

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, APRIL 6, 2021 - 7:00 p.m.**

NOTICE TO RESIDENTS: The Planning Commission is taking proactive steps to prevent the spread of Covid 19 by meeting remote. People wishing to testify at the public hearing should call into the meeting using the following information:

Phone number: 651-450-2471

Individuals may submit written public comments in advance of the meeting by emailing comments to Kim Fox (kfox@ighmn.gov). Comments received prior to 4:00 p.m. on Monday, March 1, 2021, will be provided to the Planning Commission before the March 2, 2021 meeting.

1. CALL TO ORDER

2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR FEBRUARY 16, 2021, MARCH 2, 2021, AND MARCH 16, 2021.

3. OTHER BUSINESS

3.01 CITY OF INVER GROVE HEIGHTS - CASE NO. 21-23X

Review of public project for consistency with the comprehensive plan for City Project No. 2020-06 relating to stormwater improvements.

Planning Commission Action _____

4. APPLICANT REQUESTS AND PUBLIC HEARINGS

4.01 JIM & LORA KRECH - CASE NO. 21-18S - table until April 20, 2021

Consider tabling the request until April 20, 2021 for the property located at 2660 50th Street:

- a) A preliminary and final plat for a subdivision to be known as Oakbush Fifth Addition, adjusting existing lot boundaries.
- b) A vacation of drainage and utility easements within Lot 4, Block 1, Oakbush Second Addition, Lot 2, Block 1, Oakbush Third Addition and Lot 1, Block 1, Oakbush Fourth Addition.
- c) A variance to allow an accessory structure on a property without a principal structure.

Planning Commission Action _____

4.02 RYAN IHLE - CASE NO. 21-20V

Consider a variance request from the side yard setback for a garage addition for the property located at 7755 Boyd Avenue.

Planning Commission Action _____

4.03 KIEHM CONSTRUCTION - CASE NO. 21-19CV

Consider the following requests for the property located at 2660 50th Street:

- a) A conditional use permit amendment for a contractor's shop with outdoor storage.

Planning Commission Action _____

- b) A variance from setbacks.

Planning Commission Action _____

4.04 PRECISION SIGNS - CASE NO. 21-21V

Consider a variance to install two free standing signs less than 200 feet apart on the property located at 11380 Courthouse Blvd.

Planning Commission Action _____

4.05 ALLIANT VENTURES III, LLC - CASE NO. 21-22SV

Consider the following requests for the property located at PID No. 20-57520-00-040:

- a) A rezoning of the property from E-1, Estate Residential District to R-3B, Multiple Family Residential District

Planning Commission Action _____

- b) A preliminary plat for a 20 unit townhome development to be known as Pine Bend Estates 2nd Addition

Planning Commission Action _____

- c) A conditional use permit for a multiple family development.

Planning Commission Action _____

d) A variance from the front yard setbacks and building separation.

Planning Commission Action _____

4.06 BUILDER LOT GROUP (PELTIER) - CASE NO. 21-12PUD

Consider the following requests for the property located at 2660 50th Street:

a) A rezoning of the property from A, Agricultural to PUD, Planned Unit Development.

Planning Commission Action _____

b) A preliminary plat and preliminary PUD development plan for a 126-lot single family subdivision and a 180-unit apartment building

Planning Commission Action _____

5. ADJOURN

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

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, February 16, 2021 - 7:00 p.m.

****REMOTE MEETING****

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

Commissioners Present: Elizabeth Niemioja
Annette Maggi
Brett Kramer
Dennis Wippermann
Pat Simon
Scott Clancy
Kate Challeen
Joan Robertson
Jonathan Weber

Commissioners Absent:

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

APPROVAL OF MINUTES

The minutes from the February 2, 2021 Planning Commission meeting were approved as submitted.

TIM SALSCHIEDER - CASE NO. 20-51V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow one detached accessory building 2,400 gross square feet in size located within the 50-foot setback requirement, and any other variances related thereto, for the property located at 2306 - 99th Street. 10 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property is about 4.5 acres in size and consists of a single-family home with an attached garage, a pool, and a very large drainage and utility easement on the western portion of the property. About a month ago the Planning Commission reviewed a request for three variances on this property. The City Council then reviewed it and tabled it for the applicant to consider different alternatives. The original request included variances to allow two detached accessory buildings on the property whereas one is allowed. One of the structures was proposed at 1,750 square feet whereas 1,600 is the maximum allowed, and it was located within the 50-foot setback requirement along the north and east property lines. The Planning Commission denied the request as proposed but supported a setback variance for the structure to be 1,600 square feet in size or less. Tonight, the Planning Commission is being asked to consider a new proposal for two variances. The applicant is requesting one detached structure on the property to be up to 2,400 gross square feet in size whereas 1,600 square feet is the maximum allowed, and for it to be located within the 50-foot setback requirement from the north and east property lines. In this scenario the applicant would also like to construct a gazebo on the property near

the pool but there would not be any walls so it would not count towards the number of accessory buildings allowed on the property. Staff believes the size of the proposed larger structure is contrary to the intent of the city code, lots to the north, east and south of the property would have to comply with the same requirements as the applicants, the proposed size could have an impact on the character of the neighborhood, and staff believes that the request would be a convenience for the applicant rather than a practical difficulty. Staff recommends denial of the request as proposed. Staff would, however, support a setback variance for a structure 1,600 gross square feet or smaller to be located 10 feet from the east property line and about 25 feet from the north property line, with the practical difficulty being the large drainage and utility easement, topography, and the location of the drainfield, house and pool on the property. Staff heard from three neighbors with the revised notice, all who had general questions about the request.

