

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

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

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR JULY 17, 2018

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 WILLIAM W KRECH - CASE NO. 18-40VAC

Consider a vacation and rededication of a drainage and utility easement for the property located at 10118 Adam Avenue.

Planning Commission Action _____

3.02 GRIES ARCHITECTURAL GROUP - CASE NO. 18-41CA

Consider a conditional use permit amendment to add an addition to the existing building for the property located at 4625 Robert Trail.

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

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PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 17, 2018 – 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
Dennis Wippermann
Pat Simon
Elizabeth Niemioja
Brett Kramer
Jonathan Weber
Armando Lissarrague
Annette Maggi (arrived at 7:40 p.m.)

Commissioners Absent: Joan Robertson (excused)

Others Present: Tom Link, City Administrator
Allan Hunting, City Planner
Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the June 19 Planning Commission meeting were approved as submitted.

MEI MEI MAK – CASE NO. 18-36PDA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a zoning code amendment to the Bishop Heights Planned Unit Development to allow for a massage therapy business on Lot 3, Block 1, Bishop Heights 4th Addition, for the property located at 5751 Blaine Avenue. 9 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 amendment to the Bishop Heights PUD Ordinance to allow for a massage therapy business to be located within an existing building. The massage therapy business would lease 1,300 square feet of space and would not have more than three employees working at one time. The Bishop Heights PUD was set up with its own ordinance with each parcel of property being approved for certain uses. The original approval for the site was for 9,100 square feet of retail space. The PUD currently allows retail/restaurant with a drive-through and feline veterinary clinic. The massage use does not fall under any of the permitted categories, therefore the ordinance needs to be amended to reflect the proposed use. Massage therapy is a permitted use in all of the B districts. The current PM traffic counts on this lot include the building that is all retail, which has a higher traffic demand than the proposed massage clinic, therefore in this case we would not be modifying the traffic counts in the PUD ordinance. Staff does not believe parking would be a concern with this use. Staff recommends approval of the request. Staff did not hear from any neighboring property owners.

Opening of Public Hearing

Mei Mei Mak advised she was available to answer any questions.

Lisa Diehl, the leasing agent for Inver Grove Marketplace, advised she would be assisting Ms. Mak this evening.

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

Ms. Mak advised that she understood a little.

Ms. Diehl advised that they have walked Ms. Mak through the application.

Commissioner Scales closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Lissarrague, second by Commissioner Niemioja, to approve the request for a zoning code amendment to the Bishop Heights Planned Unit Development to allow for a massage therapy business on Lot 3, Block 1 Bishop Heights 4th Addition, for the property located at 5751 Blaine Avenue.

Motion carried (7/0). This item goes to the City Council on July 23, 2018.

BETH AND STEVE HOEPPNER – CASE NO. 18-34C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to exceed the maximum impervious surface for the property located at 6511 Arctic Way. 8 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, presented the request as detailed in the report. She advised that the property is in the Blackstone Ridge PUD development. This PUD allows for 3,704 square feet of impervious surface per lot. City Code allows an additional impervious surface amount up to 10% of the lot size with a conditional use permit. The applicants would like to add a porch addition to their property that is currently under construction. The proposed porch would exceed the maximum impervious allowed but would be within the additional 10% allowance. The applicant has agreed to comply with the stormwater treatment requirements on the property which would help maintain the drainage and stormwater runoff from the abutting property owners. Staff recommends approval of this request with the conditions listed in the report. Staff did not hear from any surrounding property owners.

Commissioner Niemioja asked if the rain garden would be part of the required infiltration system.

Ms. Botten replied in the affirmative.

Commissioner Wippermann noted that the subject lot was fairly large at 16,000 square feet.

Ms. Botten stated that the amount of impervious surface allowed in this PUD was not based on lot size, but rather there a specific amount was allowed for each lot in this PUD. She explained that a 12,000 square foot lot would be allowed the same amount of impervious surface as a 16,000 square foot lot in this PUD.

Commissioner Simon asked if this was the first CUP that had been requested in Blackstone Ridges.

Ms. Botten replied in the affirmative.

Opening of Public Hearing

Beth and Steve Hoeppner, 6511 Arctic Way, advised they were available to answer any questions.

Commissioner Scales asked the applicants if they read and understood the report.

The Hoeppners replied in the affirmative.

Commissioner Scales closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Wippermann, to approve the request for a conditional use permit to exceed the maximum impervious surface on the property located at 6511 Arctic Way, with the conditions listed in the report.

Motion carried (7/0). This item goes to the City Council on July 23, 2018.

JAN AND LINDA JENSEN – CASE NO. 18-35V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to adjust a lot boundary that creates a lot less than the required 2.5-acre minimum lot size requirement, for the property located at 2701 – 87th Street. 25 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the two abutting properties involved are zoned E-1, Estate, which requires a 2.5 minimum lot size. Due to a property line dispute a judge ordered a portion of Parcel 2 to be sold to Parcel 1, along with a lot boundary adjustment. This lot boundary adjustment decreases the size of Parcel 2 and causes it to be non-conforming as it would be less than the required 2.5 acres. Because of the court order, the lot line will change with or without the requested variance. To avoid confusion in the future, and any potential impact that the current owner might have when selling the property, they are asking for the variance to make it a legal lot of record. A practical difficulty can be found in that this is due to a court order and approving the variance would make the lot a legal lot of record. Staff recommends approval of the request with the condition listed in the report. Staff did not hear from any of the surrounding property owners. The owner of Parcel 2 is in agreement with the request and the owner of Parcel 1 is the applicant.

Commissioner Scales asked what the consequence would be of not getting the variance.

Ms. Botten replied that Parcel 2 would be considered a non-conforming lot.

Commissioner Scales asked when that would become an issue.

Ms. Botten replied it could have an impact if the homeowner applied for a building permit, but mostly a lender may not like the fact that it is a non-conforming lot.

Commissioner Niemioja asked if approving the variance would make this a legal non-conforming lot.

Ms. Botten replied that it would not change the zoning, but there would be a variance on file against the property stating that the City approved it to be a legal lot of record.

Opening of Public Hearing

Jan Jensen, 2585 – 87th Street East, stated he was available to answer any questions.

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

Mr. Jensen replied in the affirmative.

Commissioner Lissarrague asked if the property lines had been established to the satisfaction of the court and both neighbors.

Mr. Jensen replied in the affirmative, stating the judge approved the property lines and ordered judicial markings to be set.

Mark and Cindy Nordstrom, 2701 – 87th Street East, stated that getting the variance would benefit them by making this a legal lot of record.

Commissioner Scales closed the public hearing.

Planning Commission Discussion

Commissioner Weber asked if it was common for the neighboring property owner to make application versus the affected property owner.

Ms. Botten replied that it was possible but not common; however, both owners were required to sign off on the request.

Mr. Nordstrom advised that the reason Mr. Jensen submitted the application was because part of the settlement was that Mr. Jensen would take care of everything.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Simon, to approve the request for a variance to adjust a lot boundary that creates a lot less than the required 2.5-acre minimum lot size requirement, for the property located at 2701 – 87th Street.

Motion carried (7/0). This item goes to the City Council on July 23, 2018.

Commissioner Niemioja added that the variance request was unique and specific to this parcel.

CITY OF INVER GROVE HEIGHTS – CASE NO. 18-39S

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat to create a two-lot, three outlot subdivision to be known as McGroarty Park 1st Addition, for the property located at 5861 Blaine Avenue. 27 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the City is initiating a request to subdivide a portion of City-owned land between the west side of Highway 52 and Blaine Avenue, south of Upper 55th Street. The plat would consist of two lots and two outlots. The owners of the AmericInn Hotel are looking for a permanent location for their park-n-ride lot that they are currently operating out of the theater parking lot, with a potential future convention/meeting room being added to the hotel. They approached the City about purchasing some land for the operation. AmericInn is looking at purchasing a 2.5-acre parcel which would be Lot 1. Lot 2 would be retained by the City and sold at a later date. Outlot A is a remnant parcel

divided by the Highway 52 right-of-way and would become part of McGroarty Park on the west side of the highway. Outlot B would be for future development. A 20-foot trail easement shall be dedicated with the plat. The property was originally given to the City for park purposes but over the years the Councils have chosen not to use it as a park. The property has been guided for Office for at least the last 20 years. The City received two emails from neighboring property owners, both of which were distributed to the Commission.

Commissioner Simon asked who would pay for the construction of Blackshire Court should the AmericInn purchase be approved.

Mr. Hunting replied that the street would not be built with this development as AmericInn would access the property through their existing lot. If it was built the cost would be assessed back to the property owners who would gain benefit from that street.

