

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**Tuesday, February 5, 2019 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR JANUARY 15, 2019

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 BEREAN BAPTIST CHURCH - CASE NO. 19-03CUP

A **Conditional Use Permit** to allow a church 26,800 square feet in size to operate out of an existing building located in a B-3, general business district.

Planning Commission Action _____

3.02 INVER GROVE BREWING CO. - CASE NO. 19-01ZPA

Consider the following requests for the property located at 9051 Buchanan Trail:

- a) **Amendment** to the Arbor Pointe PUD Ordinance #789 to allow “Brew Pub” as a permitted use within the CSC, Community Shopping Center District and to add the definition of Brew Pub in the zoning ordinance

Planning Commission Action _____

- b) A **PUD Plan Amendment** to modify the site plan for the building changes

Planning Commission Action _____

- c) **Vacation** of a portion of a drainage and utility easement near the northwest corner of the building addition

Planning Commission Action _____

4. OTHER BUSINESS

4.01 CITY OF INVER GROVE HEIGHTS

Review of Capital Expenditure associated with street and utility reconstruction projects

Planning Commission Action _____

5. ADJOURN

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, January 15, 2019 – 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: Brett Kramer
 Armando Lissarrague
 Elizabeth Niemioja
 Tony Scales
 Dennis Wippermann
 Pat Simon
 Annette Maggi
 Jonathan Weber
 Joan Robertson

Commissioners Absent:

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the December 18, 2018 Planning Commission meeting were approved with the changes as noted.

HONSA SURVEYING – CASE NO. 18-61VAC

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a vacation of drainage and utility easements on Lot 2, Block 2 Deka Estates, for the property located south of 7020 South Robert Trail. 5 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that last year Holiday Station Stores replatted two parcels as part of the approvals for the gas station reconstruction. During that process the City inadvertently neglected to vacate existing public easements on the southerly lot. Staff recommends approval of the request.

Opening of Public Hearing

There was no public testimony.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Simon, to approve the request for a vacation of drainage and utility easements on Lot 2, Block 2 Deka Estates, for the property located south of 7020 South Robert Trail.

Motion carried (9/0). This item goes to the City Council on January 28, 2019.

OTHER

After a discussion regarding officer elections, it was determined they would take place after the

May appointments.

The meeting was unanimously adjourned at 7:05 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

DRAFT

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

HEARING DATE: February 5, 2019

CASE NO: 19-03CUP

APPLICANT: Berean Baptist Church

PROPERTY OWNER: D & T Property, Inc.

REQUEST: Conditional Use Permit to allow the operation of a Church in a B-3 zoned property

LOCATION: 5300 South Robert Trail

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The subject property is commonly known as Salem Square and is 3.76 acres in size. The applicant would like to lease about 27,000 square feet of the existing building for Berean Baptist Church. Church's are a permitted use in the P, Public/Institutional district and conditional uses in the B-3, General Business district.

The building is about 51,684 square feet in size. The proposed church would utilize about half the existing Pawn America space and the entire Gateway Church space. Berean Baptist Church would be the primary tenant in the strip mall along with Pawn America, Salem Liquor, River Heights Chiropractic and a credit union as other tenants. No new buildings are proposed for the property and there are no changes to the exterior of the building or the parking lot.

The specific request consists of the following:

- A.) A **Conditional Use Permit** to allow a Church to be operated out of an existing building located in a B-3, General Business Zoning District

EVALUATION OF THE REQUEST

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

North - I-494

East - Salem Green Apartments, zoned R-3C; guided High Density Residential

West - Hwy 3, I-494, and Sunfish Lake

South - Park Dental, zoned B-3; guided Regional Commercial

SITE PLAN REVIEW

Setbacks. There are no changes or additions proposed to the exterior of the building or parking lot at this time.

Access. Access to the site is not changing.

Lighting. Lighting on the property is not changing. If there are any changes made to lighting on the site, all parking lot and building lighting on site shall be a down cast “shoe-box” style or cut-off style and the bulb shall not visible from property lines.

Parking. City Code requires one parking space per 3.5 seats based on design capacity; the worship center would seat a maximum of 400 people, requiring 114 parking spaces. The property has 167 parking spaces, complying with code requirements. The busiest time for the Church would be Sunday morning between 9 am – noon. The current mix of users in the building are not high parking generators on weekends. Staff does not believe parking would be an issue with a church as the primary tenant.

Landscaping/Screening. The proposed use does not require any additional landscaping on the property.

Rooftop Equipment. If there are any changes made to roof top equipment, or adding equipment, all roof top equipment must be substantially screened from the street. Any large scale ground mechanical equipment must also be screened with adequate landscape material.

Signage. All signs for the site, including wall and pylon, require a separate sign permit and shall conform to the sign size requirements of the B-3 zoning district.

Engineering. Engineering has received the plans. Plans and approvals are subject to the review and approval by the City Engineer.

Other Departments. All plans shall be subject to the review and approval of the City Fire Marshal and the City Building Official. Any changes to the building will have to be in compliance with building and fire codes.

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 site is currently designated in the Comprehensive Plan as RC, Regional Commercial. The use of a church is consistent with the goals and policies of the Comprehensive Plan.

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

The proposed church would be located on a property that is zoned B-3, General Business. A church is a conditional use in the B-3 district; with approval of the CUP, the proposed use would be in compliance with the Zoning Ordinance.

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

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

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.*

There would not be any adverse impacts with the use of a Church on the property relating to City services.

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

i. Aesthetics/exterior appearance

The existing structure would not change.

ii. Noise/traffic

The traffic generated from the proposed use would not generate noises that are inconsistent with commercial zoning. The use would typically be a low traffic generator.

iii. Fencing, landscaping and buffering

The site is already developed and no additional buildings are being proposed. Landscaping and screening are not required for this request.

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.*

The size and shape of the parcel and building are appropriate for the proposed use. Access to the site is not changing. Fire and building code requirements would be addressed with building permits to occupy the building.

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

The use would not have any negative effects on the public health, safety or welfare of the community.

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

The proposed use would not have any impacts to the environment.

ALTERNATIVES

- A. **Approval:** If the Planning Commission finds the application acceptable, the following request should be recommended for approval:
- Approval of the **Conditional Use Permit** to allow a church to be operated out of an existing building located in a B-3 zoned property subject to the following conditions:
 1. The site shall be developed in substantial conformance with the plans on file with the Planning Division.
 2. All signage requires issuance of sign permits complying with the B-3 district standards.
 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. Plans and approvals are subject to the review and approval by the City Engineer.
 5. If there are any changes made to roof top equipment, or adding equipment, all roof top equipment must be substantially screened from the street. Any large scale ground mechanical equipment must also be screened with adequate landscape material.
 6. If there are any changes made to lighting on the site, all parking lot and building lighting on site shall be a down cast “shoe-box” style or cut-off style and the bulb shall not visible from property lines.
- B. **Denial.** If the Planning Commission does not favor the proposed application, the above requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Based on the preceding report, Staff recommends **approval** of the request with the conditions listed in Alternative A.

Attachments: Exhibit A – Zoning and Location map
Exhibit B – Applicant narrative
Exhibit C- Site Plan

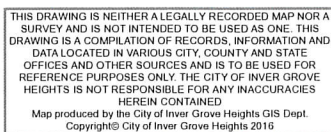
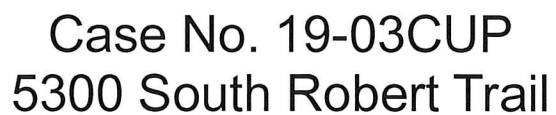


Exhibit A
Zoning and Location Map
Map not to scale



309 County Road 42 East
Burnsville, MN 55306
952.432.7168
bereanbaptist.com

January 17, 2019

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

To Whom It May Concern,

We are submitting our application for a conditional use permit for the property located at 5300 South Robert Trail, Inver Grove Heights. Berean Baptist Church in Burnsville has been serving the South Metro for 55 years. We have been blessed with continued growth and have begun executing a multisite strategy. We currently have our central campus in Burnsville, a campus in Lakeville, and would love the opportunity to have a location in Inver Grove Heights.

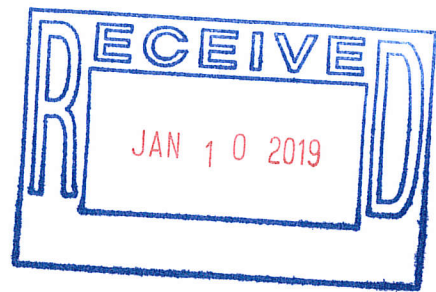
The main usage of the facility would take place on the weekends. Our weekend services would take place on Sunday mornings between 9 am and 12 pm. Nine o'clock would be our small group/educational time. This would include classes for all ages. Our worship service would begin at 10:30 am and conclude by noon. Our worship center would seat a maximum of 400 people. Our staff (5-6 people) at this facility would have offices as well and could conduct meetings and trainings throughout the week during normal business hours. There would be the potential to host smaller bible studies on weeknights, but those groups would be less than fifty people. If in the case a larger event would need to take place in an abnormal time for various reasons, we would be good considerate neighbors, communicate with the local businesses, and assist them with the necessary adjustments. With our current model and strategy in Lakeville, we would anticipate our traffic flow and parking needs being very similar. We would anticipate 40-50 cars between the 9-10 am hours on Sunday morning with our educational programming and an additional 40-50 cars joining them in the 10:30-12:00 hours. Our initial estimate is for 300 people in attendance at 2.5 people per car for 120 parking spaces.

Thank you for your consideration and assistance in this process.

Sincerely

Tony Manning
Executive Pastor
Berean Baptist Church
952-223-1804

GATHER • GROW • GIVE • GO



**PROPOSED
BEREAN BAPTIST CHURCH
26,819 SF**

OLD HOME VALUE SPACE



P L A N N I N G R E P O R T

CITY OF INVER GROVE HEIGHTS

CASE NO: 19-01ZPA

APPLICANT: Inver Grove Brewing Company

REQUEST: Arbor Pointe PUD Ordinance Amendment, PUD Site Plan Amendment and Easement Vacation

HEARING DATE: February 5, 2019

LOCATION: 9051 Buchanan Trail

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: Arbor Pointe PUD/CSC, Community Shopping Center District

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

An application has been received to amend the Arbor Pointe PUD Ordinance to allow a brew pub to be added to the list of permitted uses in the CSC district and to amend the PUD site plan for the old Ruby Tuesday restaurant site to allow a building addition, new outdoor patio area for a brew pub restaurant.