Chair Maggi asked if the applicants built the house.

Ms. Botten replied in the affirmative.

Commissioner Weber asked for staff's understanding of City Council's discussion, stating they seemed to steer the applicant in the direction of building one larger structure versus two smaller ones.

Ms. Botten replied her take from the Council meeting was that they may support one structure on the property versus two. They did not allude to any specific size they would consider for that one structure. After the City Council meeting the applicant decided to move forward with one 2,400 square foot structure. Because this was a substantial difference from the initial request staff decided to bring the request back before the Planning Commission. If the applicant had just withdrawn the request for the second building but left the proposed building at 1,750 square feet, it would not have gone back before the Planning Commission.

Commissioner Simon asked if Condition 7 should be removed.

Ms. Botten replied that if the Planning Commission recommends approval of a 2,400 square foot building that condition would then be changed or eliminated.

Chair Maggi asked if the applicant would comply with impervious surface guidelines with a 2,400 square foot building.

Mr. Botten replied they would exceed the impervious surface maximum allowed on the property with a 2,400 square foot building. Therefore, if the variance is approved the applicant would then work with engineering staff on a Storm Water Facilities Maintenance Agreement (SWFMA).

Commissioner Simon asked if a 1,600 square foot building would comply with impervious surface standards.

Ms. Botten replied that it was her understanding that no matter the size of the proposed building they would be over the impervious surface maximum allowed.

Commissioner Robertson asked for clarification of how impervious surface was now calculated and whether a variance was needed.

Ms. Botten advised that the way impervious surface is calculated has not changed, but rather the process for residents to exceed the maximum. Instead of going through the public process of getting a conditional use permit, applicants now work with the engineering staff to acquire a SWFMA. In this case the applicant would not need a variance for additional impervious surface as they are exceeding the maximum, but not the additional 10%.

Opening of Public Hearing

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

Tim Salscheider, 2306 - 99th Street, replied in the affirmative. He stated that his property is unique in that he has an 11,000-square foot driveway. Also, all his impervious surface will continue to drain to the drainage easement area on his own property. He noted that the Planning Commission previously recommended approval of a variance for the 10-foot setback of a 1,600 square foot building. Even though this building is larger, in his opinion a building is a building. He felt that City Council led him in the direction that they would perhaps approve a larger structure if there was only one rather than two.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi stated the challenge will be defining a practical difficulty for a 2,400 square foot accessory structure.

Commissioner Wippermann asked if the surrounding properties would be subject to the 1,600 square foot maximum.

Ms. Botten replied in the affirmative.

Commissioner Wippermann stated this would be the exception in the neighborhood and would set a substantial precedent of a 50% increase over the code standard.

Commissioner Niemioja supported the setback variance with topography being the practical difficulty. However, she does not think a building is just a building and was concerned that this could set a precedent that residents could build a structure of any size as long as they do not build multiple structures. She would also be reluctant to use the 11,000 square foot driveway as impervious surface justification since there are many large driveways in the city.

Commissioner Weber stated he would prefer that maximum building size be determined on a ratio basis rather than tied to a specific lot size of 2.5 or 5 acres. A lot 5 acres or larger would allow a 2,400 square foot building. The subject property is so close to 5 acres that he could support allowing a building size close to 2,400 based on lot size ratio.

Commissioner Robertson asked what size structure would be allowed if this lot was 5 acres.

Ms. Botten replied that a lot 5 acres or greater in this zoning district would be allowed up to two detached accessory structures totaling up to 2,400 gross square feet.

Commissioner Robertson stated that recognizing that we do not yet have a code that allows the size of the accessory building to be built based on a ratio, she opposed the first proposal of 1,750 square feet based on precedent and lack of a practical difficulty and she opposed this one

as well which is 50% larger than the original request. Commissioner Robertson then experienced technical difficulties and temporarily lost connection to the meeting.

Commissioner Kramer applauded the applicant for going through the proper process. He agreed with Commissioner Weber's suggestion to look at revising the code to perhaps calculate accessory structure size using a ratio system. At this time, however, they need to abide by the current regulations. In this case he does not believe it changes the character of the neighborhood because only two neighbors would be able to see the proposed building; however, it would set a precedent that could potentially alter the neighborhood in the future. He would like to find a way to allow the applicant to get his building built but, in his opinion, it should be a little closer to what the maximum allowed is at this point.

Commissioner Simon stated she could not find a hardship and was concerned about the precedent this would set if a 2,400 square foot building was allowed. She has seen the allowed size of accessory structures increase continually over the years and for those reasons she could not support the request for a 2,400 square foot building.

Commissioner Weber asked if they could deny the variance to allow a 2,400 square foot building based on lack of a practical difficulty but base the second variance on a ratio and recommend approval of a variance to allow a 2,169 square foot building within the setback. That way if Council decided to move forward with that recommendation, they would not have to bring the request back before the Planning Commission.

