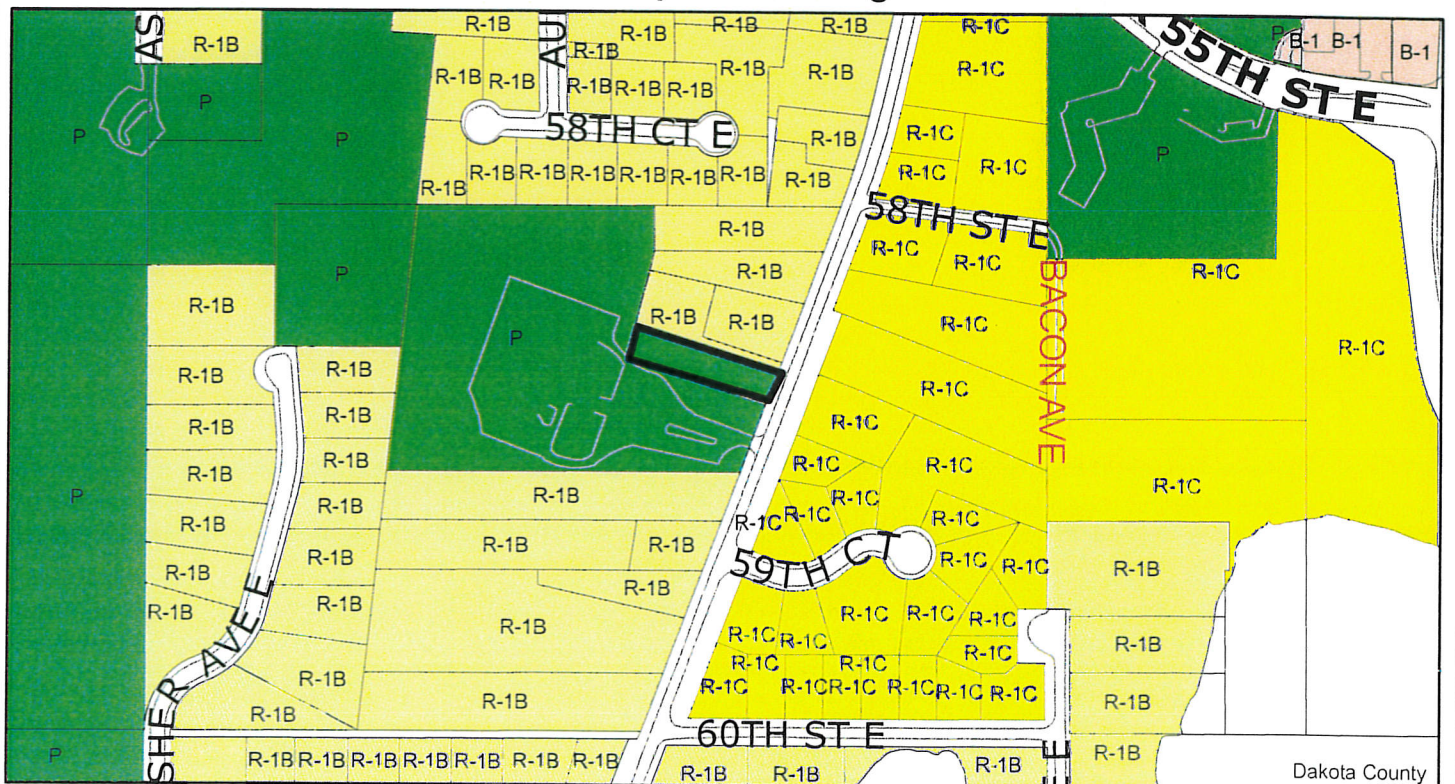
Case No. 18-26ZPA



Existing Zoning



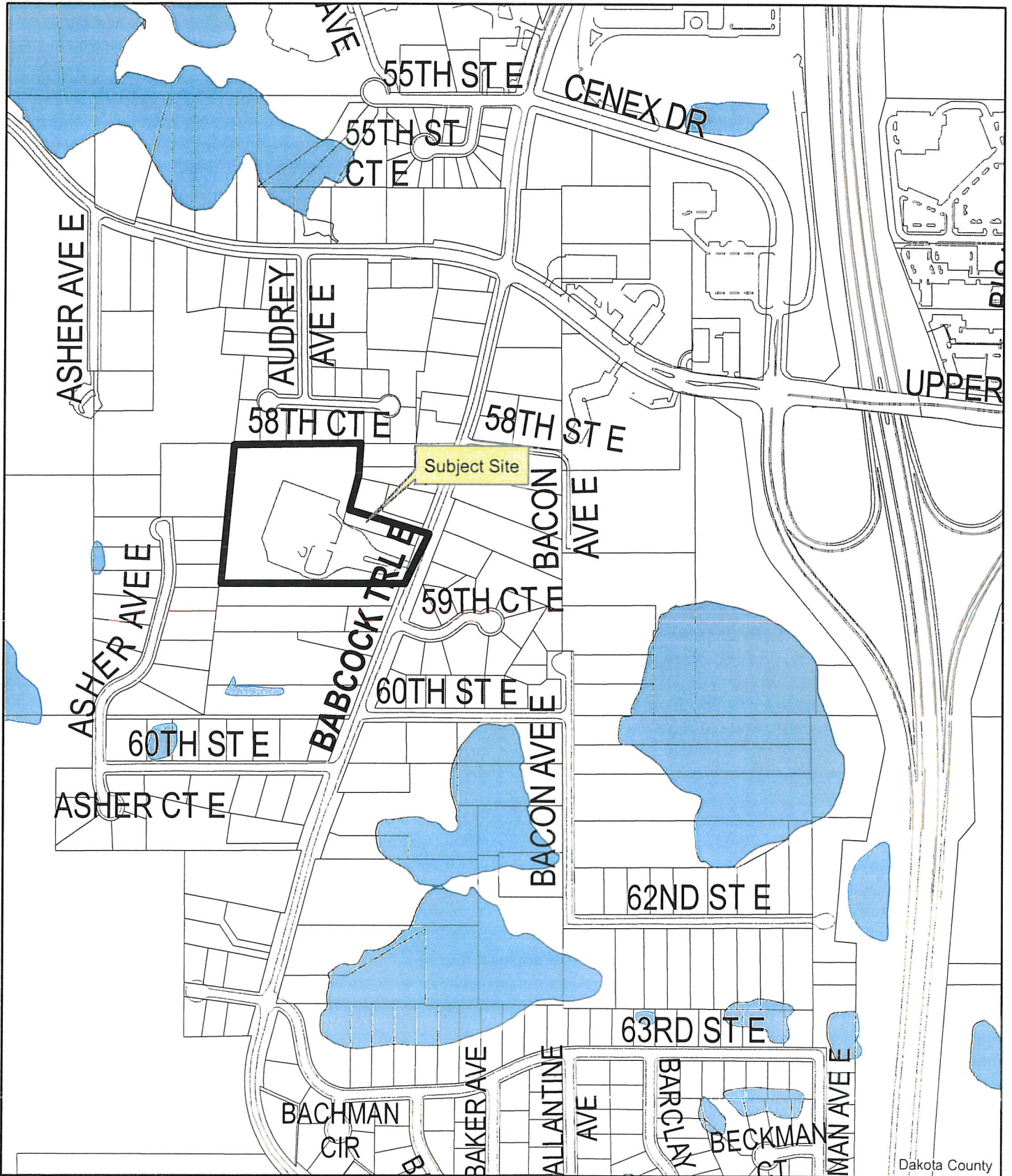
Proposed Zoning





Location Map

Case No. 18-26ZPA





Inver Grove Heights Schools

2990 80th Street East
Inver Grove Heights, MN 55076
PHONE: 651-306-7800
FAX: 651-306-7295
www.isd199.org

TO: City of Inver Grove Heights

FROM: Dave Bernhardson, Superintendent

DATE: April 22, 2018

SUBJECT: Rezoning of 5869 Babcock Trail, Inver Grove Heights

The Inver Grove Heights Schools (ISD 199) has purchased the property adjacent to Salem Hills Elementary School. The property address is 5869 Babcock Trail. The property currently includes a home, garage, and storage building. We are in the process of exploring options for removing the buildings from the site. It is the school districts intent to have the buildings removed from the site prior to the start of the 2018-19 school year.

ISD 199 is requesting to have the property rezoned from residential to Public/Institutional. Included is to have the two lots combined into one parcel. The intent is utilizing the acquired property to assist with traffic issues affiliated with the school area.

Please contact me with any questions you may have.

Regards,

Dave Bernhardson
Superintendent

P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

REPORT DATE: May 31, 2018

CASE NO: 18-31X

HEARING DATE: June 5, 2018

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: N/A

REQUEST: Review of Capital Expenditure associated with construction of Fire Station #2

LOCATION: N/A