Commissioner Wippermann asked how selling a portion of this property would impact the plan for this whole area becoming an office campus.

Mr. Hunting replied that it is not looked at as a detriment because the northern portion would likely be developed separately from the southern portion due to significant topographical changes.

Commissioner Scales closed the public hearing.

Opening of Public Hearing

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

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

Mr. Rose replied in the affirmative, but advised they had a concern about the drainage easement shown on the southern portion of Lot 1.

Mr. Hunting advised that the easement would be discussed at such time as development occurred, including potential adjustment of the easement.

Cynthia Smith, 5986 Blaine Avenue, stated that prior to purchasing their home in 2016 they spoke with the City and looked at the comprehensive plan to see what the future use was for the property across from them. It was designated as Office. According to the comprehensive plan Highway 52 may get expanded to six lanes and she was concerned about the noise impact that removal of the existing vegetation would have on nearby residents. She stated the homeowners in her neighborhood relied on plans published by the City before investing in their homes and she was concerned about the negative impact this would have on her neighborhood. She felt that an office complex like CHS would enhance the property whereas the proposed Regional Commercial would be detrimental. She does not want to be looking at a parking lot. Ms. Smith stated the property should remain zoned as is as residents should be able to rely on what the City commits to regarding land use.

Jim Murphy, 6042 Blaine Avenue, agreed with Ms. Smith's concerns, stating the proposed change would be detrimental to the neighbors. He advised that if the existing hill is removed to do the proposed work it would result in excessive noise which is currently buffered by the trees and he was concerned about the negative impact this would have on their property values and quality of life.

Commissioner Scales asked for clarification of the current guiding for the subject property.

Mr. Hunting replied that it has been guided for Office for at least 20 years and it was assumed it would develop into an office park.

Commissioner Niemioja asked if the City had ever marketed this area for office development.

Mr. Link replied that two of the three parcels were owned by the City; the middle parcel was owned by MNDOT. The City has expressed an interest to MNDOT to acquire the property to the south, but they have not yet been successful. If at some point that parcel is purchased it would create a much larger parcel and they would actively market the property at that time.

Commissioner Niemioja asked how long that has been in the works.

Mr. Link replied they have been working on environmental investigation, negotiations, etc. for 5-10 years.

Commissioner Weber noted that the Dakota County website states that the middle parcel is owned by the City.

Mr. Link advised that the County records are incorrect in this case; it is actually owned by MNDOT.

Dan Capiz, 5964 Blaine Avenue, advised that he and his family live across the street from the subject property, which is currently wooded and makes a natural buffer from Highway 52. He advised that he had discussions prior to buying his home 10 years ago regarding this property and was told there was no plan to build at this time, but it was zoned for office. He stated that to live across the street from a park and then to have it taken away for a parking lot or commercial project was concerning and changed everything a person feels about their property. He stated there were some minor disturbances due to the foot traffic in this area, but this would open it up to even more potential issues.

Commissioner Scales asked Mr. Capiz if he was aware when he bought the property that it was guided for office across the street.

Mr. Capiz replied it was described as being similar to the offices up the street which would have been fine with them.

Chair Maggi asked if there were ordinance rules about noise control from the highway or buffer distances.

Mr. Hunting replied there were no buffer requirements for office or commercial in regard to the highway noise. He noted that tree removal would occur no matter what the development was, but future buildings may act as a buffer.

Brett Rose, 5861 Blaine Avenue, advised that because they were concerned about minimizing the impact to the neighbors they chose to expand to the south instead of the east so the neighbors could retain the tree buffer.

Commissioner Niemioja asked if AmericInn's park-n-ride lot at the theatre was already filled.

Mr. Rose replied they are proposing to move from the park-n-ride lot from the theater location to the subject property.

Ms. Smith stated the concern is not just with what was being proposed today but what could happen in the future if this gets rezoned. She suggested that AmericInn use available commercial

lots that were already appropriately zoned rather than trying to change the land use on this property. The current park-n-ride lot has semi's and people hanging around at night which is not what they want in their residential neighborhood, especially with a daycare across the street. Whatever goes in on this property should blend with the existing community and the neighbors are asking the Commission not to approve something that would negatively impact the neighbors.

Commissioner Scales asked Ms. Smith what she would like to see on this property.

Ms. Smith replied that when they moved in they were told it would likely be either nothing or a larger complex like CHS, which she feels would be a nice addition to the community and would blend with the surrounding area. She did not feel the proposed use would be a good fit for this community.

Linda Murphy, 6042 Blaine Avenue, advised that when they purchased their home they were told this property would have no tall commercial buildings, and that if it was developed it would be manicured two story office buildings. She advised that currently the property is being used informally as a park by people walking it with their children and pets and she questioned why this land was never developed into a park. She was opposed to the zoning change and how it would negatively affect their property values.

Commissioner Scales asked staff when the property was donated to the City.

Mr. Hunting stated he was unsure, but that it was likely prior to the highway being built.

Molly Steiner, 6008 Blaine Avenue, agreed with the previous neighbors' comments, stating she never would have purchased her home had she known there was the potential for what was being proposed. She stated she had three children and had safety concerns about the proposed use.

Vance Grannis, 9249 Barnes Avenue, gave the history of the parcel. He advised that it was given to the City shortly after it was incorporated in 1965. It was given to them by the South St. Paul Kiwanis Club who had used it for boy scout camping, etc. The property was later split when Highway 52 was built. The parcel owned by MNDOT was previously the South St. Paul Rod and Gun Club.

Brett Rose, 5861 Blaine Avenue, said it was his understanding that the property was not being rezoned, but rather the request was just for a preliminary and final plat.

Mr. Hunting replied in the affirmative, stating the application is only for the subdivision. If that gets approved and the land is sold, they would then have to come back with a request to rezone just this one lot.

Commissioner Scales asked for clarification of the anticipated use for the balance of the property.

Mr. Hunting replied that from the City's perspective there is no plan for the balance of the parcels. They would remain as McGroarty Park at this time.

Commissioner Weber asked what the maximum height allowed would be for the current land use designation of Office PUD.

Mr. Hunting advised they would look that up in the Zoning Code

Ms. Smith stated that although the building could be taller, there were other requirements in City Code specifying that the plan include landscaping and that it must blend with the neighborhood.

Commissioner Niemioja advised that those would be required of a parking lot as well.

Commissioner Scales closed the public hearing.

Planning Commission Discussion

Commissioner Lissarrague stated that he sympathized with the neighbors who relied on the information they were given when they invested in their homes and were now being told something different.

Commissioner Niemioja stated that while the comprehensive plan can be amended, she was concerned that this land had not yet been marketed. She was reticent to subdivide the property, and ultimately rezone it, and lose the potential opportunity for something like an office complex. She noted there were other ways for Americlnn to expand their park-n-ride parking and would like City Council to address this matter before making a decision.

Chair Maggi agreed, stating that City Council denied the first apartment proposal at Argenta Hills as they felt it was premature. She felt the same way about this project and did not want to subdivide it before marketing it for a higher and better use.

Commissioner Lissarrague stated this was similar to a recent application in which the neighbors were opposed to a park being subdivided into three lots; in that instance the Planning Commission listened to the neighbors.

Planning Commission Recommendation

Commissioner Weber asked if they could move the application forward without a recommendation.

Mr. Hunting replied in the affirmative, adding that if they were not in favor they could also recommend denial.

Commissioner Wippermann stated this is a fairly large piece of property that has the potential to do something great; therefore, he was opposed to parceling off property at this point and was concerned that this would be different from what the neighbors had been told would occur on this property.

Motion by Commissioner Wippermann, second by Commissioner Niemioja, to deny the request for a preliminary and final plat to create a two-lot, two outlot subdivision to be known as McGroarty Park 1st Addition, for the property located at 5861 Blaine Avenue, based on there not being enough effort put into marketing the property and that subdividing it at this time was premature and would impact the current vision for the property.

Commissioner Niemioja noted that the difference she sees between this property and the Argenta Hills property is that the Argenta Hills property had been heavily marketed whereas this property had not.

Motion carried (8/0). This item goes to the City Council on August 13, 2018.

Mr. Hunting addressed Commissioner Weber's previous question, stating that height would be approved by the PUD. For reference, the Industrial Office Park district allows a maximum height of 60 feet and Office Park allows up to 100 feet in height.

Commissioner Weber pointed out that the neighbors could potentially be looking at a multi-story building if an office park was built across the street.

HAMPTON COMPANIES – CASE NO. 18-37PUD

Reading of Notice

There was no public hearing notice.