Ms. Botten suggested to instead make a motion to approve the setback variance but eliminate the condition limiting the building to 1,600 gross square feet.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Robertson, to deny the request for a variance to allow one detached accessory building 2,400 gross square feet in size, for the property located at 2306 - 99th Avenue, due to lack of a practical difficulty.

Motion carried (9/0).

Motion by Commissioner Weber, second by Commissioner Kramer, to approve the request to allow a structure larger than 1,000 gross square feet to be located 10 feet from the east property and about 25 feet from the north property, with Conditions 1-6, excluding Condition 7, and the practical difficulty as listed in the report.

Motion carried (9/0). This item goes to the City Council on March 8, 2021.

M/I HOMES - CASE NO. 21-06PUD

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a comprehensive plan amendment to change the guided land use from P, Institutional to MDR, Medium Density Residential, a rezoning from P, Public/Institutional to PUD, Planned Unit Development, a preliminary plat and preliminary PUD for an 80-lot development (10 single-family homes, 70 townhomes), and a conditional use permit for a 70-lot townhome development, and any other variances related thereto, for the former South Grove Elementary

school site. 137 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing to develop the former South Grove Elementary school site into a residential neighborhood consisting of 70 townhome units and 10 single-family homes. The project is proposed as a planned unit development (PUD) to provide some flexibility in design. The applicants are requesting to change the land use from Public/Institutional to MDR, Medium Density Residential and the zoning from P, Institutional to R-1C/PUD, Single Family Planned Unit Development and R-3B, Multiple Family Planned Unit Development. The site is currently surrounded by a mix of residential uses including townhomes and single-family homes. Staff feels the proposed land use and zoning designations would be consistent with the neighborhood. The plans include extending Cloman Way from the north and constructing a new east-west street that would connect to Clayton Avenue. The balance would be private roads. The public streets would be 28 feet wide which would allow parking on one side. Some of the private streets would be 28 feet wide as well which would provide additional parking on one side. They have provided some guest parking spots as well. The applicant is requesting flexibility from standards to allow 26% building coverage whereas 20% is the maximum allowed. Lot sizes in the single-family neighborhood would range from 6,875 square feet to 9,713 square feet and lot widths would be 55 feet and Lot 1 would be 80 feet. Townhome lots do not have a required minimum lot size or width. The applicants are requesting some internal setback reductions to the front yards and to allow a separation of 15 feet whereas 20 feet is the code standard. All perimeter setbacks would be met. Overall impervious surface of the site would be below allowed impervious surface for both zoning standards. The PUD requires 15% of the site to be in permanent open space and it will be provided primarily in the southeast corner of the site. Most of the trees would be removed but they are meeting the requirements for general landscaping and reforestation. Generally, the stormwater system would be accommodated with a stormwater pond in the southeast corner and it would flow into existing storm systems for the area. Engineering held another virtual meeting last week with three of the residents in the Oaks townhomes to answer some of their questions on stormwater and ponding concerns. Staff believes their questions were answered, and they were satisfied that the design of the system would not add additional runoff going eastward. By code, a conditional use permit is required for all multiple-family developments. The project complies with the review criteria. He noted that the packet included 2 or 3 emails from residents and Planning Commissioners received two additional emails sent separately. He also had a phone conversation with someone living at the Oaks who had some concerns. Staff recommends approval of the request with the conditions listed in the report.

Chair Maggi asked what happened with a previous proposal for this site.

Mr. Hunting replied that the City received an application 3-4 years ago for a couple of apartment buildings and some townhomes, but it was withdrawn before going through the public review process.

Chair Maggi asked if this property was owned by the school district.

Mr. Hunting replied in the affirmative.

Chair Maggi asked if the sale of the property would be between the school district and the developer.

Mr. Hunting replied in the affirmative, stating the City had no involvement in the sale and does not own the property.

Commissioner Simon referred to the preliminary plat and asked for clarification of what looked like proposed buildings within a drainage and utility easement.

Mr. Hunting explained that the verbiage was referring to a common open space area and the driveway area; the lots are separate from any of the drainage easements.

Commissioner Simon asked if there were any comments from the fire department.

Mr. Hunting replied that Fire had no issues with the request as it met their requirements.

Commissioner Simon asked if the fire department required sprinklers in these townhomes.

Mr. Hunting suggested they ask the developer that question.

Commissioner Simon asked if the neighbors to the north would be able to access their backyards once this property was developed.

Mr. Hunting suggested that the applicant address that question.

Commissioner Niemioja asked if this lot was too small for a school to be built under current codes.

Mr. Hunting replied that he was unsure.

Commissioner Niemioja asked if these would be rental or owner-occupied units.

Mr. Hunting replied they will be for sale (\$300,000-plus per unit).

Commissioner Niemioja noted the traffic concerns raised by neighbors and asked what safety measures would be put in place around this neighborhood.

Mr. Hunting replied that the public works director had hoped to have a response to that question for this meeting but was unable to draft it in time.

Commissioner Niemioja asked if Mr. Dodge could address some of the engineering concerns from the surrounding homeowners.