Modifications to the site plan include; an approximate 1,728 square foot addition to the west side of the building that would contain the brewing equipment, remodel of the interior space, future 1,800 square foot patio on the south side of the building and exterior renovations. A brew pub brews their own beer on site for sale and also sells food like a regular restaurant.

The specific applications being requested are:

1. Amendment to the Arbor Pointe PUD Ordinance #789 to allow "Brew Pub" as a permitted use within the CSC, Community Shopping Center District and to add the definition of Brew Pub in the zoning ordinance.
2. A PUD Plan Amendment to modify the site plan for the building changes.
3. Vacation of a portion of a drainage and utility easement near the northwest corner of the building addition.

EVALUATION OF THE REQUEST

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

North -Bank/ office building, senior housing; zoned CSC, HDR; guided Commercial, High Density Residential.

East - Restaurant; zoned CSC; guided Community Commercial

West - Retail strip center; zoned CSC; guided Community Commercial.

South - Commercial; zoned CSC; guided Community Commercial.

ORDINANCE AMENDMENT

The property is governed by the Arbor Pointe Planned Unit Development. It was approved with a master land use plan and ordinance. Each area was zoned a particular land use based on the plan. In this case, this parcel has been designated CSC since the PUD was approved in 1992. Any change to a land use requires an amendment to the Arbor Pointe Ordinance. The land use table for the CSC district currently allows for restaurants and bars. A brew pub is defined differently by State Statutes and so this specific land use category must be included in the Arbor Pointe Ordinance. A brew pub would be a permitted use by the ordinance amendment.

The definition of Brew Pub would also be added to the zoning ordinance. The definition refers to the State definition.

PUD DEVELOPMENT PLAN AMENDMENT

Setbacks. The Arbor Pointe PUD does not have any internal setback requirements. The building addition would extend a little closer to Buchanan Trail (a private road) but would meet all required setbacks.

Parking. The existing parking lot for the old Ruby Tuesday restaurant contains 96 parking spaces. With the changes to the site plan to accommodate the additions, there would be 82 spaces proposed. Based on the seating design shown on the submitted plans, a total of 63 spaces are required. Based on the plans submitted, parking requirements are met.

Parking lot Circulation. The site was originally approved with one direct access point to Buchanan Trail, a shared access to Buchanan and a shared access to Broderick Boulevard. The access on Buchanan closest to Broderick was a right-in/right-out access. There is a lane divider at this point and this was confusing to patrons as they left the site. They had a tendency to turn left into wrong way traffic to leave. As part of this project, the City has volunteered to work with the applicant and close this access point. The applicant had desired to close it also, but at a later date. The access will be closed as part of the improvements installed for the building addition.

Exterior. The applicant is proposing to remodel the building to accommodate their design and to match the brewery addition. The applicant proposes to have a mural painting on the

northwest corner of the site along with other green accents to meet the “Arbor Pointe Green” in the color scheme.

Rooftop Equipment. The elevations continue to show parapet type screening of any roof top equipment. This should satisfy the mechanical screening requirement.

Parking Lot and Building Lighting. No changes to parking lot lighting is proposed. Any new lighting must comply with the standard shoe-box style fixture with flat lens. The source of light must be screened.

EASEMENT VACATION

The far northwest portion of the brewing building addition would encroach into an existing perimeter drainage and utility easement. Engineering has reviewed and determined that a portion of the existing easement can be vacated without causing any problems for any public utility systems. The applicant will provide a description of the portion of the easement to be vacated. Staff supports the vacation.

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:
- o Approval of An **Ordinance Amendment** to the Arbor Pointe PUD Ordinance #789 to allow “Brew Pub” as a permitted use within the CSC, Community Shopping Center District and an **Ordinance Amendment** to add the definition of Brew Pub to the Chapter 10 of the City Code.
 - o Approval of a **Vacation** of a portion of an existing drainage and utility easement within Lot 3, Block 1, Arbor Pointe 15th Addition.
 - o Approval of the **PUD Development Plan** Amendment to modify the site plan to allow for the building addition and site plan modifications:
 1. The final plat and accompanying site plans shall be 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 1/5/19
 2. If there are any changes made to roof top equipment, or adding equipment, all roof top equipment must be substantially screened from the street. Any large scale

ground mechanical equipment must also be screened with adequate landscape material.

3. If there are any changes made to lighting on the site, all parking lot and building lighting on site shall be a down cast “shoe-box” style or cut-off style and the bulb shall not visible from property lines.
4. Plans and approvals are subject to the review and approval by the City Engineer.

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

RECOMMENDATION

Staff recommends approval of the application as presented.

Attachments: Location Map
Applicant Narrative
Color Exterior Drawings
Existing Conditions Plan
Site Plan
Architectural Site Plan
Exterior Detailed Elevations
State Statute definition of Brew Pub



Location Map

Case No. 19-01ZPA



To: *City of Inver Grove Heights*

From: *Lakeville Brewing Co, LLC – Doing Business as Inver Grove Brewing Co*

Subject: Application for Zoning Code Amendment and PUD Amendment for 9051 Buchanan Trail

We request approval to make several changes to the building and use of land at the address 9051 Buchanan Trail (formerly known as the Ruby Tuesday restaurant). We intend to open and operate a full-service Brewpub at this location at the completion of this proposed project. A Brewpub means we will operate a full-service restaurant and bar adjacent to an active commercial brewery. In accordance with Minnesota state law, the beer manufactured in our brewery will only be for sale in one of our locally licensed Brewpubs.

We have been working with our architectural, engineering, restaurant design, and brewery design professional advisors to develop the plans included with this application. The plan includes the expansion of the existing building footprint to accommodate the new intended use for the property. We are investing approximately \$2.2M into this project with the intention of establishing a successful second location. We also believe that this will serve as an anchor business in the Arbor Pointe Development, potentially attracting additional small businesses to the immediate vicinity.

We hope to create a family-friendly gathering place, offering high quality food and craft beer that the community will love. As with our existing location in Lakeville, we will do everything we can to embrace community causes and become a location associated with fun, fellowship, and good works. In 2017 we were named the *Community Business Partner of the Year* by the Lakeville Area Chamber of Commerce. In 2018 our Lakeville location is proud to have supported multiple causes. Our most notable charity events include:

- Co-sponsoring Block Bash which raised over \$5,000 for the Lakeville Public Safety Foundation
- Holding a Golf Tournament to benefit Wishes and More which helped fund a much needed family trip for “Princess Aurora” who is battling a terminal illness
- Raising over \$1400 for the Juvenile Diabetes Research Foundation through the sale of a special batch of beer
- Co-sponsoring a family for Best Christmas Ever which raised over \$5000 for a local family in need after a very difficult year
- Donating merchandise and gift cards to local community groups (youth sports teams, Scouts, Lakeville Area Public Schools, etc.).
- Continuing to support VFW Post 210 by providing a venue for their charitable gambling activities (pull-tabs)

We look forward to bringing this same level of giving and community involvement to Inver Grove Heights.

Below are descriptions of some key changes we are proposing and their expected benefits.

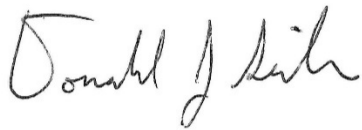
Building Addition: We request permission to expand the building by constructing an addition approximately 1,728 square feet connecting to the Southwest facing exterior wall of the existing structure. This section will have a ceiling height of approximately 20 feet to accommodate the installation of a 2-vessel, twenty-barrel capacity brewery along with six twenty-barrel fermentation

vessels and other necessary brewery equipment. The building addition will extend approximately 31 feet beyond the current structure. The benefit of this addition will be to create a space custom-designed for safe and efficient brewery operation without needing to reduce seating capacity in our dining areas.

Patio: We request permission to add an 1800 square foot patio area on the Southeast facing wall of the existing building (the front of the building). The area will include guest seating, a seasonal bar, and open space to accommodate games and recreation. The benefit of this addition will be to allow patrons to enjoy a seasonal patio experience and also enable us to offer a pet-friendly seating area.

Exterior Aesthetic: As part of the exterior aesthetic we are planning for a mural to adorn the West-facing end of the building. The intention of the mural is multi-faceted. First, we wish to make the brewery addition unique and attractive to the eye. In contrast with the cold, industrial-look of stainless steel vessels through the windows and corrugated metal exterior walls, a mural depicting grain, hops, and grass will create a warm balance and tie in landscaping and accents surrounding the building. Second, it is our intention to use this mural to draw in the desired color palate of the Arbor Pointe development and seek approval under the PUD for the mural, along with several other green accents around the building, to meet the "Arbor Pointe green" requirement. We believe that incorporating the forest green color into a unique mural design will enhance the overall appeal while satisfying the City's planned development requirements. Finally, it is our intention to draw from local artistic talent to design and paint the mural. We believe this is one more way we can involve the community in making Inver Grove Brewing Co a truly local and unique establishment.

Thank you for your attention to our request. We look forward to working with you on this exciting project!

A handwritten signature in black ink, reading "Donald J. Seiler". The signature is fluid and cursive, with the first name "Donald" being more prominent than the last name "Seiler".