Presentation of Request

Mr. Hunting explained the request as detailed in the report. He advised that Hampton Companies has submitted the final plat and final development plan for Scenic Hills, a 67-unit single-family development and 32-unit assisted living building. They are consistent with the preliminary plans approved by Council. Staff recommends approval of the request.

Commissioner Simon asked what the separation was between the homes.

Mr. Hunting replied there was a 5-foot setback on each side for a total separation of 10 feet.

Commissioner Simon asked if sidewalks were proposed on the private roads.

Mr. Hunting replied there would only be sidewalks on the public streets.

Commissioner Weber asked if Condition 18 had been amended.

Mr. Hunting replied it had not, it was the original verbiage from the preliminary plat.

Commissioner Weber asked if the Abbott's would be required to connect to the public road and whether they would have constant access throughout the development process.

Mr. Hunting replied that the Abbott's would have constant access and would ultimately access the private road.

Commissioner Simon pointed out a typo on the first page, second paragraph of the report.

Opening of Public Hearing

Joel Larson, 1341 County Rd D Circle, Vadnais Heights, advised he was available to answer any questions.

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

Mr. Larson replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Wippermann advised that because of the 10-foot separation and small lots he would be voting no. He was concerned about the precedent this would set and he could see no reason to deviate from the normal guidelines as it was not designated as affordable housing, senior housing, etc.

Commissioner Simon advised she would be voting no as well because of the 10-foot separation.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Weber, to approve the request for a final plat and final PUD Development Plan for Scenic Hills.

Motion carried (5/3 - Wippermann, Simon, Maggi). This item goes to the City Council on August 13, 2018.

CASEYS RETAIL COMPANY – CASE NO. 18-33SC

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat to create a one-lot, two outlot subdivision to be known as Robert Curve Second Addition, a conditional use permit to allow a convenience store with gas sales on the property, and a vacation of all existing drainage and utility easements within Outlot B, Robert Curve for the property located at Outlot B, Robert Curve. 16 notices were mailed.

Presentation of Request

Mr. Hunting explained the request as detailed in the report. He advised that the applicant is proposing a gas station/convenience store located on the east side of Highway 3 at future Diffley Court. The request includes replatting the Outlot B, Robert Curve, to create a new lot for the development. An easement created for a stormwater pond as part of the original plat will need to be modified to accept a new design for the stormwater pond. There will be two access points onto Diffley Court. A conditional use permit is being requested to allow for a convenience store with gas sales. Staff is working with the applicant on compliance with maximum size standards for the signage. Engineering is generally satisfied with the plans; there will be some minor refinements before final approval. Staff recommends approval of the request with the conditions listed in the report.

Commissioner Wippermann asked if Diffley Court would be a city or private street.

Mr. Hunting replied it would be a public city street.

Commissioner Wippermann asked if the traffic signals had been dealt with as far as who paid for them.

Mr. Hunting replied in the affirmative, stating the improvements have been addressed.

Opening of Public Hearing

Jerry Sergeant (spelling?), Casey's General Store, One Convenience Boulevard, Ankeny, Iowa, advised he was available to answer any questions.

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

Mr. Sergeant replied that he had not, but that his engineers had. He displayed a 3D rendering of the proposed store during both daytime and evening hours. He noted that the sign may not be shown in its exact location, but he feels confident that issue will be resolved.

Commissioner Wippermann asked if they had any other Casey's stores in the Twin Cities area.

Mr. Sergeant replied in the affirmative, stating they have stores in Ramsey, Anoka, and Blaine.

Commissioner Lissarrague stated he was familiar with these stores and looked forward to having one in the City.

Mr. Hunting recommended that Condition 3 for the preliminary and final plat be stricken as it was a duplication of Condition 1.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Wippermann, to consider the request for a preliminary and final plat to create a one-lot, two outlot subdivision to be known as Robert Curve Second Addition, a conditional use permit to allow a convenience store with gas sales on the property, and a vacation of all existing drainage and utility easements within Outlot B, Robert Curve for the property located at Outlot B, Robert Curve, with the deletion of Condition 3 for the preliminary and final plat.

Motion carried (8/0). The item goes to the City Council on July 23, 2018.

OTHER

CITY OF INVER GROVE HEIGHTS (BILJAN) – CASE NO. 18-42X

Tom Link, Community Development Director, advised that Tim Biljan, the owner of a residential and commercial lot at 6639 Concord Boulevard, approached the City expressing an interest in selling his property. The property lies in a site identified for redevelopment. The comprehensive plan speaks to the importance of economic development and redevelopment. It also identifies four main sites the City is focusing on; this property lies in one of those sites. Staff recommends that the Planning Commission find the acquisition to be consistent with the comprehensive plan.

Commissioner Simon asked if the Hillside Senior Housing rendering portrayed in the packet was just an example of what that area could become.

Mr. Link replied in the affirmative, stating it was just a concept plan of a mixed-use development.

Commissioner Kramer recused himself from the vote as the property owner was his father-in-law.

Motion by Commissioner Scales, second by Commissioner Simon, to find the acquisition of 6639 Concord Boulevard to be consistent with the comprehensive plan.

Motion carried (7/0).

MISCELLANEOUS

Mr. Hunting noted that the Planning Commission's next meeting is scheduled for August 7, the same night as 'Night to Unite'. Commissioners discussed whether to keep the meeting on schedule or cancel it due to lack of a quorum. After taking a vote it was determined there would be a quorum, therefore the meeting will remain as regularly scheduled.

The meeting was adjourned by unanimous vote at 8:30 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

HEARING DATE: August 7, 2018

CASE NO: 18-40VAC

APPLICANT & PROPERTY OWNER: William Krech

REQUEST: Vacation of a portion of a drainage and utility easement

LOCATION: 10118 Adam Avenue

COMPREHENSIVE PLAN: Rural Density Residential

ZONING: E-1, Estate Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant is requesting to vacate and rededicated a portion of an existing public drainage and utility easement that was dedicated with the plat of Forest Ridge. The applicant would like to construct a pool and patio area on the property. Part of the improvements would encroach into the existing easement. Structures, including pools, are not allowed in easements and therefore a partial vacation is being requested. The particular easement was dedicated as part of the drainage system for the plat.

EVALUATION OF THE REQUEST

SURROUNDING USES: The subject site is surrounded by the following uses:

North - Residential; zoned A, Agricultural; guided RDR, Rural Density Residential

East - Residential; zoned E-1, Estate Residential; guided RDR, Rural Density Residential

West Residential; zoned E-1, Estate Residential; guided RDR, Rural Density Residential

South -Residential; zoned E-1, Estate Residential; guided RDR, Rural Density Residential

Since the request involves vacating a portion of a drainage easement, the Engineering Department has done the majority of the analysis. They have met with the applicant a couple of times to discuss the request. The applicant is requesting modifications to the existing drainage and utility easement which the City would be agreeable to provided, however, the applicant meet all of the conditions spelled out in the City Engineer's review letters and correspondence. In summary, the applicant is responsible for creating a new legal description and depictions for modifying the easement and paying for the city attorney's time in preparing the new easement documents. The applicant shall also provide an emergency swale to handle flow at a low velocity.

Planning Staff concurs with Engineering's comments and recommendations.

ALTERNATIVES

The Planning Commission has the following alternatives for the requested action:

A. **Approval:** If the Planning Commission finds the vacation and rededication of easement to be acceptable, the Commission should recommend approval of the request with at least the following condition:

1. The applicant shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence.

B. **Denial:** If the Planning Commission does not favor the proposed request, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Based on the information in the preceding report and the condition listed in Alternative A, staff is recommending approval of the request.