Steve Dodge, Assistant City Engineer, stated the concerns from the Oaks were mainly about drainage coming off the impervious surface towards the Oaks property to the north or east. The developer will be capturing their impervious surface stormwater and they are providing a drainage swale on the north and east that directs stormwater to the proposed pond in the southeast corner of the site. The City has advised the developer that the proposed drainage swale should have the capacity to convey a 100-year storm event. Because they manage things under winter conditions as well, the developer must leave some extra space for water to move. The developer agreed to look at the areas around Lots 13, 22, 14 and 21 to make sure they have the capacity to treat any water draining that way. The Oaks was also concerned about snow

storage and the developer advised they left enough space for snow storage, which would drain towards the pond. Some of the backyards of the Oaks have seen water up to their porches. The developer, the City, and the City's water resources engineer, Barr Engineering, are going to look at the flood elevations for the area, the stormwater management plan, and the emergency overflows to verify that the neighbors on all borders of the plat are protected. Generally, the Oaks seemed to be receptive of the developer's responses and the City requirements.

Chair Maggi noted that the Planning Commission generally looks at stormwater management within the plot of land being developed at the time but asked if engineering staff looked at stormwater management more comprehensively, such as within a five-mile radius.

Mr. Dodge replied in the affirmative, stating they look not only at the subject property, but also at adjacent and downstream properties and the comprehensive design of the trunk storm sewer system.

Commissioner Weber asked if the 10 single-family lots on the southern portion of the plat needed to meet the R-1C 100-foot minimum lot width requirement for corner lots and 85-foot for interior lots.

Mr. Hunting replied that part of their request is for flexibility from the standard lot sizes to allow those to be reduced to 55-feet wide and about 6,800 square feet in total area, with corner lots being a bit larger.

Chair Maggi stated they should consider is how the reduced lot sizes would impact potential homeowner requests for decks and patios in the future.

Commissioner Wippermann stated that typically when the City agrees to flexibility requests for a PUD project, they get something in return, such as extra open space. He asked what the City was gaining in this case.

Mr. Hunting replied it is an opportunity to develop the site to its fullest potential while providing current trends in development that the market is looking for (i.e., smaller lots and reduced lot widths).

Commissioner Wippermann stated the neighborhood to the south had much larger lots compared to what is being proposed and questioned why they were allowing them to pack so many homes onto this piece of property.

Opening of Public Hearing

John Rask, M/I Homes, 5354 Parkdale Avenue, St. Louis Park, advised he was available to answer any questions.

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

Mr. Rask replied in the affirmative. He advised that M/I Homes purchased Hans Hagen Homes about 5 years ago but have been building and developing land in the Twin Cities for nearly 60 years. They were brought into this site by Dick Braun and Mark Gunther, who thought they would be a good fit for this project given the type of townhomes they build and how this site was laid out. To answer previously asked questions, he advised that the units would be fully sprinkled. Each unit has its own fire suppression system as required by code. Regarding access

to the back yards for the development to the north, Mr. Rask advised that the Oaks townhome fences were constructed along the property line which in essence landlocked themselves. They spoke with some of the members of the Oaks HOA Board about that issue and agreed to provide access over that area for any of the adjacent residents that would need to get access to the rear of their fence. In response to the question about whether this site was too small for a school, his understanding was that there was no specific minimum lot size for a school and in this case the school district likely just decided the site was not adequate and elected to sell it. Regarding price and ownership, the townhomes are all for sale units with prices starting at \$300,000-\$350,000, depending on what upgrades buyers choose. All units are three bedrooms, 2.5 baths, and range in size from 1,750 to 2,400 square feet. The single-family villa homes are one-level living. They do not have age restrictions on the homes, but they are designed for the empty nester with main floor master and laundry and smaller lots that are easy to maintain. A patio space design is provided outside the 30-foot setback. The homeowners in the single-family villas will own and maintain their own home but must still adhere to association guidelines, such as not being allowed to build a shed or house addition. The homes will sell in the upper \$300,000's to low \$400,000's. Regarding parks, these homes are not being marketed to families with children so likely that will not be a factor. Also, they realize that the single-family lots are not as large as those to the south, but the idea was to provide an appropriate transition from the single-family neighborhood to the townhomes and apartments to the north. Regarding traffic, they normally do not do traffic studies for townhome communities less than 100-150 units. With townhomes in general there is not a peak demand like you would have in commercial areas where everyone arrives and leaves at the same time. It is similar to single-family neighborhoods with the exception that family size and traffic counts tend to be lower in townhomes than single family. They have worked with the Oaks and understand their concerns and are working through that with the City and their stormwater consultant to come up with a plan that addresses those concerns. The Oaks have existing drainage problems, and their goal is not to add to their problem and perhaps even help them by rerouting stormwater.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi appreciated that the neighbors raised valid questions and the developers seem to have addressed those concerns. She had some concerns about smaller lot sizes based on historical precedence but felt perhaps the single-family homes being targeted to empty nesters would make a difference.

Commissioner Clancy stated the lot size question is still debatable, but the applicant's explanation for why they are the size that they are makes sense. He felt confident that many of the questions posed by the surrounding residents have been answered and he was reassured that the building department will have another chance to look at drainage and utility easements.

Commissioner Niemioja appreciated Mr. Dodge addressing her main concern, which is stormwater management. She believes that traffic will be addressed at some point and having the patio built into the design and this being part of an HOA makes her more comfortable with the single-family home lot sizes.