Don Seiler, President
Inver Grove Brewing Co
Lakeville Brewing Co, LLC

1/5/19



SOUTHEAST VIEW

NTS



SOUTH VIEW

NTS



EAST VIEW

NTS

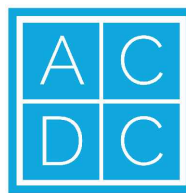


SOUTHWEST VIEW

NTS

**STUDIO
GREY**

710 NE 15TH AVENUE
MINNEAPOLIS, MN 55413
WWW.STUDIOGREYDESIGN.COM



3743 BLAISDELL AVENUE
MINNEAPOLIS, MN 55409
CONTACT: ANDY CAMPBELL
andy@acdcstudio.com

consultants

project title

INVER GROVE BREWING

9051 BUCHANAN TRAIL
INVER GROVE HEIGHTS, MN 55076

client

INVER GROVE BREWING CO

seal

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

ANDREW CAMPBELL

PRINTED NAME

SIGNATURE

15 2010

DATE ISSUED _____

Circumstance	U.S. adults (%)	U.S. military personnel (%)
Self-defense	85	80
To protect others	75	70
To protect property	65	60
To protect the community	55	50
To protect the environment	45	40

49948
REG NO

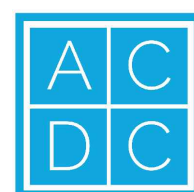
no.	date	issued for
	1/5/19	ZONING APPLICATION

project no.	issue date
283	1/5/19
drawn	checked
AMC	AMC

sheet title

**PROJECT
RENDERINGS**

T1.0



consultants

project title

INVER GROVE BREWING

9051 BUCHANAN TRAIL
INVER GROVE HEIGHTS, MN 55076

client

INVER GROVE BREWING CO.

seal

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

ANDREW CAMPBELL

PRINTED NAME

Andrew Campbell

SIGNATURE

1-5-2019

DATE ISSUED

49948

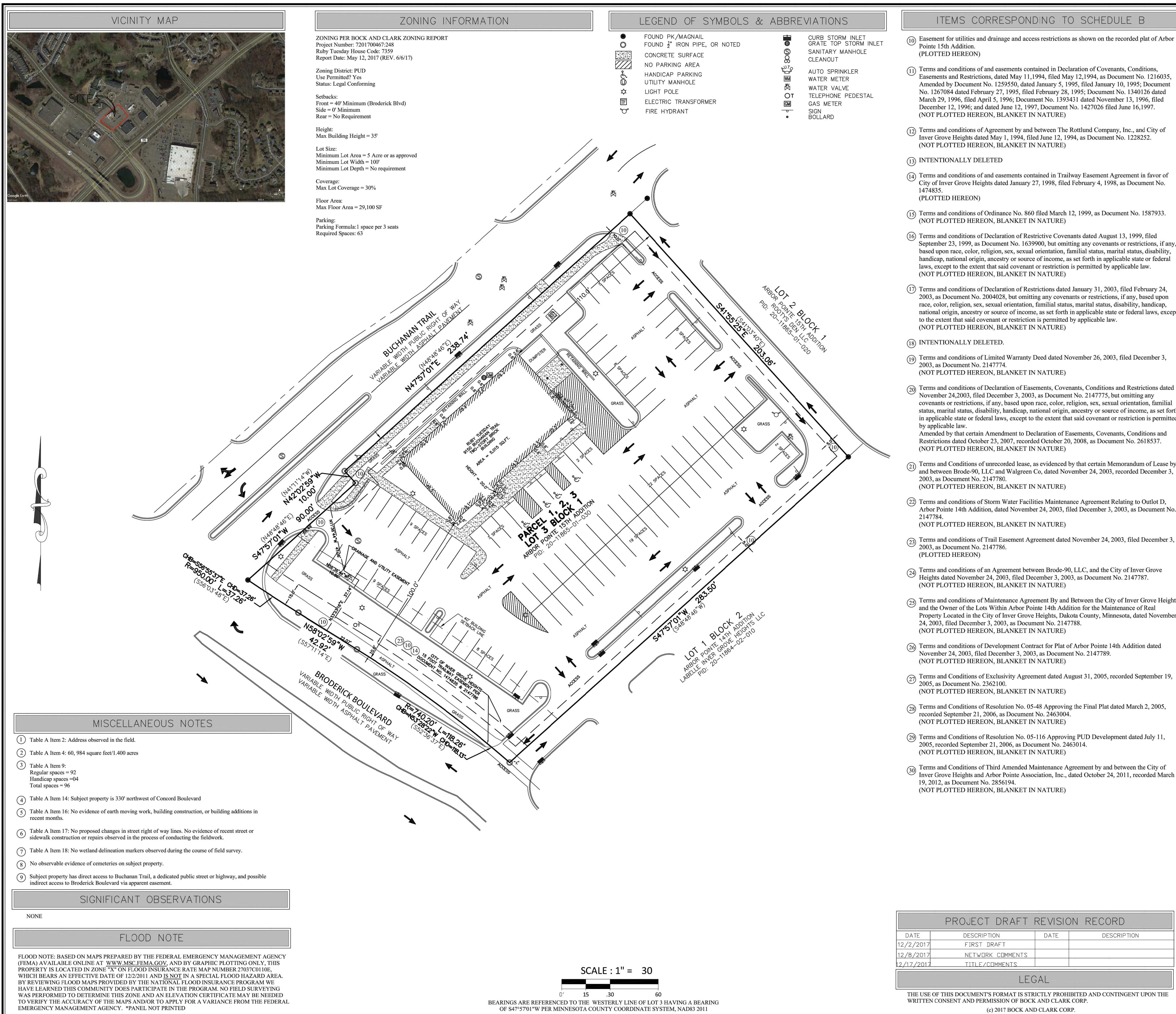
REG. NO.

no.	date	issued for
1/5/19		ZONING APPLICATION

project no.	issue date
283	1/5/19
drawn	checked
AMC	AMC

sheet title
EXISTING SURVEY

C1.0



RECORD DESCRIPTION	
Parcel 1: Lot 3, Block 1, Arbor Pointe 15th Addition, according to the recorded plat thereof, Dakota County, Minnesota.	
Parcel 2: Together with the benefits set forth in that certain Exclusivity Agreement dated August 31, 2005, recorded September 19, 2005, as Document No. 2362100.	
Parcel 3: Together with easements set forth in that certain Declaration of Easements, Covenants, Conditions and Restrictions dated November 24, 2003, filed December 3, 2003, as Document No. 2147775, as amended by that certain Amendment to Declaration of Easements, Covenants, Conditions and Restrictions dated October 23, 2007, recorded October 20, 2008, as Document No. 2618537.	
This legal description describes the same property insured in Fidelity National Title Insurance Company Commitment No. 239348 bearing an effective date of November 15, 2017 at 7:00 A.M. (2nd Amended 12/4/17)	

ALTA/NSPS LAND TITLE SURVEY

Ruby Tuesday II Portfolio Project

B&C Project No. 201704428, 133

7359 - Inver Grove Heights

9051 Buchanan Trail, Inver Grove Heights, MN

Based upon Title Commitment 239348 of Fidelity National Title Insurance Company

bearing an effective date of November 15, 2017 (2nd Amended 12/4/17)

Surveyor's Certification

To: Ruby Tuesday, Inc., Goldman Sachs Specialty Lending Group, L.P., as administrative agent and collateral agent, together with their respective subsidiaries and affiliates and their respective successors and assigns as their interests may appear, Fidelity National Title Insurance Company, and Bock and Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on 4/23/2017.

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 Land Surveyor under the laws of the State of Minnesota.

Jason M. Gustafson 12/17/2017
Signed Dated

Jason M. Gustafson, PLS
License Number 42596
My license renewal date is June 30, 2018.
Pages or sheets covered by this seal: 1 of 1

Date of Plat or Map: 12/2/2017
Date of Last Revision: 12/17/2017
Bock & Clark NSN Project No. 201704428-133
Survey Performed By:
Gustafson Geomatics LLC
P.O. Box 297
Hammond, WI 54015
quotes@ggeomatics.com

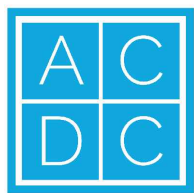
SHEET 1 OF 1

Bock & Clark

SURVEY • ZONING
ENVIRONMENTAL • ASSESSMENT

National Coordinators
1-(800)-SURVEYS (787-8397)

Bock & Clark Corporation
3550 W. Market Street, Suite 200, Akron, Ohio 44333
maywehelpyou@bockandclark.com
www.bockandclark.com



consultants

project title

INVER GROVE BREWING

9051 BUCHANAN TRAIL
INVER GROVE HEIGHTS, MN 55076

client

INVER GROVE BREWING CO.

seal

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

ANDREW CAMPBELL

PRINTED NAME

Andrew Campbell

SIGNATURE

1-5-2019

DATE ISSUED

49948

REG. NO.

no.	date	issued for
1/5/19		ZONING APPLICATION

project no.	issue date
283	1/5/19
drawn	checked
AMC	AMC

sheet title
PROPOSED SURVEY

C1.1



ZONING INFORMATION

ZONING PER BOCK AND CLARK ZONING REPORT
Project Number: 720170467248
Ruby Tuesday House Code: 7359
Report Date: May 12, 2017 (REV. 6/6/17)

Zoning District: PUD
Use Permitted? Yes
Status: Legal Conforming

Setbacks:
Front = 40' Minimum (Broderick Blvd)
Side = 0' Minimum
Rear = No Requirement

Height:
Max Building Height = 35'

Lot Size:
Minimum Lot Area = 5 Acres or as approved
Minimum Lot Width = 100'
Minimum Lot Depth = No requirement

Coverage:
Max Lot Coverage = 30%

Floor Area:
Max Floor Area = 29,100 SF

Parking:
Parking Formula: 1 space per 3 seats
Required Spaces: 63

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | |
|---|------------------------------|---|-----------------------|
| ● | FOUND PK/MAGNAIL | ⬮ | CURB STORM INLET |
| ○ | FOUND 2" IRON PIPE, OR NOTED | ⬮ | GRATE TOP STORM INLET |
| ▨ | NO PARKING AREA | ⬮ | SANITARY MANHOLE |
| ▨ | CONCRETE SURFACE | ⬮ | CLEANOUT |
| ⬮ | HANDICAP PARKING | ⬮ | AUTO SPRINKLER |
| ⬮ | UTILITY MANHOLE | ⬮ | WATER METER |
| ⬮ | LIGHT POLE | ⬮ | WATER VALVE |
| ⬮ | ELECTRIC TRANSFORMER | ⬮ | TELEPHONE PEDESTAL |
| ⬮ | FIRE HYDRANT | ⬮ | GAS METER |
| | | ⬮ | SIGN |
| | | ⬮ | BOLLARD |