Attachments: Location map
 Applicant narrative
 Easement depiction
 Letter from neighbor



10118 Adam Ave Case No. 18-40VAC

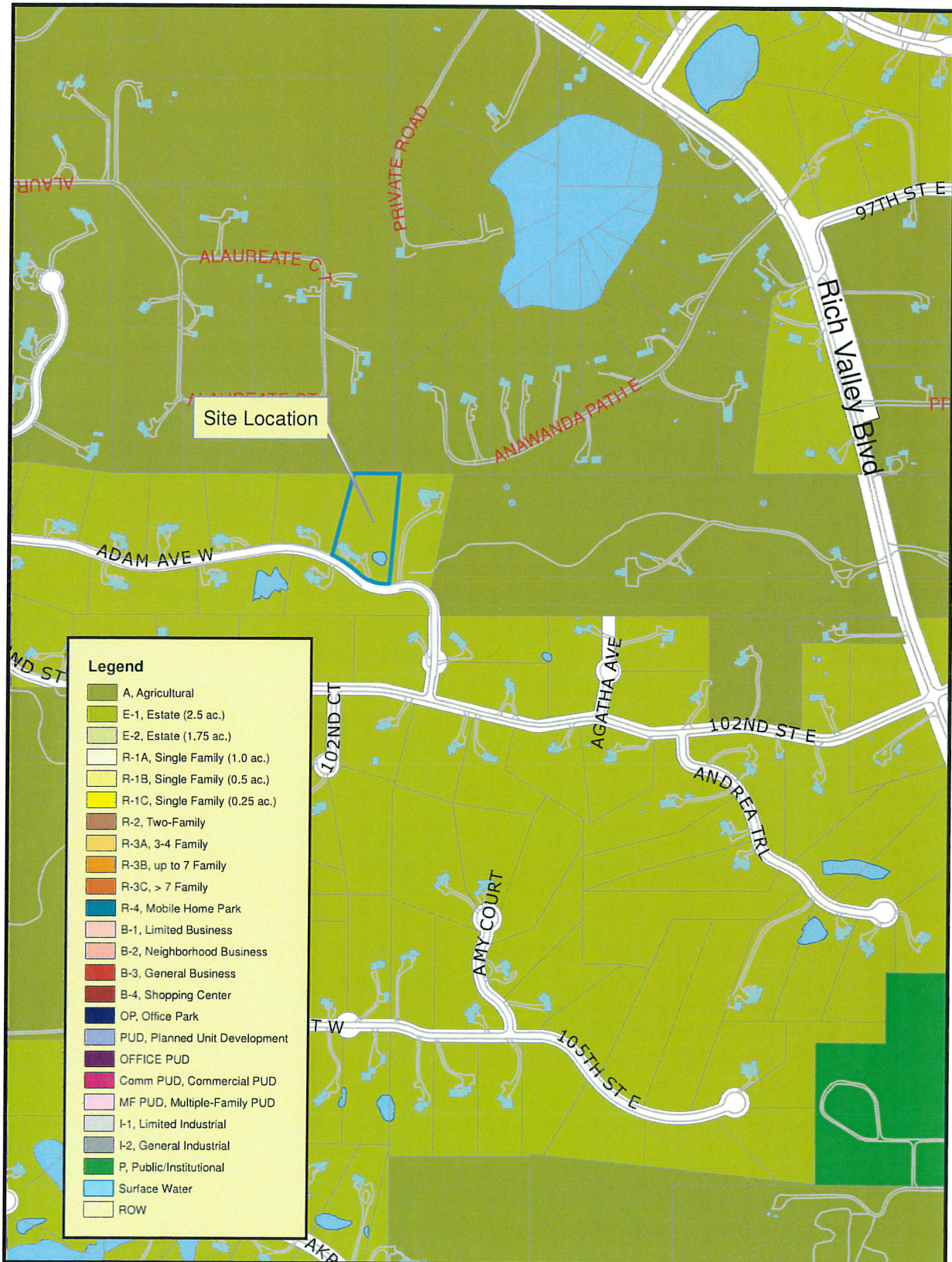


Exhibit A
Zoning and Location Map
Map not to scale

City of Inver Grove Heights
Planning Commission
8150 Barbara Ave
Inver Grove Heights, MN 55077

To whom it may concern:

We are requesting a vacation of the utility and drainage easement that runs north to south on the Forest Ridge development lot 18, address 10118 Adam Ave. This is highlighted on the attached plans. The easement would need to be vacated and re-established to allow the requested pool installation permit to be issued.

It is our intent to provide the needed corrective actions, to meet all existing volume requirements, on the existing property to maintain the engineered drainage plan. We would also submit the needed documentation to re-establish this easement as required allowing the construction of the requested addition and meeting all previous design elements of the existing easement.

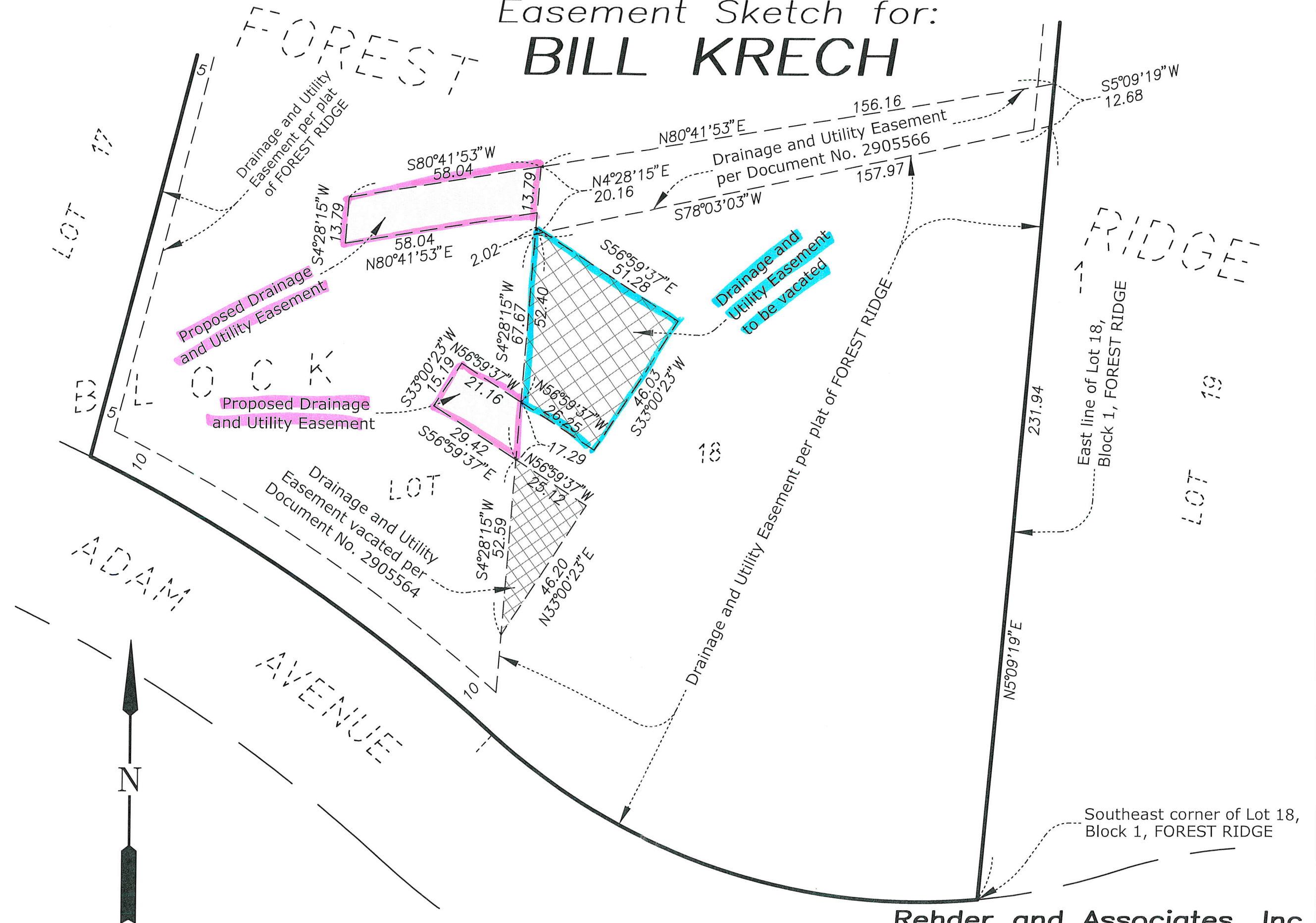
Please contact me if you require any additional information or have any detail questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'William W. Krech', written in a cursive style.

William W Krech
Vice President
Total Construction and Equipment, Inc.

Easement Sketch for: **BILL KRECH**



Scale: 1 inch = 40 feet

Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 240 • Eagan, Minnesota • Phone (612) 452-5051

Heather Botten

From: Jeff Schuppe <jeffschuppe@hotmail.com>
Sent: Friday, August 3, 2018 7:51 AM
To: Heather Botten
Subject: William W Krech - Case No. 18-40VAC

Hi Heather,

My name is Jeff Schuppe and I live at the adjacent property to Bill Krech. My address is 10104 Adam Ave.

I am in support of Krech's intentions for a vacation and re-dedication of drainage and utility easement. I don't feel my approval is necessary as this is not my land, if city codes are met under this re dedication, which I am confident they will be, then I approve.

Thanks,
Jeff

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

HEARING DATE: August 7, 2018

CASE NO: 18-41CA

APPLICANT: Gries Architectural Group

PROPERTY OWNER: MCD Properties of IGH

REQUEST: A conditional use permit amendment to add an addition to the existing auto sales building.