Commissioner Wippermann stated he did not have an issue with the smaller lots since they were being built as villa homes targeted for empty nesters, similar to what was approved in the Canvas development. He would have had an issue if it were designated as a regular single-family area with families and youngsters.

Commissioner Kramer stated he was comfortable with the smaller lots knowing that there were only 10 villa homes and he felt it would provide a natural progression of uses and densities. He stated this property has been vacant for a long time and he thinks this development will bring vibrancy to the neighborhood with more people walking, using Oakwood Park, and visiting local businesses.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Niemioja, to approve the request for a comprehensive plan amendment to change the guided land use from P, Institutional to MDR, Medium Density Residential, a rezoning from P, Public/Institutional to PUD, Planned Unit Development, a preliminary plat and preliminary PUD for an 80-lot development (10 single-family homes, 70 townhomes), and a conditional use permit for a 70-lot town home development, for the former South Grove Elementary school site, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on March 8, 2021.

The meeting was unanimously adjourned at 8:23 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, March 2, 2021 - 7:00 p.m.

****REMOTE MEETING****

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

Commissioners Present: Elizabeth Niemioja
Annette Maggi
Brett Kramer
Dennis Wippermann
Pat Simon
Scott Clancy
Kate Challeen
Joan Robertson
Jonathan Weber

Commissioners Absent:

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

DAVID AND PAULINE NOVACK - CASE NO. 20-11V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow more than one detached accessory building on a property and a variance to allow a structure to be located six feet from the rear property line whereas 8 feet is required, for the property located at 8775 Bacardi Avenue. 4 notices were mailed.

Chair Maggi advised that this item has been tabled to March 16, 2021.

Motion by Commissioner Wippermann, second by Commissioner Simon, to table the request for a variance to allow more than one detached accessory building on a property and a variance to allow a structure to be located six feet from the rear property line whereas 8 feet is required, to March 16, 2021.

Motion carried (9/0).

AURIANNA NORWOOD - CASE NO. 20-10V

Reading of Notice

Commissioner Simon read the public hearing notice to consider a request for a variance to allow more than one detached accessory building on a property and a variance to allow a detached accessory dwelling unit (ADU) on a lot less than one acre in size, for the property located at 640 - 9th Avenue. 5 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant would like to construct a detached 480 square foot building that would be used as an

ADU on the rear of their property. This requires a variance to allow a detached ADU on a lot less than one acre in size and a variance to allow a second detached accessory structure. The lot is just short of a half-acre in size and has an existing detached garage. When the ADU ordinance was being created in 2015 lot size was discussed. The Housing Committee felt it was important to establish a minimum lot size to help minimize the impact and density. They had suggested a lot size as low as 12,000 square feet. The Planning Commission then discussed the ordinance and felt a larger lot size was necessary and recommended a one acre minimum. City Council ultimately approved a one acre minimum. The limit on the number of accessory structures was to limit the mass and bulk of structures on a lot. When the ordinance was created the intent was to exclude this type of situation of having multiple detached structures on smaller lots. Staff does not support the variances as presented.

Commissioner Niemioja asked why the applicant stated they could not add an ADU onto their existing accessory structure.

Mr. Hunting replied that adding onto the existing building would likely exceed the maximum size allowed and would trigger a variance.

Commissioner Robertson stated she visited the site and found the existing accessory structure to be much larger than a typical detached garage. It also appeared to have an addition built onto the back of it. She asked if there was an additional small building near the rear property line.

Mr. Hunting advised that the existing accessory structure appeared to be about 1,000 square feet in size.

Commissioner Robertson asked how large a standard double-car garage would be.

Mr. Hunting was not sure but believed it would be 400-500 square feet.

Opening of Public Hearing

Aurianna Norwood, 640 - 9th Avenue South, advised she was available to answer any questions.

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

Ms. Norwood replied in the affirmative. She advised that the garage is a little extended so it can house their pool equipment. They do not have an additional structure in the back yard. She stated they are mindful of the size limitations and therefore since the maximum size allowed is 1,000 square feet on an acre lot, they would agree to only building a 500 square foot structure on their half-acre lot if the variance were to be approved.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi stated that historically the Planning Commission has been generally supportive of the ADU concept and the flexibility it provides for families. The challenge for her in this request is trying to find a practical difficulty.

Commissioner Challeen asked if she could ask a question of the homeowner.

Chair Maggi replied in the affirmative and reopened the public hearing.

Commissioner Challeen asked the applicant if she had considered adding an ADU above her existing structure.

Ms. Norwood replied that the principal structure was already a two-story home and would have too much impact on the neighborhood if an additional story was added. If they added onto the existing detached structure it would exceed the height limit and would be too close to the property line.

Commissioner Niemioja asked the applicant if she currently lived on the subject property.

Ms. Norwood replied in the affirmative.

Commissioner Robertson asked if the applicant was proposing something similar to a tiny house and what living space would be included in the 400-500 square foot ADU.

Ms. Norwood replied it was her understanding that tiny houses were generally on wheels, but this would be a permanent structure. The intention is for the structure to include a living area, kitchen, bedroom and bathroom for one or two people.

Chair Maggi closed the public hearing again.