SCHEDULE B ITEMS

- Easement for utilities and drainage and access restrictions as shown on the recorded plat of Arbor Pointe 15th Addition. (PLOTTED HEREON)
- Terms and conditions of and easements contained in Declaration of Covenants, Conditions, Easements and Restrictions, dated May 11, 1994, filed May 12, 1994, as Document No. 1216035, amended by Document No. 1259556, dated January 5, 1995, filed January 10, 1995; Document No. 1267084 dated February 27, 1995, filed February 28, 1995; Document No. 1340126 dated March 29, 1996, filed April 5, 1996; Document No. 1393431 dated November 13, 1996, filed December 12, 1996; and dated June 12, 1997, Document No. 1427026 filed June 16, 1997. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- Terms and conditions of Agreement by and between The Rutland Company, Inc., and City of Inver Grove Heights dated May 1, 1994, filed June 12, 1994, as Document No. 1228252. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- INTENTIONALLY DELETED
- Terms and conditions of and easements contained in Trailway Easement Agreement in favor of City of Inver Grove Heights dated January 27, 1998, filed February 4, 1998, as Document No. 1474835. (PLOTTED HEREON)
- Terms and conditions of Ordinance No. 860 filed March 12, 1999, as Document No. 1587933. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- Terms and conditions of Declaration of Restrictive Covenants dated August 13, 1999, filed September 23, 1999, as Document No. 1639900, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- Terms and conditions of Declaration of Restrictions dated January 31, 2003, filed February 24, 2003, as Document No. 2004628, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- INTENTIONALLY DELETED.
- Terms and conditions of Limited Warranty Deed dated November 26, 2003, filed December 3, 2003, as Document No. 2147774. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- Terms and conditions of Declaration of Easements, Covenants, Conditions and Restrictions dated November 24, 2003, filed December 3, 2003, as Document No. 2147775, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Amended by that certain Amendment to Declaration of Easements, Covenants, Conditions and Restrictions dated October 23, 2007, recorded October 20, 2008, as Document No. 2618537. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- Terms and Conditions of unrecorded lease, as evidenced by that certain Memorandum of Lease by and between Brode-90, LLC and Walgreen Co., dated November 24, 2003, recorded December 3, 2003, as Document No. 2147780. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- Terms and conditions of Storm Water Facilities Maintenance Agreement Relating to Outlet D, Arbor Pointe 14th Addition, dated November 24, 2003, filed December 3, 2003, as Document No. 2147784. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- Terms and conditions of Trail Easement Agreement dated November 24, 2003, filed December 3, 2003, as Document No. 2147786. (PLOTTED HEREON)
- Terms and conditions of an Agreement between Brode-90, LLC, and the City of Inver Grove Heights dated November 24, 2003, filed December 3, 2003, as Document No. 2147787. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- Terms and conditions of Maintenance Agreement By and Between the City of Inver Grove Heights and the Owner of the Lots Within Arbor Pointe 14th Addition for the Maintenance of Real Property Located in the City of Inver Grove Heights, Dakota County, Minnesota, dated November 24, 2003, filed December 3, 2003, as Document No. 2147788. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- Terms and conditions of Development Contract for Plat of Arbor Pointe 14th Addition dated November 24, 2003, filed December 3, 2003, as Document No. 2147789. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- Terms and Conditions of Exclusivity Agreement dated August 31, 2005, recorded September 19, 2005, as Document No. 2362100. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- Terms and Conditions of Resolution No. 05-48 Approving the Final Plat dated March 2, 2005, recorded September 21, 2006, as Document No. 2463004. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- Terms and Conditions of Resolution No. 05-116 Approving PUD Development dated July 11, 2005, recorded September 21, 2006, as Document No. 2463014. (NOT PLOTTED HEREON, BLANKET IN NATURE)
- Terms and Conditions of Third Amended Maintenance Agreement by and between the City of Inver Grove Heights and Arbor Pointe Association, Inc., dated October 24, 2011, recorded March 19, 2012, as Document No. 2856194. (NOT PLOTTED HEREON, BLANKET IN NATURE)

RECORD DESCRIPTION

Parcel 1:
Lot 3, Block 1, Arbor Pointe 15th Addition, according to the recorded plat thereof, Dakota County, Minnesota.

Parcel 2:
Together with the benefits set forth in that certain Exclusivity Agreement dated August 31, 2005, recorded September 19, 2005, as Document No. 2362100.

Parcel 3:
Together with easements set forth in that certain Declaration of Easements, Covenants, Conditions and Restrictions dated November 24, 2003, filed December 3, 2003, as Document No. 2147775, as amended by that certain Amendment to Declaration of Easements, Covenants, Conditions and Restrictions dated October 23, 2007, recorded October 20, 2008, as Document No. 2618537.

This legal description describes the same property insured in Fidelity National Title Insurance Company Commitment No. 239348 bearing an effective date of November 15, 2017 at 7:00 A.M. (2nd Amended 12/4/17)

ALTA/NSPS LAND TITLE SURVEY

Ruby Tuesday Project

7359 - Inver Grove Heights

9051 Buchanan Trail, Inver Grove Heights, MN

Based upon Title Commitment 239348 of Fidelity National Title Insurance Company

bearing an effective date of November 15, 2017 (2nd Amended 12/4/17)

Surveyor's Certification

To: Ruby Tuesday, Inc., Goldman Sachs Specialty Lending Group, L.P., as administrative agent and collateral agent, together with their respective subsidiaries and affiliates and their respective successors and assigns as their interests may appear, Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on 4/23/2017, revisit 1/4/2019.



Date of Plat or Map: 12/2/2017
Date of Last Revision: 1/5/2019

Survey Performed By:
AEC GEOSPATIAL, LLC
P.O. Box 297
Hammond, WI 54015

SHEET 1 OF 1

PROJECT DRAFT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12/2/17	FIRST DRAFT	1/4/19	SITE PLAN OVERLAY
12/8/17	NETWORK COMMENTS	1/5/19	REVISED OVERLAY
12/17/17	TITLE COMMENTS		

SCALE: 1" = 30'

BEARINGS ARE REFERENCED TO THE WESTERLY LINE OF LOT 3 HAVING A BEARING OF S47°57'01"W PER MINNESOTA COUNTY COORDINATE SYSTEM, NA83 (2011)

MISCELLANEOUS NOTES

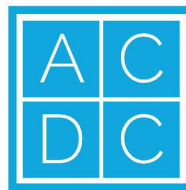
- Table A Item 2: Address observed in the field.
- Table A Item 4: 60, 984 square feet/1,400 acres
- Table A Item 9:
Regular spaces = 92
Handicap spaces = 04
Total spaces = 96
- Table A Item 14: Subject property is 330' northwest of Concord Boulevard
- Table A Item 16: No evidence of earth moving work, building construction, or building additions in recent months.
- Table A Item 17: No proposed changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Table A Item 18: No wetland delineation markers observed during the course of field survey.
- No observable evidence of cemeteries on subject property.
- Subject property has direct access to Buchanan Trail, a dedicated public street or highway, and possible indirect access to Broderick Boulevard via apparent easement.

SIGNIFICANT OBSERVATIONS

- PROPOSED BUILDING ADDITION CROSSES INTO DRAINAGE AND UTILITY EASEMENT 1.8'

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 270301010E, WHICH BEARS AN EFFECTIVE DATE OF 12/2/2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. *PANEL NOT PRINTED



consultants

project title

INVER GROVE BREWING

9051 BUCHANAN TRAIL
INVER GROVE HEIGHTS, MN 55076

client

INVER GROVE BREWING CO.

seal

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 ARCHITECT
UNDER THE LAWS OF THE STATE
OF MINNESOTA.

ANDREW CAMPBELL
PRINTED NAME

Andrew Campbell

SIGNATURE

1-5-2019

DATE ISSUED

49948

REG. NO.

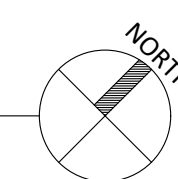
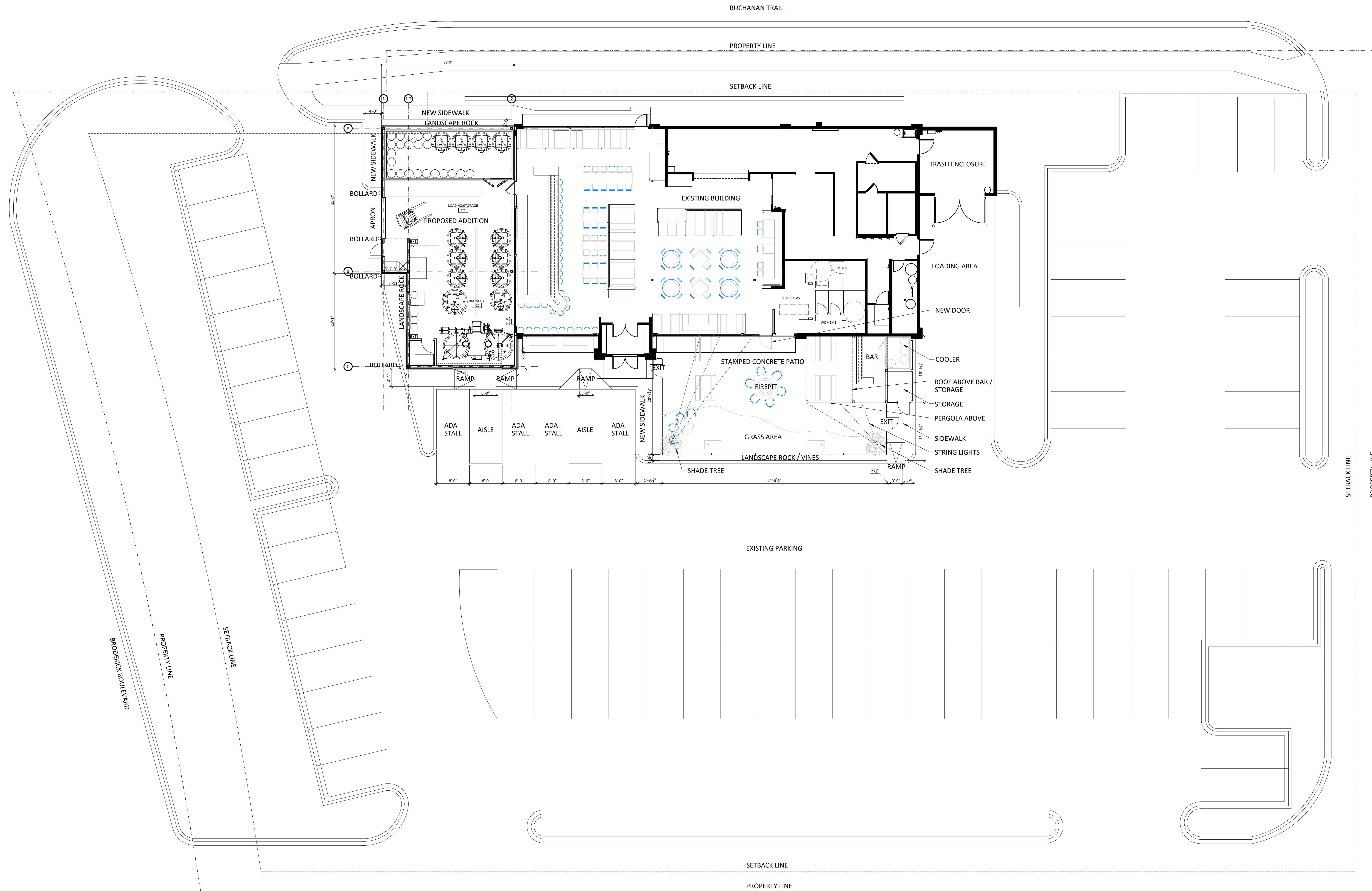
no.	date	issued for
1	1/5/19	ZONING APPLICATION