LOCATION: 4625 Robert Trail S

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant is requesting a conditional use permit amendment to construct a 8,395 +/- square foot service addition to the existing building. The request also includes improvements to the existing asphalt on the westerly portion of the property, along with the addition of retaining walls around the improved parking lot. The existing site is mostly impervious, consisting of an existing building and a parking lot with a small amount of pervious area along the west side of the site. The most recent CUP for the property was approved in 2001.

The specific request consists of the following:

- A.) A Conditional Use Permit Amendment to add an addition to the existing auto sales building and other related property improvements

EVALUATION OF THE REQUEST

The following land uses, zoning districts, and comprehensive plan designations surround the subject property:

North	Car dealerships; zoned B-3; guided RC, Regional Commercial
East	Car dealerships / Robert Street; zoned B-3; guided RC
West	Kremer Springs; zoned I-1; guided RC
South	Car dealership; zoned B-3; guided RC

SITE PLAN REVIEW

Building Setbacks. The proposed building addition exceeds setback requirements.

Access. Access to the site is not changing; there are two access points off 50th Street.

Parking Lot. The south and west portion of the property will be regraded with new asphalt and retaining walls installed. The side and rear five-foot parking lot setbacks have been met. The proposed improvements remove existing bituminous that currently encroaches into the setback area. All storage of vehicles must be on bituminous or similar hard surface, no parking of vehicles is allowed on grass or in the right-of-way.

Impervious Coverage. The amount of impervious surface on the property will increase about 330 square feet due to the parking lot expanding along the west portion of the property. The B-3 district allows for 100% impervious surface on a lot.

Landscaping. No new landscaping would be required for the addition. If there would be any removal of existing landscaping, it would require replacement or relocation of said plantings. The landscaping plan reflects the removal of seven trees with the replacement of seven new trees south of the addition.

Engineering. Engineering has reviewed the plans and has been working with the applicant on stormwater and grading requirements. There is no existing storm sewer on the site and at present, stormwater runoff originating from the property receives no volume control, rate control, or water quality treatment. Water from the site drains to a MnDot pond along I-494. The proposed site improvements include a storm sewer that would convey stormwater to a proposed underground storage facility that would be built under a section of the reconstructed parking lot. Engineering has made some recommendations on conditions that should be added to the approval. These conditions are included in the list of conditions at the end of this report. The applicant shall continue to work with the City to secure final approval of the construction drawings.

Lighting. Lighting on the property shall be in conformance with City Code. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Trash. No outside trash enclosure is proposed. The applicant has indicated, that an agreement between businesses allows the minimal trash accumulated from the site to be brought to the dumpster on the property to the north.

Exterior Building Materials. The exterior of the addition would match the existing building, complying with code requirements.

Rooftop Screening. As a consistent policy of commercial development, any roof top equipment shall be screened from view from the street. If necessary, the form of screening will be reviewed at time of building permit. This condition would apply to all new rooftop equipment.

Fire Marshal Review. All plans shall be subject to the review and approval of the City Fire Marshal for fire lane designation and the signage or marking of the fire lanes at time of building permit.

Signage. Signage is not approved as part of the CUP request. Signage on the property shall follow section 10-15E of the city code. A building permit is required for any new signs or changes to the existing signs.

GENERAL CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is Regional Commercial, automobile sales is consistent with the uses envisioned in this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The applicant's property is zoned B-3, general business district. The land use of auto sales is consistent with the intent of this commercial district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed addition would not have a detrimental effect on public improvements in the vicinity of the property.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The proposed improvements do not appear to have any negative effects on City facilities or services. Engineering, Fire, and Inspection Departments would review and approve plans for code compliance prior to any improvements being done on the property.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

- i. *Aesthetics/exterior appearance*

The proposed building materials comply with code requirements.

- ii. *Noise*

The proposed addition would not generate noises that are inconsistent with B-3 zoning.

- iii. *Fencing, landscaping and buffering*

Fencing is not required and a landscaping plan is included with the submittal.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

Access to the site is not changing. The amount of traffic would not be out of the ordinary for a commercial area. Building setbacks exceed code requirements.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on the public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This use would not have an undue adverse impact on the environment. The applicant is working with the City Engineering Department creating a stormwater treatment plan, reducing the amount of runoff on the property.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:

- Approval of a **Conditional Use Permit Amendment** to add an addition to the existing auto sales building and other related property improvements subject to the following conditions:

1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Site Plan	dated 07/20/18
Building Elevations	dated 07/20/18
Civil Plan Set	dated 07/20/18
Landscaping	dated 07/20/18

2. All parking lot lighting on site shall be a down cast "shoe-box" style and the bulb shall not be visible from property lines.

3. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
4. Any expansion of the use as shown on the site plan requires additional city approvals and is not part of this conditional use permit.
5. A storm water facility maintenance agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities. An operation and maintenance plan shall be prepared annually and sent to the City.
6. An improvement agreement and any other agreements related thereto shall be prepared by the City Attorney and executed by both the City and the property owner prior to the issuance of a building permit.
7. Prior to the issuance of a building permit, an Engineering cash escrow and letter of credit shall be submitted to the City to ensure the proper construction of the improvements and to review the drainage modeling.
8. The developer shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
9. All final development plans shall be subject to the review and approval of the City Fire Marshal.
10. The storm water pollution prevention plan (SWPPP) shall be followed.
11. No car display or employee parking shall be allowed on public streets, street boulevards, or landscaped areas on the dealership property.
12. Customer and employee parking shall be clearly signed and no display vehicles shall be allowed in this area.
13. All display pennants, flags, searchlights, balloons and other similar devices shall be limited to no more than 10-days per calendar year. Use of such devices require a sign permit.
14. All signage shall be in conformance with the sign regulations of the City.
15. No junk vehicles or outside storage of vehicle parts shall exist on the property.

16. Any new rooftop equipment shall be substantially screened from view as seen from a reasonable viewing perspective.
17. Resolution No. 01-72 shall become null and void and shall be replaced by the terms of this conditional use permit.

B. Denial. If the Planning Commission does not favor the proposed application the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

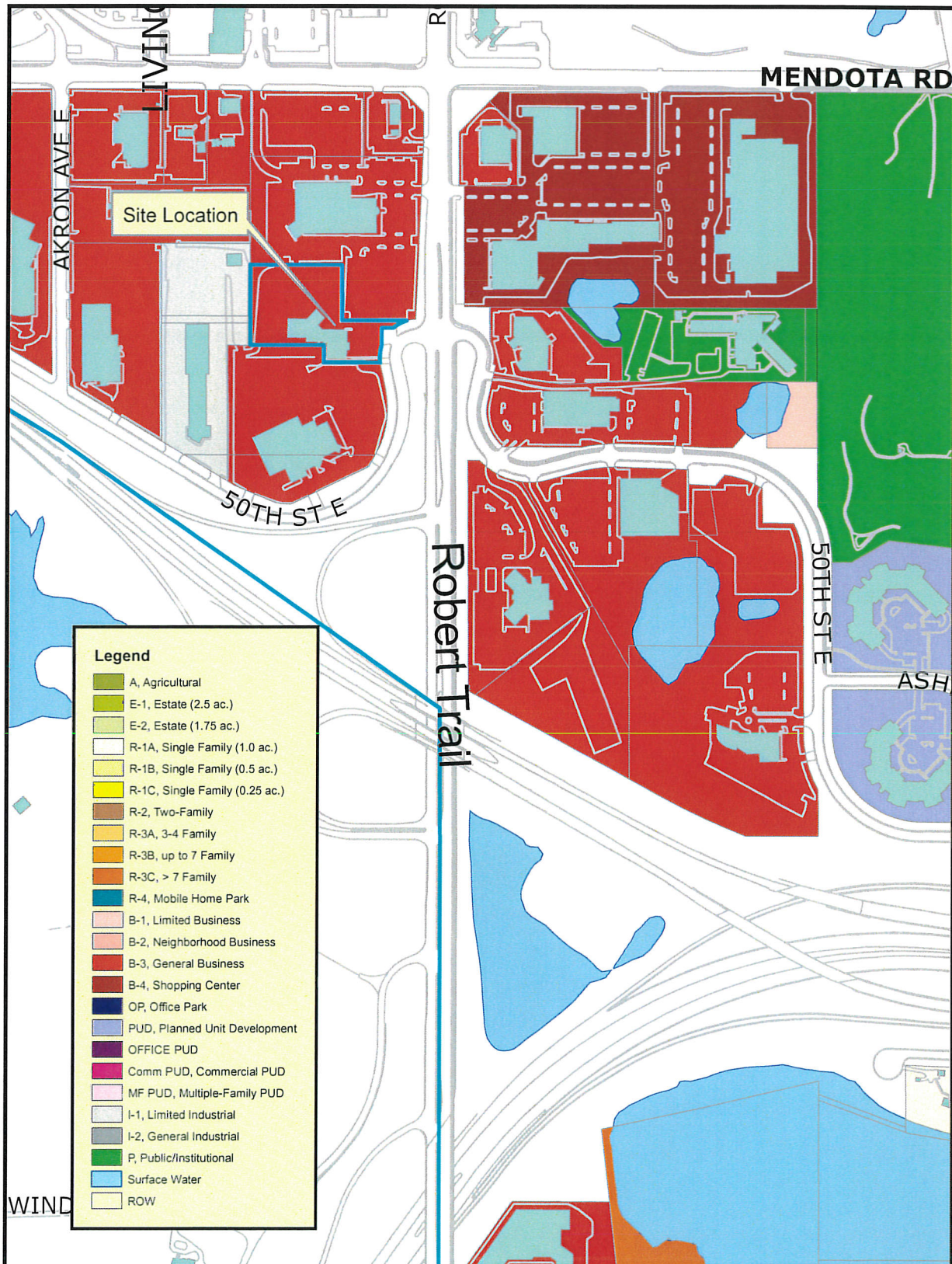
RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request as presented.