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The City Council is expected to be awarding the contract for the construction of the fire station sometime in August 2018. Total costs for the project are approximately \$10,500,000. Of that total, cost for land was approximately \$1,900,000 and cost of sewer and water extension to the site is approximately \$1,000,000. Cost for the fire station building would be approximately \$8,100,000. The Planning Commission has previously reviewed the land cost and utility cost and made recommendations that the expenditures were consistent with the comprehensive plan.

Per State Statutes, the Planning Commission must review capital improvement projects for consistency with the Comprehensive Plan (Minnesota Statute 462.356 subd. 2).

EVALUATION OF THE REQUEST

Compliance with the Comprehensive Plan. Minnesota Statutes requires the Planning Commission to review capital improvement projects to verify they are in compliance with the City's Comprehensive Plan.

The City Council has approved the land use change to Public/Institutional and rezoning to Institutional, so the proposed use is consistent with zoning. The balance of the project would be consistent with the previous actions on land acquisition and utility extension.

ALTERNATIVES

A. **Approval**. If the Planning Commission finds the request acceptable, the following actions should take place:

- An Approval recommendation that capital expenditure for the construction of the fire station is consistent with the Comprehensive Plan.

B. **Denial**. If the Planning Commission does not find the proposed project consistent with the Comprehensive Plan, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Planning Commission to make a recommendation on consistency with comprehensive plan as it relates to expenditures for the construction of the future fire station.