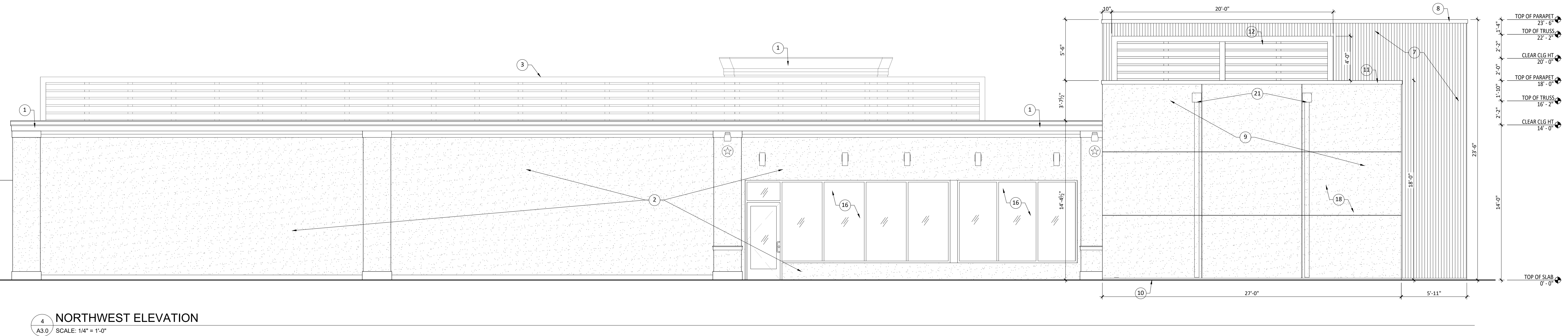
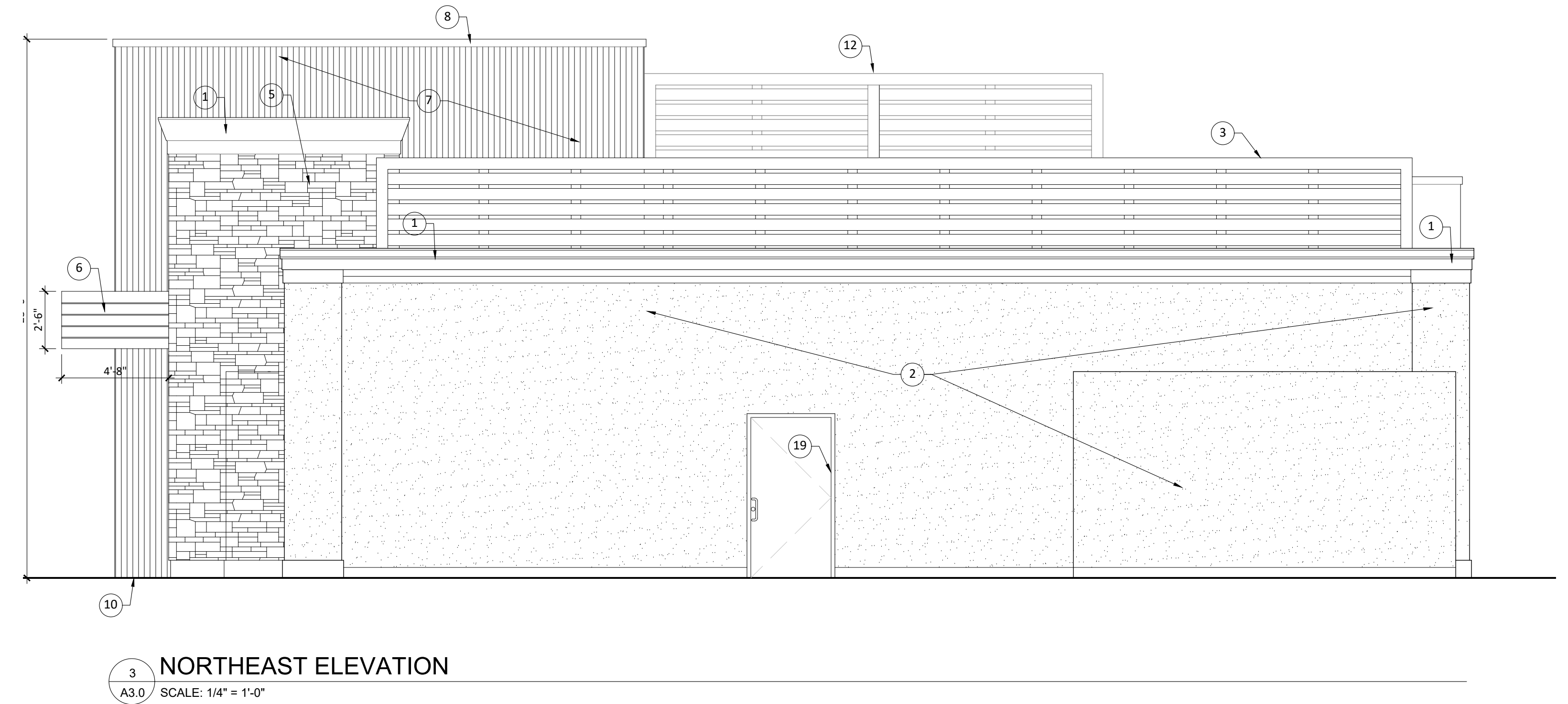
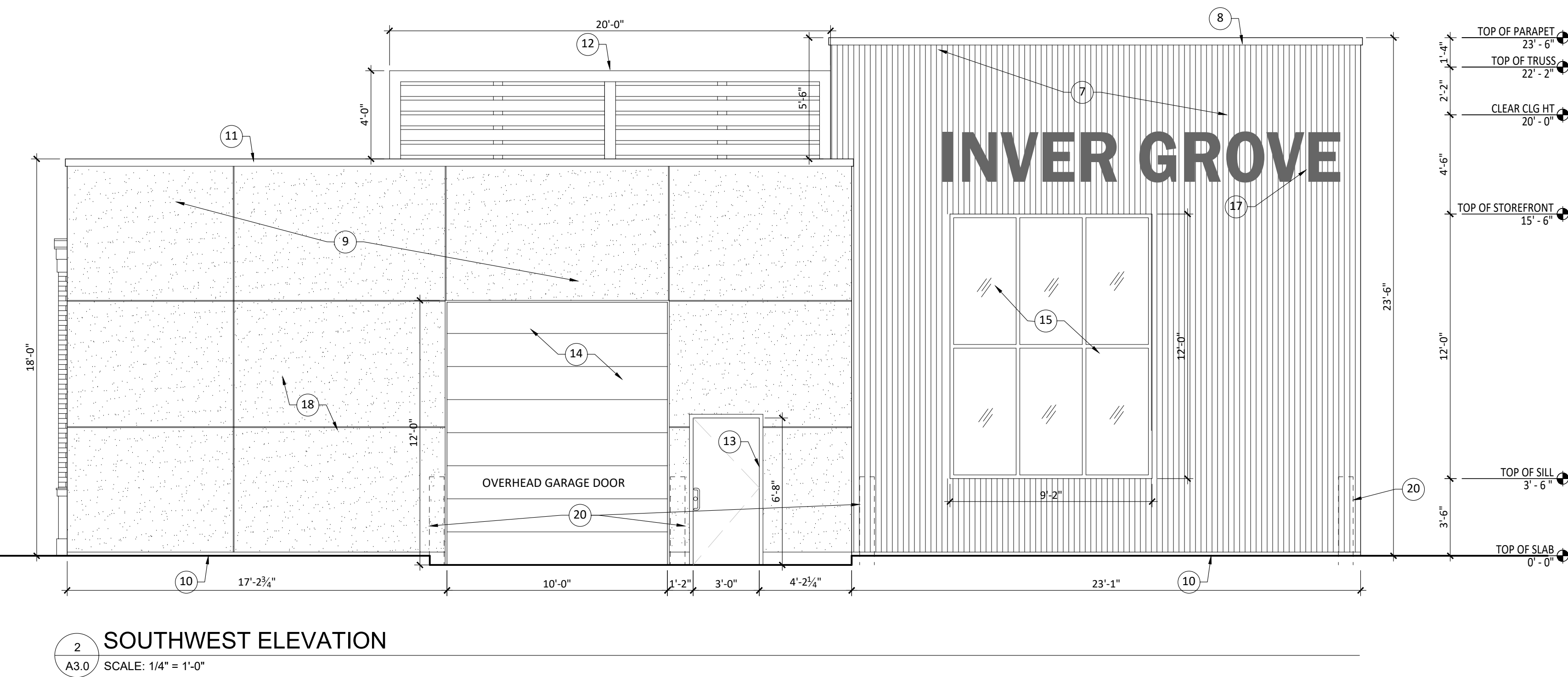
project no.	issue date
283	1/5/19
drawn	checked
AMC	AMC

sheet title

ARCHITECTURAL
SITE PLAN

L1.0





ELEVATION KEYNOTES:

1. PAINT EXISTING EIFS STUCCO TRIM DETAILS PT-1
2. PAINT EXISTING EIFS STUCCO PT-2
3. PAINT EXISTING METAL SCREEN WALL PT-1
4. PAINT EXISTING EIFS STUCCO PT-3
5. PAINT EXISTING STONE PT-2
6. NEW STAINED CEDAR SURROUND ON EXISTING ENTRY CANOPY
7. NEW BLACK METAL CORRUGATED SIDING
8. NEW BLACK ALUMINUM COPING
9. NEW EIFS STUCCO SIDING PT-2 COLOR
10. NEW STUCCO GROUND BREAK PT-2 COLOR
11. NEW ALUMINUM COPING PT-2 COLOR
12. NEW PAINTED METAL SCREEN WALL PT-2 COLOR
13. NEW HOLLOW METAL DOOR & TRIM PT-2 COLOR

14. NEW PAINTED STEEL OVERHEAD DOOR PT-2 COLOR
15. NEW BLACK ANODIZED STOREFRONT DOOR & WINDOW
16. EXISTING BLACK ANODIZED ALUMINUM STOREFRONT & WINDOWS
17. NEW EXTERNALLY ALUMINUM SIGNAGE
18. NEW PAINTED MURAL, DESIGN TBD, PRIMARY USE OF PT-3 COLOR
19. PAINT EXISTING HOLLOW METAL DOOR & FRAME PT-2 COLOR
20. NEW CONCRETE BOLLARD - PT-4 COLOR
21. NEW ALUMINUM SCUPPER AND DOWNSPOUT PT-2 COLOR

PAINT SCHEDULE

1. PT-1 - DARK BLUE/ GREY
2. PT-2 - MEDIUM GREY
3. PT-3 - DARK CHARCOAL GREY
4. PT-4 - FOREST GREEN

NOTE: COLORS SUBJECT TO CHANGE

340A.24 BREW PUBS.