Attachments: Zoning/Location Map
Narrative
Site Plan
Grading Plan
Landscape Plan
Elevation Plan



4625 Robert Trail S Case No. 18-41CA



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.
Map produced by the City of Inver Grove Heights GIS Dept.
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Exhibit A
Zoning and Location Map
Map not to scale

INVER GROVE USED CAR AND TRUCK SERVICE CENTER ADDITION PROJECT NARRATIVE

<u>Location:</u>	4625 Robert Trail S Inver Grove Heights, MN
<u>Applicant:</u>	Gries Architectural Group – on behalf of – IGH LLC
<u>Proposal:</u>	This project request for a Conditional Use Permit to construct a service addition to the existing service facility of approximately 8,395 SF. The exterior of the building will match existing materials and provide large clerestory windows to obtain a lit work environment.
<u>Operations:</u>	No change to existing operations
<u>Landscaping & Screening:</u>	Any existing landscape areas damaged by construction will be repaired.
<u>Signage:</u>	No additional signage is being requested for this proposed addition.
<u>Lighting:</u>	Lighting will be in conformance with City Inver Grove Heights Codes and Standards. No additional lighting is being added with the proposal except exterior wall pack security lighting.
<u>Adjacent Land Use:</u>	Similar automotive uses are adjacent to this proposed site to the north and south.
<u>Hazards:</u>	We do not feel there will be any negative impacts on neighboring properties due to noise, dust, odors, hazards, or lighting. No hazardous materials will be stored onsite that exceed NFPA requirements.
<u>Traffic Impacts:</u>	None

Client
**GRIES ARCH.
GROUP, INC.**

Project
**INVER GROVE
USED CARS &
TRUCKS BUILDING
ADDITION**

Location
**INVER GROVE
HEIGHTS, MN**
4625 S ROBERT TRAIL

Certification
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Pete Moreau
Pete Moreau
Registration No. 53735 Date: 07/20/2018
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary
Designed: PM Drawn: JB
Approved: 606 Book / Page:
Phase: FINAL Initial Issued: 07/20/2018

Revision History
No. Date By Submittal / Review
1 07/20/18 JEB CITY COMMENTS

Sheet Title
SITE PLAN

Sheet No. Revision
C3.01 1
Project No. 21356

- KEY NOTES**
- BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS.
 - B-612 CONCRETE CURB AND GUTTER.
 - SEGMENTAL BLOCK RETAINING WALL WITH GUARD RAIL. SEE DETAIL ON C9.01 FOR TYPICAL SECTION. ALL RETAINING WALLS HIGHER THAN 4 FEET TALL OR WITH A SURCHARGE LOAD REQUIRE SUBMITTAL OF WALL DESIGN PLANS CERTIFIED BY A STRUCTURAL ENGINEER FOR OWNER AND CITY APPROVAL. A SEPARATE BUILDING PERMIT AND SPECIAL INSPECTION REPORTS WILL BE REQUIRED.
 - CONNECT AND MATCH EXISTING PAVEMENT.
 - CONCRETE OVERFLOW SPILLWAY, SEE DETAIL ON SHEET C9.01.
 - TAPER SPILLWAY FLARED ENDS TO MATCH EXISTING CURB/PAVEMENT.

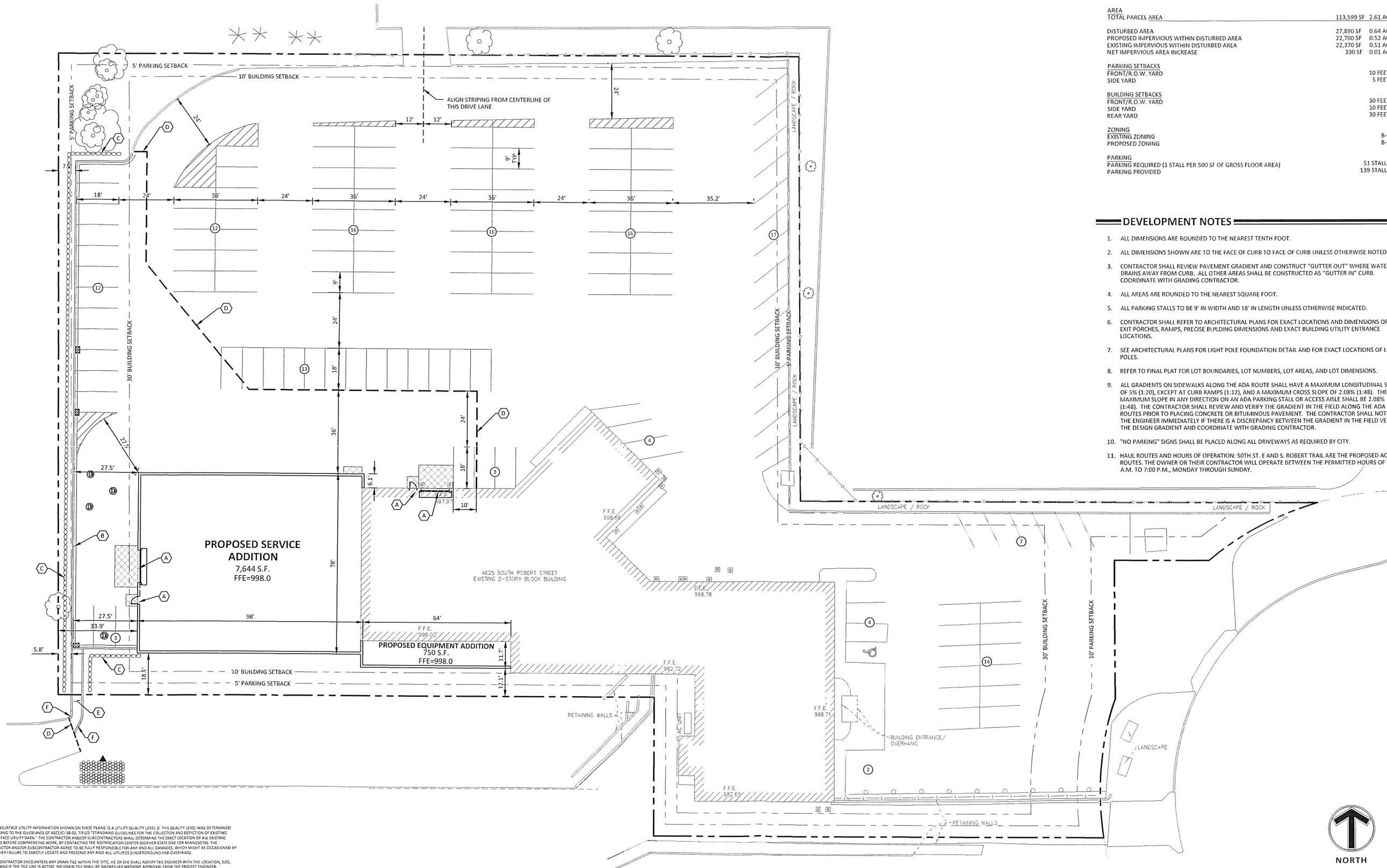
LEGEND

PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
SAWCUT LINE		
SIGN		
PIPE BOLLARD		
NUMBER OF PARKING STALLS PER ROW		
KEY NOTE		
		CONCRETE PAVING
		CONCRETE SIDEWALK
		PAVEMENT BY OTHERS (SEE ARCH. PLANS)