Commissioner Niemioja stated she read the applicant's narrative carefully, including the Planning Commission and City Council discussion regarding Case 20-07V. At the time she voted against using the lack of a detached garage as a practical difficulty because she felt it was a slippery slope. City Council ultimately approved the request using that as a practical difficulty; however, in that instance they were asking to expand one building to be slightly larger. At the end of the discussion Council asked that the Planning Commission address this ordinance again. She would like Council to consider whether the City should increase the allowed size of accessory units. The Council minutes talk about the number of equipment and vehicles people have and are trying to store in accessory buildings to improve the aesthetics of their neighborhood. One councilmember suggested perhaps looking at allowing an accessory building to be larger rather than having multiple buildings. She would support City Council asking the Planning Commission to look at what would be the appropriate size of one accessory unit. She does not see a practical difficulty in this request so it would be difficult for her to vote in favor using today's standards. Now that the ADU ordinance has been in place for five years perhaps it is time to reassess whether ADU's are working and whether the criteria should be modified.

Commissioner Robertson suggested that whether detached garages should be counted as accessory units was worthy of a discussion. In this case she does not see how an ADU could be added to the current detached garage because it was already so large, and the property appears to be densely packed. She could not vote in favor of the request due to lack of a practical difficulty and the fact that the lot was already packed with buildings.

Commissioner Challeen agreed that it would be great to discuss whether detached garages should be considered an accessory structure. She considers ADU's to be a great addition for multi-generational living.

Commissioner Niemioja supported having a discussion about perhaps not counting detached garages as an accessory structure.

Chair Maggi stated the challenge was that even if they considered the idea of a detached garage not being counted as an accessory structure, they would still have the issue of the variance to allow an ADU on a lot under one acre in size.

Commissioner Kramer appreciated that the applicant used a ratio system to propose an ADU that was half the size of what was allowed on a one-acre parcel. He felt this could set a dangerous precedent; however, as the city was filled with 12,000 square foot lots. If those homeowners used the same system, they could have 250 square foot ADU's all over the city. He thought a ratio system was worth looking into but since it was not yet in place, they could not base their decision on that tonight.

Planning Commission Recommendation

Motion by Commissioner Kramer, second by Commissioner Weber, to deny the request for a variance to allow more than one detached accessory building on a property and a variance to allow a structure to be located six feet from the rear property line whereas 8 feet is required, for the property located at 8775 Bacardi Avenue.

Commissioner Challeen asked if there was a way to include a statement to City Council along with their vote.

Chair Maggi replied in the affirmative, stating they would address that after the vote.

Motion carried (9/0). This item goes to the City Council on March 22, 2021.

Chair Maggi stated she would like to put on record to the City Council that the Planning Commission suggests that they revisit the ADU ordinance policies and look at whether detached garages should be considered accessory structures. This could be done through joint meetings with the Housing Committee, Planning Commission, and City Council or something along those lines.

Commissioner Weber suggested they also look at utilizing ratios for lot sizes regarding accessory structures or other variances.

Commissioner Niemioja stated the Planning Commission should address accessory unit size as requested by City Council during the discussion for Case No. 20-07V.

JAEGER CONSTRUCTION (HYUNDAI) - CASE NO. 21-09CUP

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment for a 2,000-square foot building addition, and any variances related thereto, for the property located at 1290 50th Street. 5 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property is 4.85 acres in size and is zoned B-3, General Business. The applicant would

like to construct a 1,999-square foot addition on the west side of their existing building. When staff was reviewing this request, it was noted that the property to the south (which is also owned by Hyundai) had some grading and storage expansion taking place; a separate conditional use permit will be submitted soon to address that activity. The proposed addition would be located over existing impervious surface and no new hard surface would be added. Access would not be changing. The site would lose 5 parking stalls but the number of parking spaces for the sales lot still exceeds minimum code requirements. All customer and employee parking shall be clearly marked on site and no sales inventory should be stored in that area. The proposed addition, when added to the addition that was done in 2018, trigger the need for stormwater management on site. The applicant will work with staff for approval of a stormwater management plan. Staff recommends approval of the request with the 12 conditions listed in the report. Staff did not hear from any neighboring property owners.

Commissioner Weber asked if the work being done on the lot to the south was created by the new owner or something that has been going on for a long time.

Ms. Botten replied there has been additional grading taking place over the past year, but she is not sure when management changed hands. They need to get the site brought back into compliance.

Opening of Public Hearing

Barry Jaeger, 8308 Averno Avenue, advised he was available to answer any questions.

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

Mr. Jaeger replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Kramer, to approve the request for a conditional use permit amendment for a 2,000-square foot building addition, and any variances related thereto, for the property located at 1290 50th Street, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on March 22, 2021.

SKIGH DEVELOPMENT - CASE NO. 21-02PA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a comprehensive plan amendment to change the guided land use from NC, Neighborhood Commercial and LDR, Low Density Residential to MDR, Medium Density Residential 8-12 Units Per Acre, for the property located at 5871 Cahill Avenue. 40 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing to change the land use designation for two parcels on Cahill Avenue from NC, Neighborhood Commercial and LDR, Low Density Residential to MDR, Medium

Density Residential. They plan to redevelop the two lots with a 26-unit three-story apartment building. The existing site has a single-family home on the south lot and an auto repair shop on the north lot. The north lot was rezoned to commercial in the 1990's to allow for the auto repair shop. There is currently a mix of uses and densities in the immediate area, including office, commercial, single-family residential, and multiple-family residential, and it is located on two streets that are essentially arterial streets (Cahill Avenue and Upper 55th Street). He noted that the densities being proposed are similar to multiple-family densities on the east side of Cahill Avenue but there are no other multiple-family projects on the west side of Cahill until you get to Upper 62nd Street. The Planning Commission is only addressing the land use change tonight. If approved the site plan would be addressed at a later date. Staff is supportive of the request and believes it would be consistent with some of the surrounding land uses. He noted that 4-5 emails were received from residents and provided to the Planning Commission.