Subdivision 1. **On-sale license.** A brew pub may be issued an on-sale intoxicating liquor or 3.2 percent malt liquor license by a municipality for a restaurant operated in the place of manufacture.

Subd. 2. **Off-sale license.** Notwithstanding section 340A.405, a brew pub that holds an on-sale license issued pursuant to this section may, with the approval of the commissioner, be issued a license by a municipality for off-sale of malt liquor produced and packaged on the licensed premises. Off-sale of malt liquor shall be limited to the legal hours for off-sale at exclusive liquor stores in the jurisdiction in which the brew pub is located, and the malt liquor sold off-sale must be removed from the premises before the applicable off-sale closing time at exclusive liquor stores, except that malt liquor in growlers only may be sold at off-sale on Sundays. Sunday sales must be approved by the licensing jurisdiction and hours may be established by those jurisdictions. Packaging of malt liquor for off-sale under this subdivision must comply with section 340A.285.

Subd. 3. **Total retail sales.** A brew pub's total retail sales at on- or off-sale under this section may not exceed 3,500 barrels per year, provided that off-sales may not total more than 750 barrels.

Subd. 4. **Interest in other license.** (a) A brew pub may hold or have an interest in other retail on-sale licenses, but may not have an ownership interest in whole or in part, or be an officer, director, agent, or employee of, any other manufacturer, brewer, importer, or wholesaler, or be an affiliate thereof whether the affiliation is corporate or by management, direction, or control.

(b) Notwithstanding this prohibition, a brew pub may be an affiliate or subsidiary company of a brewer licensed in Minnesota or elsewhere if that brewer's only manufacture of malt liquor is:

- (1) manufacture licensed under section 340A.301, subdivision 6, clause (d);
- (2) manufacture in another state for consumption exclusively in a restaurant located in the place of manufacture; or
- (3) manufacture in another state for consumption primarily in a restaurant located in or immediately adjacent to the place of manufacture if the brewer was licensed under section 340A.301, subdivision 6, clause (d), on January 1, 1995.

Subd. 5. **Prohibition.** A brew pub licensed under this chapter may not be licensed as an importer under section 340A.302.

History: 2015 c 9 art 1 s 3,8; art 2 s 3; 1Sp2017 c 4 art 5 s 4

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

HEARING DATE: February 5, 2019

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: N/A

REQUEST: Review of Capital Expenditure associated with street and utility reconstruction projects

LOCATION: N/A

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

—

BACKGROUND

The Engineering Department is bringing forward four projects relating to street, trunk watermain and stormwater improvements. Three separate memos have been prepared by Engineering and attached to this cover. The Engineering Department will be attending the meeting to answer any questions.

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 capital improvement project would fall under the Transportation and Stormwater chapters of the comprehensive plan. While the comp plan does not get into details of specific street and utility maintenance and reconstruction, the capital improvement costs to maintain streets would be consistent to maintain the city street and utility system. The construction of 65th Street is identified in the City's Northwest Area Collector Street Study which is part of the comprehensive plan.

ALTERNATIVES

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

- An Approval recommendation that City Projects No. 2018-09F, 2018-09D, 2018-03 and 2015-03 are 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

The Engineering Department and Planning Staff both recommend the capital expenditure be found consistent with the Comprehensive Plan.

Attachment: Three Memos from Engineering Department

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Steve W. Dodge, P.E., Assistant City Engineer *SWD*

DATE: February 5, 2019 Planning Commission Meeting

SUBJECT: Comprehensive Plan Review
City Project No. 2018-09F
55th Street Court and 55th Street Reconstruction

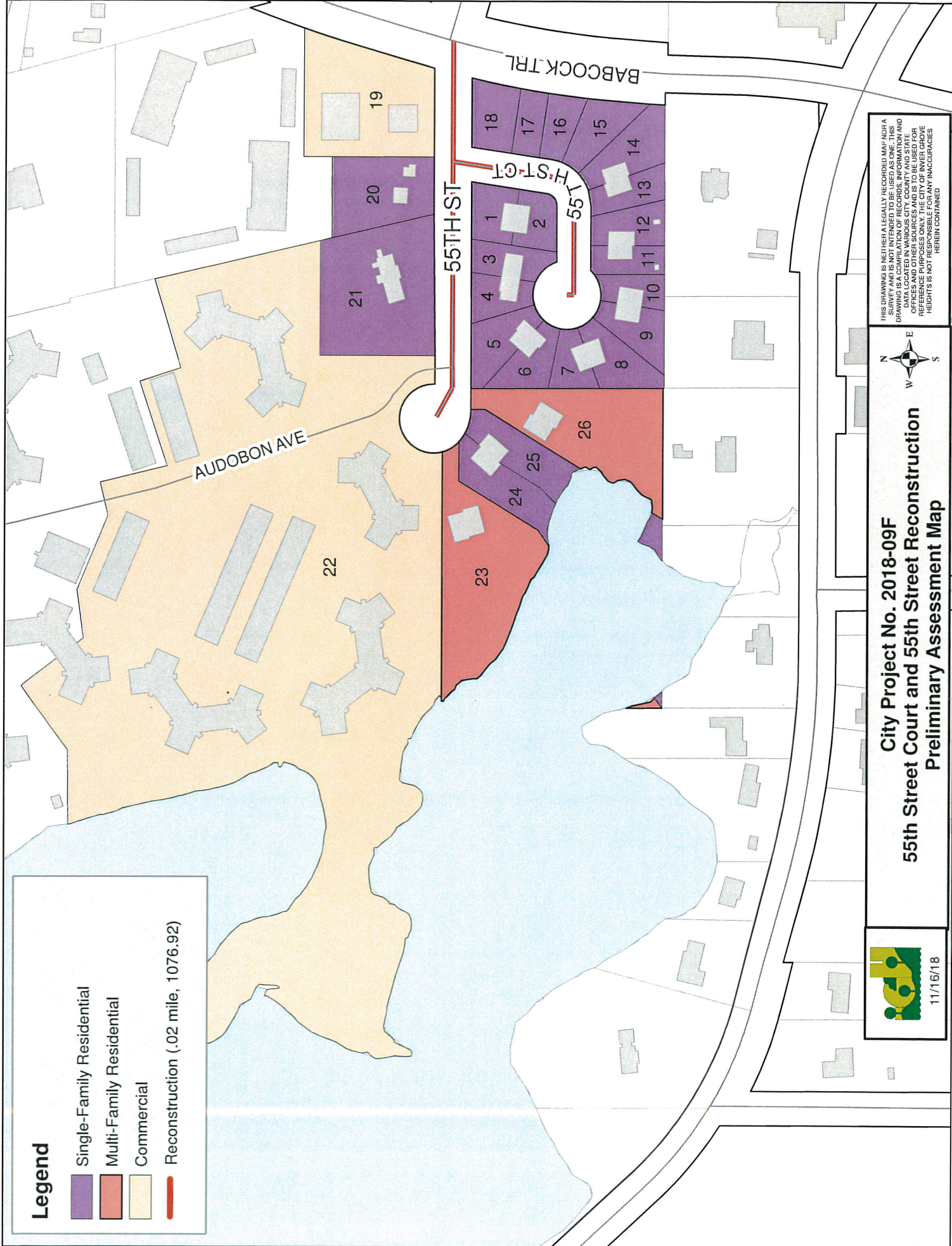
At the January 14, 2019 City Council meeting, the Council held the public improvement hearing and ordered City Project No. 2018-09F – 55th Street Court and 55th Street Reconstruction. This project will include street, utility and stormwater improvements and appurtenant work.

The Planning Commission should review the project to ensure it is consistent with the City's Comprehensive Plan.

SWD/kf

Attachments: Project Map

cc: Scott D. Thureen, Public Works Director
Thomas J. Kaldunski, City Engineer
Tim Kuntz, City Attorney



Legend

- Single-Family Residential
- Multi-Family Residential
- Commercial
- Reconstruction (.02 mile, 1076.92)



11/16/18

City Project No. 2018-09F

55th Street Court and 55th Street Reconstruction

Preliminary Assessment Map



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 FROM VARIOUS SOURCES AND IS NOT TO BE USED FOR OFFICIAL PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Steve W. Dodge, P.E., Assistant City Engineer *SWD*

DATE: February 5, 2019 Planning Commission Meeting

SUBJECT: Comprehensive Plan Review
City Project No. 2018-09D
Atwater Path Pavement Replacement and Stormwater Improvements