DEVELOPMENT SUMMARY

AREA	113,599 SF	2.61 AC
TOTAL PARCEL AREA		
DISTURBED AREA	27,890 SF	0.64 AC
PROPOSED IMPERVIOUS WITHIN DISTURBED AREA	22,700 SF	0.52 AC
EXISTING IMPERVIOUS WITHIN DISTURBED AREA	22,370 SF	0.51 AC
NET IMPERVIOUS AREA INCREASE	330 SF	0.01 AC
PARKING SETBACKS		
FRONT/R.O.W. YARD	10 FEET	
SIDE YARD	5 FEET	
BUILDING SETBACKS		
FRONT/R.O.W. YARD	30 FEET	
SIDE YARD	10 FEET	
REAR YARD	30 FEET	
ZONING		
EXISTING ZONING	B-3	
PROPOSED ZONING	B-3	
PARKING		
PARKING REQUIRED (1 STALL PER 500 SF OF GROSS FLOOR AREA)	51 STALLS	
PARKING PROVIDED	139 STALLS	

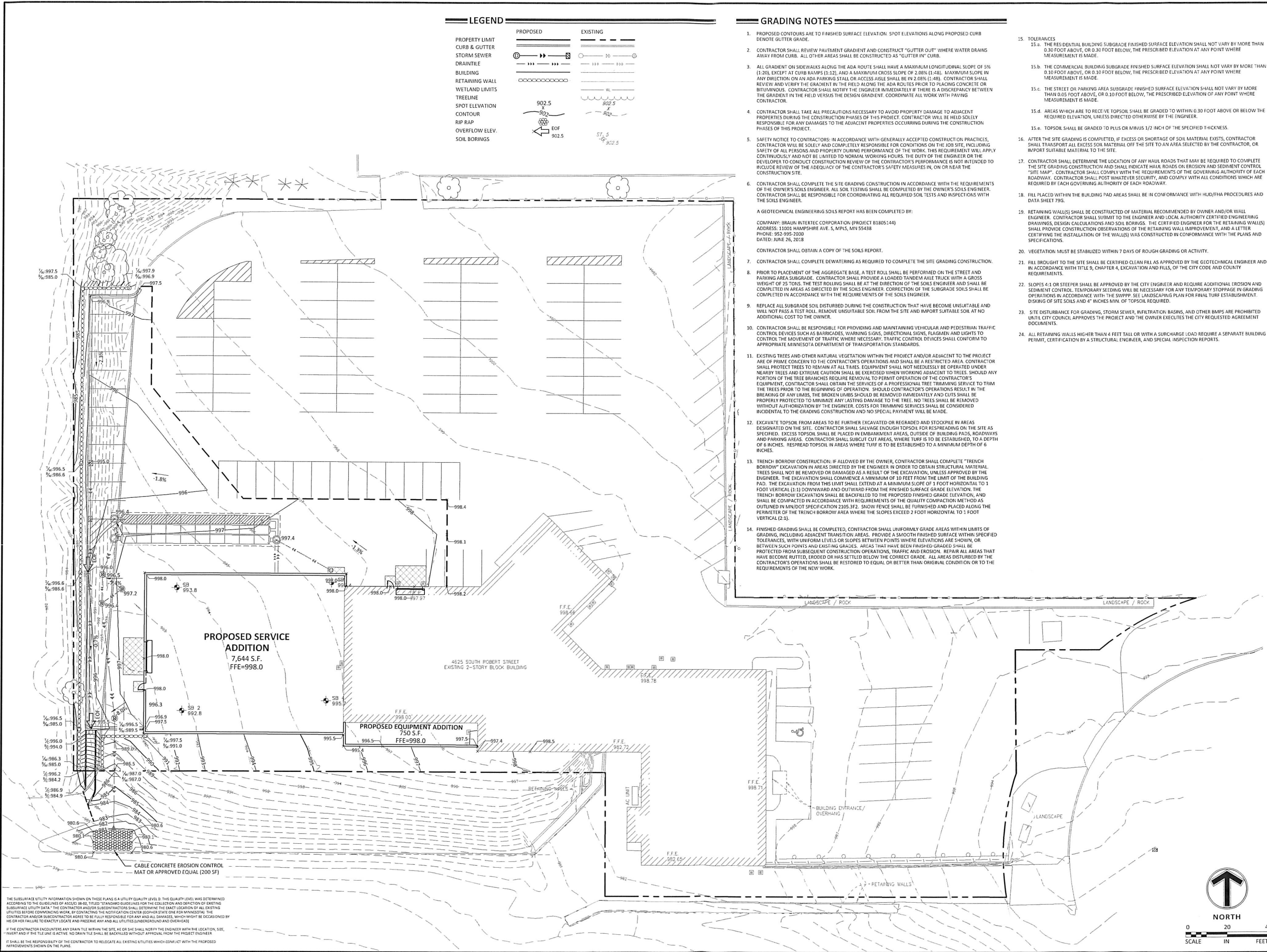
- DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLES.
 - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
 - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
 - HAUL ROUTES AND HOURS OF OPERATION: 50TH ST. E AND S. ROBERT TRAIL ARE THE PROPOSED ACCESS ROUTES. THE OWNER OR THEIR CONTRACTOR WILL OPERATE BETWEEN THE PERMITTED HOURS OF 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH SUNDAY.



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASEE/ASCE 18-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND INSPECTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (BODHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND RESERVE ANY AND ALL UTILITIES UNDERGROUND AND OVERHEAD.

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client

GRIES ARCH. GROUP, INC.

Project

INVER GROVE USED CARS & TRUCKS BUILDING ADDITION

Location

INVER GROVE HEIGHTS, MN

4625 S ROBERT TRAIL

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Pete Moreau
Registration No. 53735 Date: 07/20/2018
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: PM	Drawn: JB
Approved: BDB	Book / Page:
Phase: FINAL	Initial Issued: 07/20/2018

Revision History

No.	Date By	Submittal / Revision
1	07/20/18	JEB CITY COMMENTS

Sheet Title

GRADING & DRAINAGE PLAN

Sheet No. Revision

C4.01 1

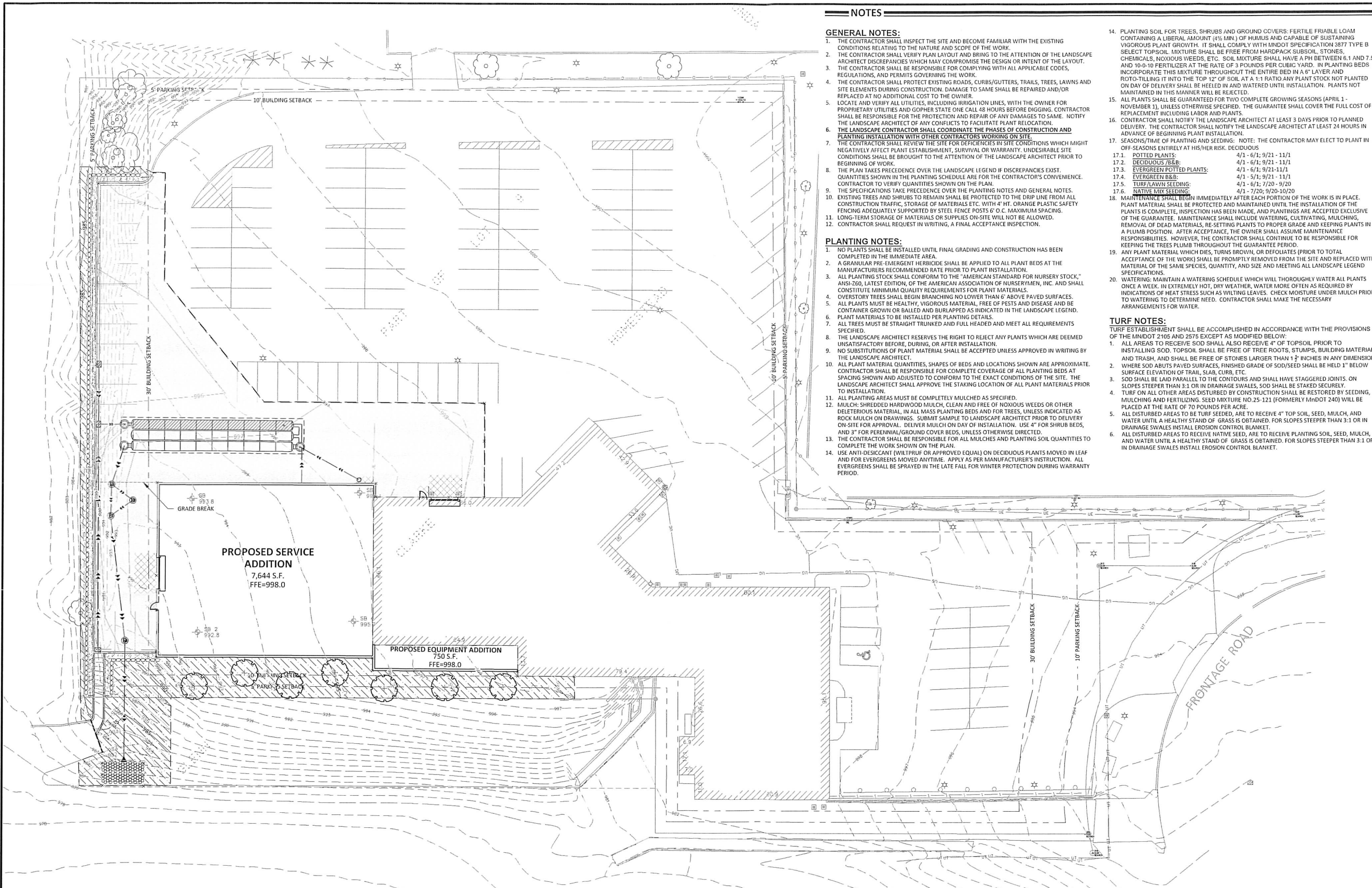
Project No. 21356

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 2. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF AISC/ENR 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (COPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