Chair Maggi asked what the elevation drop was between the subject parcels and the lots to the west.

Mr. Hunting suggested that the applicant address that question.

Commissioner Robertson asked how long the property had been on the market and whether anyone had showed interest in purchasing it over the last couple years.

Mr. Hunting did not know how long the property had been for sale and stated he had not spoken to anyone else interested in developing this property.

Commissioner Wippermann asked how long this property had been designated as Neighborhood Commercial.

Mr. Hunting replied at least since the 2030 comprehensive plan and perhaps longer than that.

Opening of Public Hearing

Scott England, DJR Architecture, advised he was available to answer any questions.

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

Mr. England replied in the affirmative. He advised that his client is interested in developing this parcel as a multi-family residential property and therefore they are requesting a comprehensive plan amendment. Cahill Avenue is an arterial and, as such, is guided for more intense uses. The proposed project seems to be a reasonable transition between the single-family residential neighborhood to the west and the more intense uses north and east of the property. Regarding a previous question about elevation changes, there is an elevational drop of 15 feet from the northeast corner to the southwest corner and a 35' grade change from the northeast to the northwest. He advised there is rather steep topography on the site but there is a flat section in the center where the single-family home currently sits.

Commissioner Robertson asked how close the abutting houses on Burke Trail were to the property line.

Mr. England stated the houses were about 200 feet from the property line.

Mr. Hunting agreed that it was in the range of 200-250.

Joel Johnson, 5889 Burke Trail, advised that he and his neighbors have been vandalized on many occasions. The police have been called for these events and they point out that the multi-family housing is directly across the street on Upper 55th Street. He is opposed to this project and does not want this multi-family project so close to him and his neighbors.

Chair Maggi noted that there were no representatives from the police department at tonight's meeting and planning staff was not versed in crime statistics.

Tom McDonough, 5903 Burke Trail, stated there have been quite a few serious accidents on Cahill and she questioned if a traffic study had been done to analyze the infrastructure needed to support an additional 26 housing units.

Commissioner Niemioja asked staff to comment on that as she has heard in the past that certain commercial can draw more traffic than residential.

Mr. Hunting replied that if this project moves forward the City would have the applicant do a traffic study. Engineering would look at that and see if improvements would be required, such as a right turn lane. He added that multi-family units can often generate less trips per day than single-family.

Chair Maggi asked Mr. England if this apartment building would be market rate housing.

Mr. England replied in the affirmative, stating it would be considered middle to upper market rate.

Jenny Finwall, 5905 Cahill Avenue, stated she lived just south of the subject property and her main concern was the impact of noise and light pollution from the parking lot. She asked if the applicant would consider flipping the building so the parking lot was on the north side facing Walgreens. She asked if any fencing or privacy screening was planned for the neighbors.

Commissioner Niemioja asked Ms. Finwall if she would prefer commercial development or was she just interested in getting screening.

Ms. Finwall replied she would rather it be residential, which is why she bought there so she could have a larger lot.

Chair Maggi clarified that the current zoning would allow a commercial entity to be constructed on the property.

Commissioner Niemioja asked Ms. Finwall if she had a preference between commercial or residential or was she mostly concerned about screening.

Ms. Finwall stated she would prefer the property remain low density residential, but if it changes, she does not want to be looking at cars and lights every day.

John Maloney, 5888 Burke Trail, stated that his property butts up to the proposed development and he was opposed to the comprehensive plan change. He stated that he researched the concepts of the comprehensive plan which was last updated in 2019. A tremendous amount of work went into getting this plan in place and it is an important document. It contains many

important points, such as that it is a way for the City to actively plan for its future so that the physical form of the community represents what the community wants it to be rather than reacting to trends and patterns from outside forces. It concerns him that a proposed development asking for a change to the comprehensive plan is getting a serious look. The community relies on those plans for the protection of their property, values, and where they live. The density of his neighborhood is 1-2 homes per acre and the proposed project would be close to 12 units per acre. If this change is approved, perhaps others along Cahill will want to do the same. He feels they need a buffer between the commercial uses and low density residential, like his neighborhood. He is opposed to the density being proposed and asks that the planning commission protect the citizens in the community by denying this request.

Eric Matthews, 5948 Burke Trail, stated he agreed with Mr. Maloney and was concerned that approval of this request would set a precedent for future changes along Cahill. He has heard from many people that the City has too many apartments and not enough businesses. They had 17 neighbors sign a petition stating they were opposed to this proposal. Of those questioned, 100% were in opposition of the proposed project.

Commissioner Niemioja asked Mr. Matthews if he spoke with every person on the petition and noted that they were not copied on the email and there were no signatures.