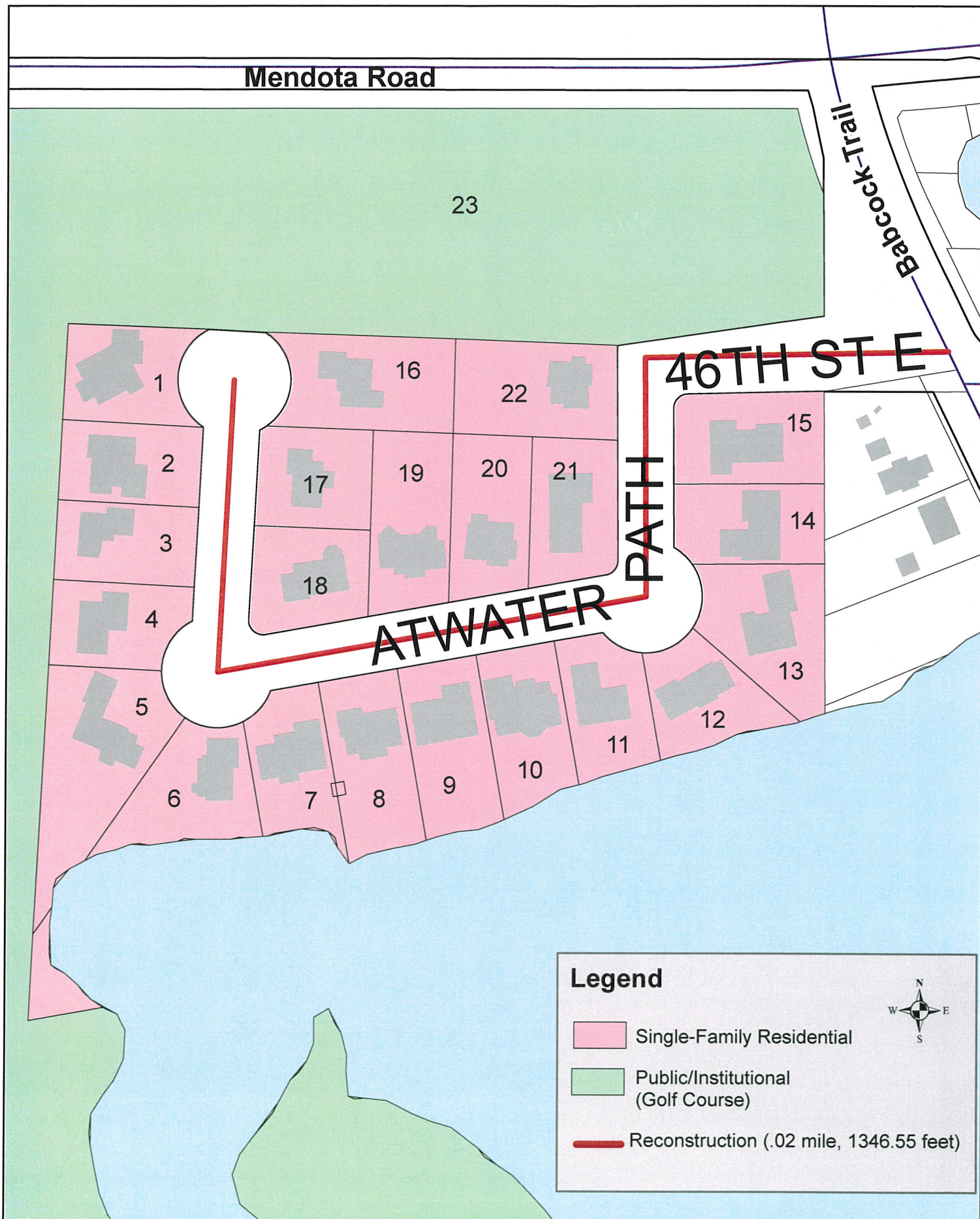
At the January 14, 2019 City Council meeting, the Council held the public improvement hearing and ordered City Project No. 2018-09D – Atwater Path Pavement Replacement and Stormwater Improvements. This project will include pavement replacement, stormwater improvements and appurtenant work.

The Planning Commission should review the project to ensure it is consistent with the City's Comprehensive Plan.

SWD/kf

Attachments: Project Map

cc: Scott D. Thureen, Public Works Director
Thomas J. Kaldunski, City Engineer
Tim Kuntz, City Attorney



11/16/18

City Project No. 2018-09D
Atwater Path Pavement Replacement and Stormwater Improvements
Preliminary Assessment Map

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

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Thomas J. Kaldunski, City Engineer *TJK*

DATE: February 5, 2019

SUBJECT: Northwest Area Collector Street Plan
City Project No. 2018-03 – NWA Trunk Watermain Improvements - 65th Street Loop (Argenta Trail to Babcock Trail) and City Project No. 2015-03 – 65th Street from TH 3 to Future Argenta Trail

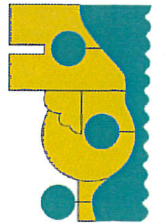
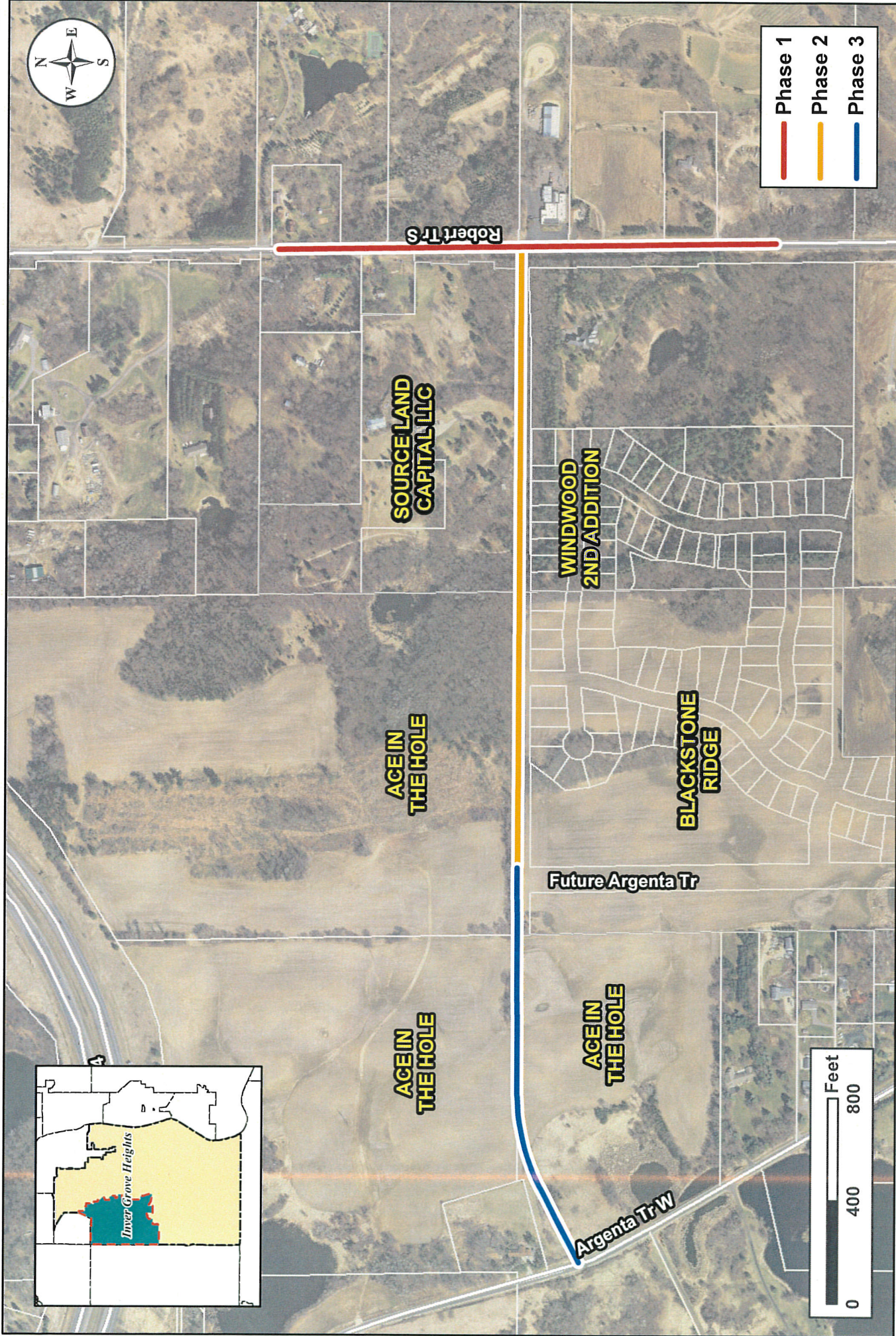
At the January 14, 2019 City Council meeting, the two projects were ordered by Council action following the public hearing. A copy of the approved feasibility study is available for review in the Council agenda for January 14, 2019 for reference. Figures A1.1 and A1.2 from the report are attached to provide an overview of the two projects.

The Planning Commission should review City Project No. 2018-03 – NWA Trunk Watermain Improvements - 65th Street Loop (Argenta Trail to Agate Trail) and City Project No. 2015-03 – 65th Street from TH 3 to future Argenta Trail to ensure the projects are consistent with the 2040 Comprehensive Plan.

TJK/kf

Attachments: 2015-03 – 65th Street Area Exhibit (Figure A1.1) Phase 2
2018-03 – 65th Street Watermain Loop (Figure A1.2)
NWA Collector Street Study Figures 5-1 and 5-2

cc: Scott D. Thureen, Public Works Director
Tim Kuntz, City Attorney



Inver Grove Heights, MN - 65th Street & Utility Improvements

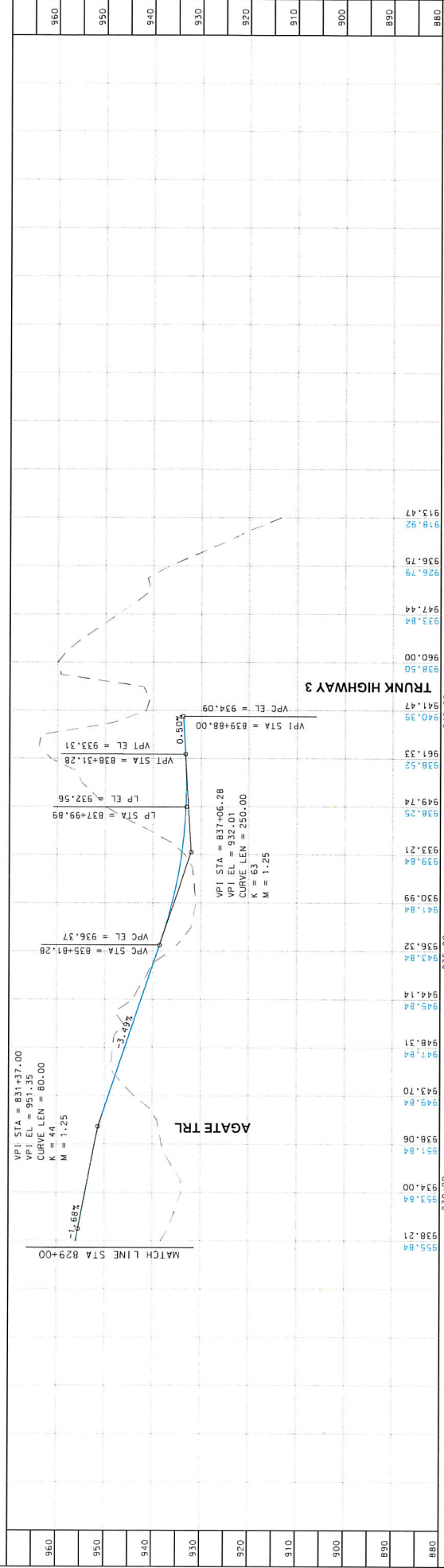
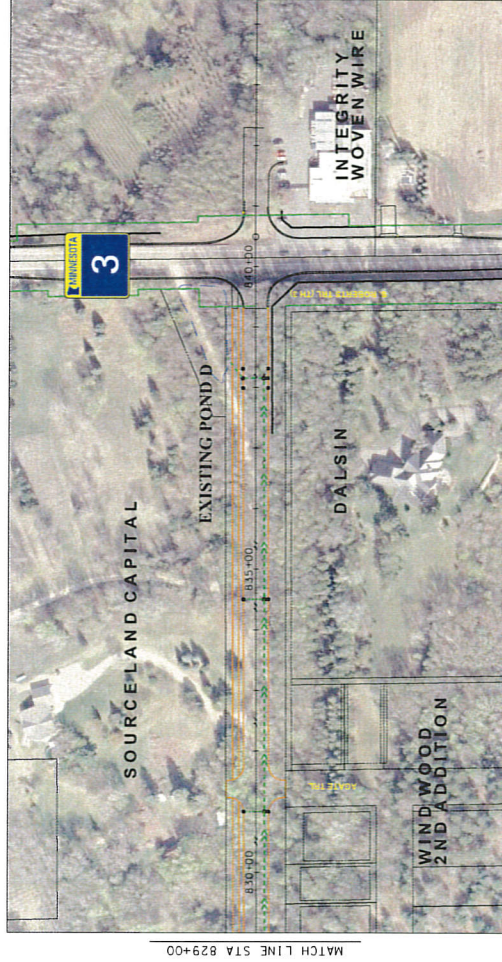
Project Phasing Map | Feasibility Study | Figure A1.1