JUL 20, 2018 - 2:27pm User:pmoreau L:\PROJECTS\21356\CA\DWG\21356-C4-08A2.DWG



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

TREE REQUIREMENTS	
REPLACE TREES IN QUANTITY PER APPROVED 2001 LANDSCAPE PLAN	
EXISTING TREES REMOVED	= 7
PROPOSED TREES	= 7

- ### NOTES

GENERAL NOTES:

 - THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
 - THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
 - THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
 - THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
 - THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
 - THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
 - EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6" O.C. MAXIMUM SPACING.
 - LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
 - CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

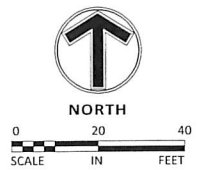
 - NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURER'S RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
 - ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
 - OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BAILED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
 - ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
 - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
 - NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
 - ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
 - MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
 - USE ANTI-DESICCANT (WILTRITE OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
 - PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO TO ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
 - ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
 - CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
 - SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS:
 - POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
 - DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
 - EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
 - EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
 - TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
 - NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
 - WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MNDOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

 - ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 4" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 1/2" INCHES IN ANY DIMENSION.
 - WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
 - SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
 - TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO. 25-121 (FORMERLY MNDOT 240) WILL BE PLACED AT THE RATE OF 70 POUNDS PER ACRE.
 - ALL DISTURBED AREAS TO BE TURF SEED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
 - ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

PLANT SCHEDULE					
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal	7
GROUND COVERS	BOTANICAL NAME / COMMON NAME		QTY		
	Turf Seed MN 25-141 / General Roadside Mix		4,990 sf		
	Rock Mulch Buffer Strip		590 sf		



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Client

**GRIES ARCH.
GROUP, INC.**

Project

**INVER GROVE
USED CARS &
TRUCKS BUILDING
ADDITION**

Location

**INVER GROVE
HEIGHTS, MN**
4625 S ROBERT TRAIL

Certification

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

William L. Delaney
Registration No. 40252 Date: 07/20/2018
This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: PM	Drawn: JB
Approved: BDB	Book / Page:
Phase: FINAL	Initial Issued: 07/20/2018

Revision History

No.	Date By	Submittal / Revision
1	07/20/18	JEB CITY COMMENTS

Sheet Title

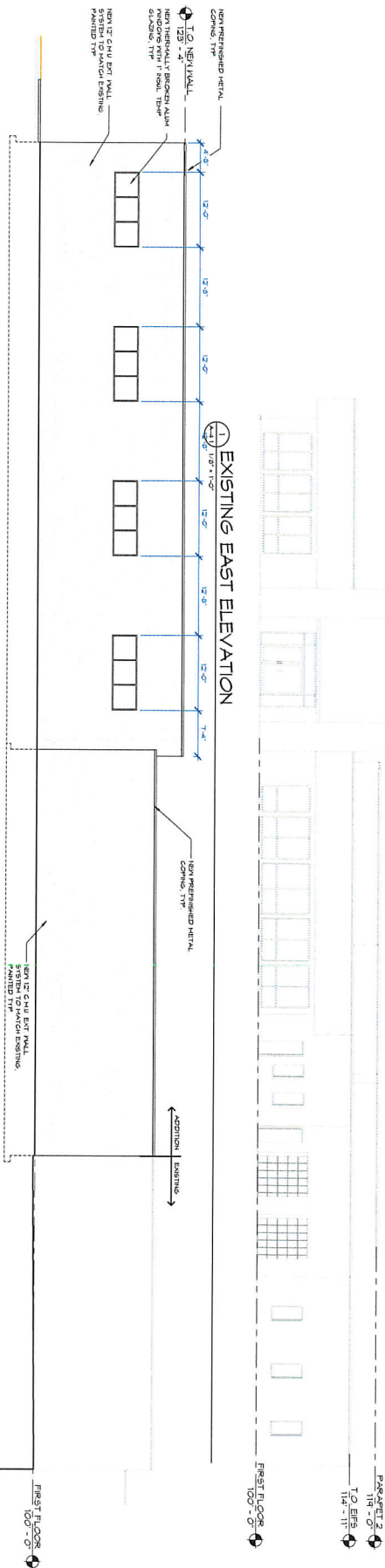
**LANDSCAPE
PLAN**

Sheet No. Revision

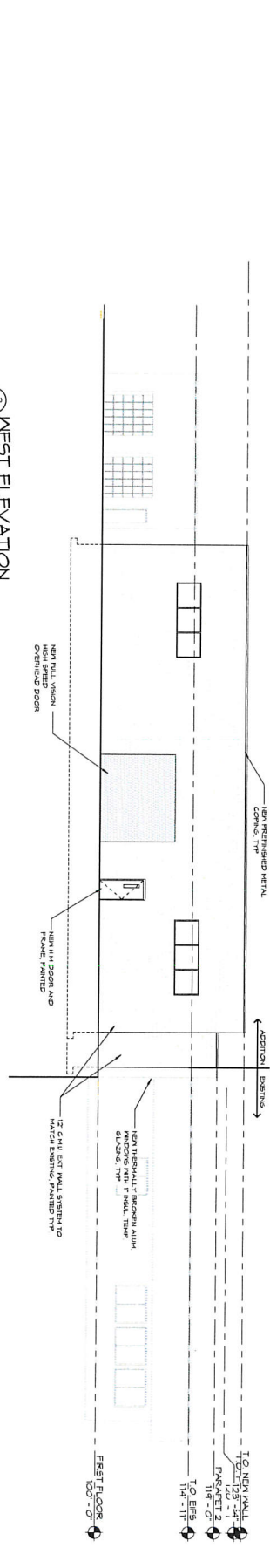
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Project No.

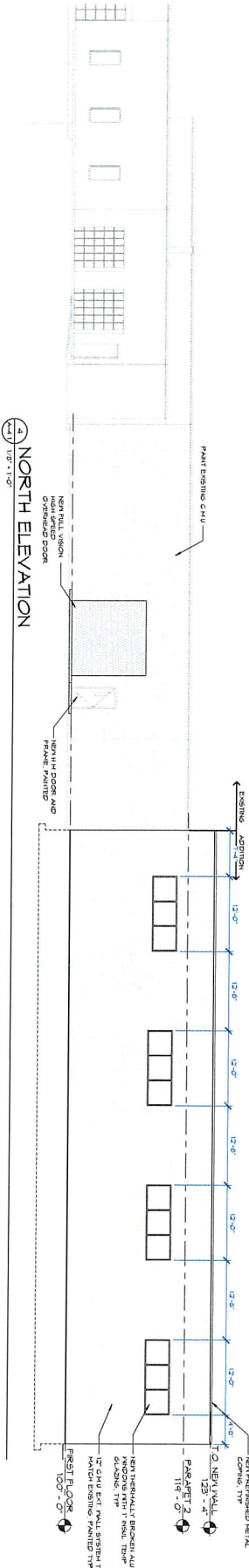
21356



2 PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

A-4.1

SERVICE ADDITION AND ALTERATIONS AT:

INVER GROVE USED CAR AND TRUCK

INVER GROVE HEIGHTS, MINNESOTA

Gries
Architectural Group Inc.

For North Commercial Street
Denville, Minnesota 55316
Phone 920-22-6447 Fax 920-72-6607
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DATE: 05-20-2010

BY: JDS/MS

BY: JDS/MS

REV: _____

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