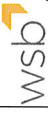




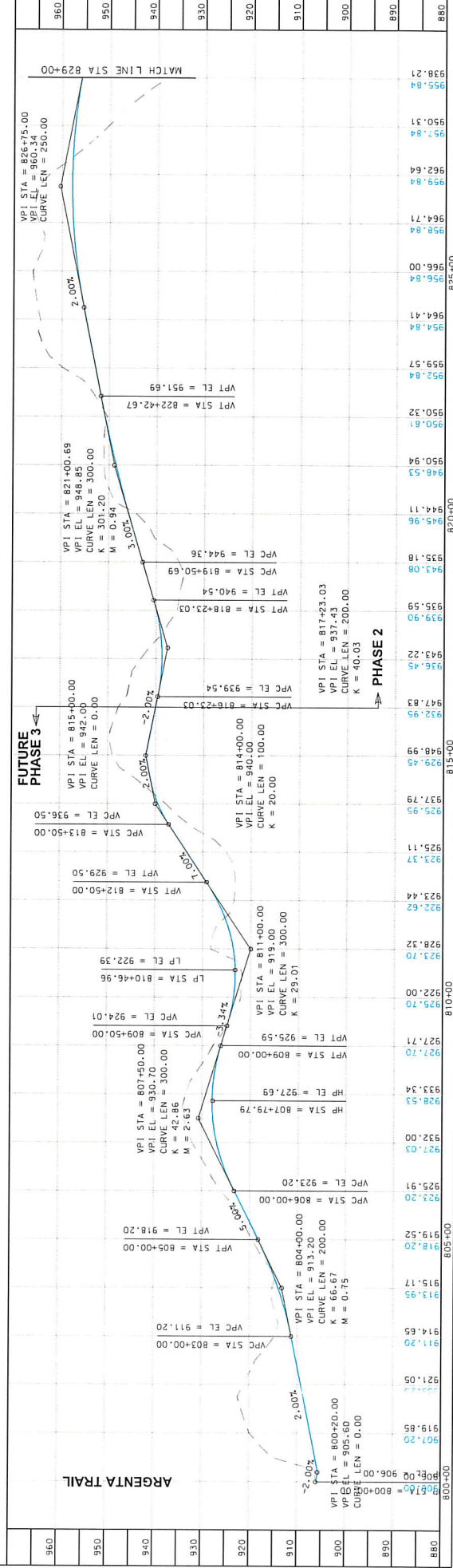
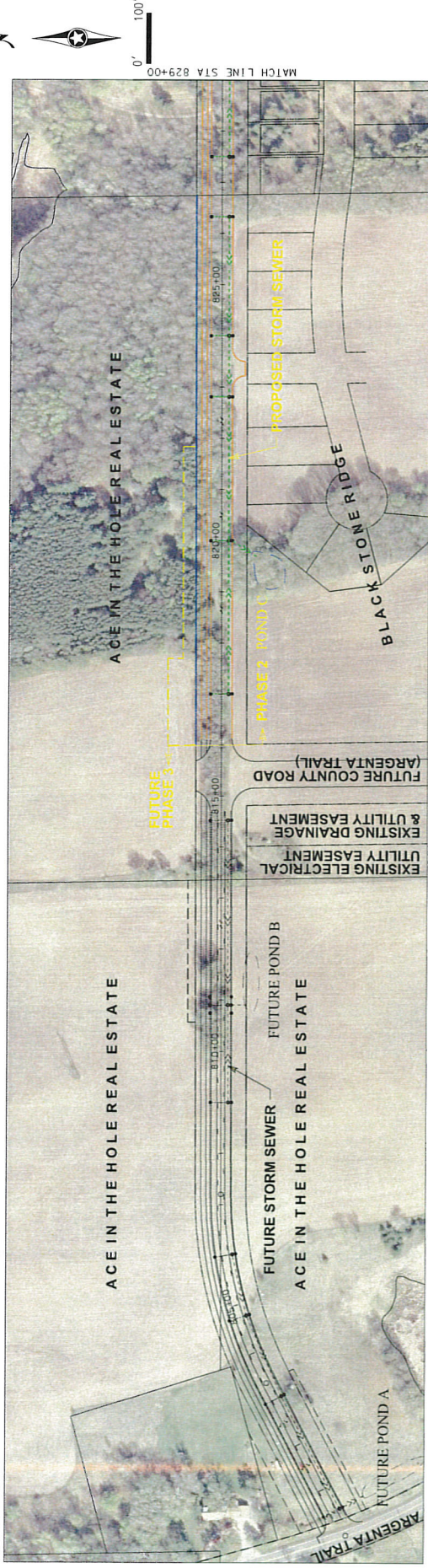
65th STREET



Feasibility Study - Plan & Profile City of Inver Grove Heights, Minnesota



65th STREET



Feasibility Study - Plan & Profile
City of Inver Grove Heights, Minnesota

65th Street
Figure E 1.0

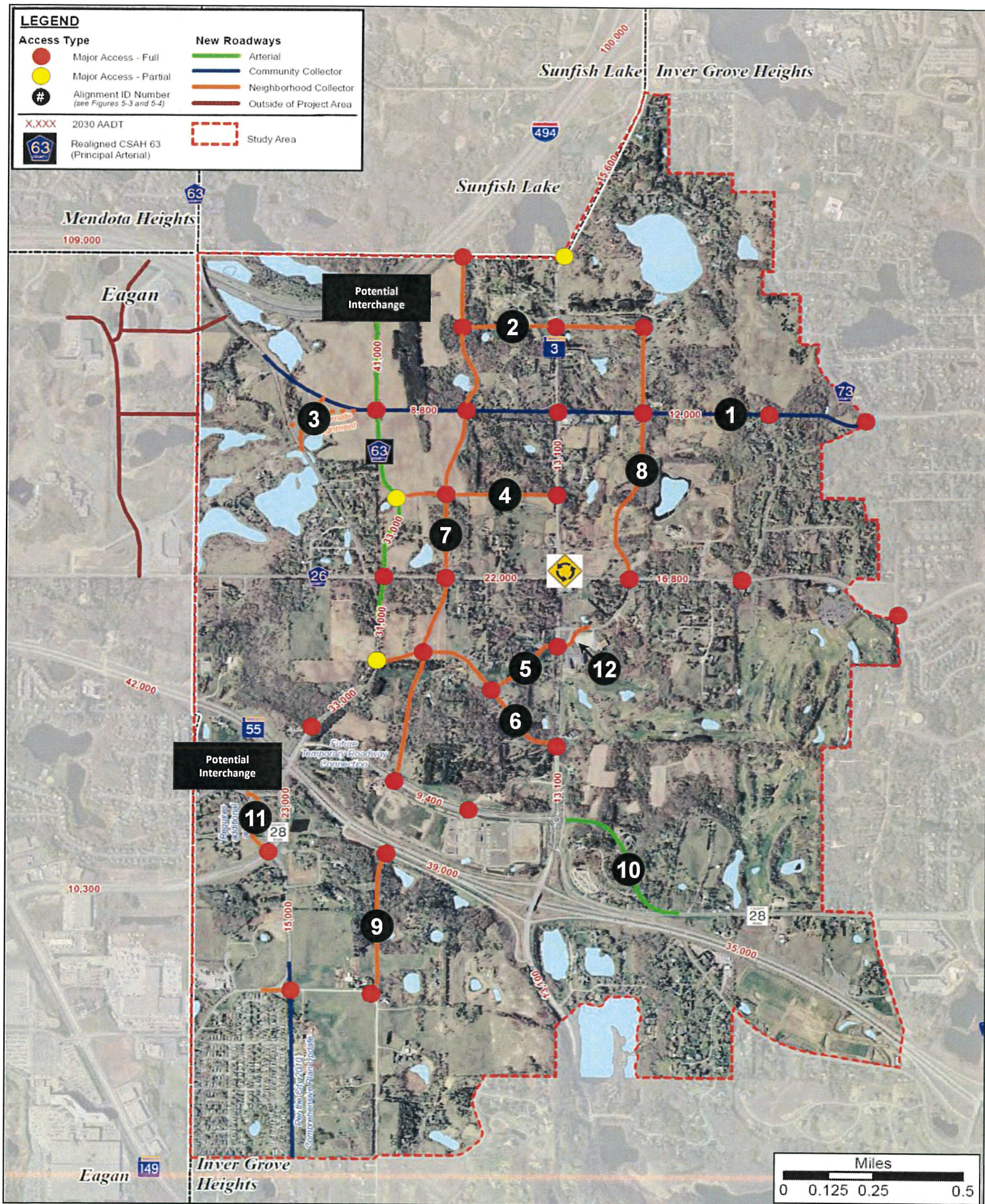


FIGURE 5-1. Recommended Collector Roadway System

**NORTHWEST EXPANSION AREA COLLECTOR
STREET SYSTEM STUDY**