Mr. Matthews stated that either he or Mr. Maloney spoke to everyone on the list but did not get signatures as it did not seem appropriate to knock on doors during a pandemic. They then compiled the responses into the document that was submitted.

Commissioner Weber asked what building height would be allowed if this remained commercial.

Mr. Hunting replied that the maximum height allowed in B-2 or B-3 would be 35 feet, which is the same height allowed for multiple-family residential.

Commissioner Challeen asked how long this property has been on the market as a saleable property.

Mr. England stated he was unsure how long it had been on the market but has been working with this client for several months. He responded to some of the comments from the neighbors. Regarding crime rates, this property will be overseen by a professional management company who will make sure they get responsible residents without criminal records, etc. Regarding traffic counts, they will agree to do a TDMP when they get to that part of the process. Regarding impact concerns from the neighbor to the south, during the site plan review they can discuss screening, etc. but they would definitely provide a landscape buffer along the south property line to shield any parking lot lights.

Commissioner Weber advised that he found the listing for this property and it has been listed for 445 days as a potential commercial lot for sale.

Commissioner Kramer asked if the land use would revert back to its original guiding if the project never moved forward.

Mr. Hunting replied that the land use would not officially change until a site plan was approved.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Weber stated both parcels would likely have to be combined as he did not think a commercial building would fit solely on the north property based on the lot dimensions. It has been listed on the MLS as a commercial property for well over a year and no one has shown interest in it, so he would be in favor of the request at this point. Leaving the southern parcel as LDR would be ideal but he does not think anyone could develop just the northern parcel.

Commissioner Clancy stated he was planning on saying that Cahill Avenue has been specifically targeted as a special street with mixed uses and they should stick with the plan. However, if the property has been on the market for as long as the listing states and they are not seeing traction he is unsure what to do.

Commissioner Robertson commended the neighbors who took the time to make their concerns known, stating it was very helpful. She agreed that the comprehensive plan is a guide that they must consider very carefully; however, it is not written in stone and in certain situations it is prudent to reconsider portions of it. In this case she thinks they should consider a change. This portion of Cahill Avenue has a McDonalds, pharmacy, restaurant, and multi-unit living options. She questioned whether LDR would even fit on that parcel. She was concerned about the impact a commercial entity would have on the Burke Trail neighbors as far as noise and the lack of criteria in place like there would be for multiple-family housing. She believed that a multi-family building placed there with care and consideration could be beneficial for that portion of Cahill.

Commissioner Niemioja advised that the comprehensive plan is only revised every 10 years so there are principles in place to help the City determine when a change may be needed. Diversity of housing is one of those guiding principles the City is trying to strive for and this type of housing in this space could be helpful and fits within the vision of our community. She would like to have the Housing Committee look at this prior to it going before City Council. In her opinion this project acts as a good buffer between low density residential and everything on the north and east of this parcel. She appreciated the emails that were sent but stated it would be more meaningful to get a letter from each person as it would have given her a better idea of where each individual stood. The other option would be to have them copied on the email. She understands that change is hard, especially when it involves a vacant property.

Commissioner Robertson stated this type of housing would provide an opportunity for individuals to shop in our neighborhoods and support local restaurants and businesses. In order to get businesses to thrive you need people, and in order to get people you need businesses. It is a fine balance.

Chair Maggi thanked everyone for their thoughtful discussion of the residents' concerns and the vision for the city and how land use decisions get made.

Planning Commission Recommendation

Commissioner Weber, second by Commissioner Challeen, to approve the request for a comprehensive plan amendment to change the guided land use from NC, Neighborhood Commercial and LDR, Low Density Residential to MDR, Medium Density Residential 8-12 Units Per Acre, for the property located at 5871 Cahill Avenue, subject to the conditions listed.

Motion carried (9/0). This item goes to City Council on March 22, 2021.

OTHER BUSINESS

Heather Rand, Community Development Director and Interim City Administrator, discussed a recent City Council action. One of the items on their last work session was a discussion about increasing public accessibility and participation in City Council meetings as well as making their meetings more efficient. One of their solutions, that they directed staff to pursue, is an ordinance change to move the start time of their meeting from 7 PM to 6 PM for their regular meetings. The belief is that if they start their meetings earlier perhaps the public would be more apt to participate or provide public comment. They are also suggesting that consideration be given for perhaps moving the Monday night City Council meetings to Tuesday. Currently City Council meets on the 2nd and 4th Mondays whereas Planning Commission meets on the 1st and 3rd Tuesdays. If Council chooses to move their meetings to Tuesdays, there should be no impact for regular meetings. However, City Council has their work sessions on the 1st Monday of the month. If they choose to be consistent and move their work sessions to Tuesday as well the Planning Commission should have a conversation about potentially changing their meeting night. No decision has been made yet, but Commissioners should start thinking about how this could impact them. The Planning Commission is highly valued, and they want to make sure they do not move forward with something that could negatively affect Commissioners. Commissioners should feel free to reach out to Councilmembers with any input.

Commissioner Weber asked if Ms. Rand could suggest to Council that they create a liaison position from the Planning Commission who could attend Council meetings and voice some of the suggestions from the Planning Commission rather than asking staff to do it. He stated he would be willing to fill that position.

Ms. Rand thanked him for the suggestion and stated she would try to express that to City Council. She urged Commissioner Weber to feel free to reach out to them on his own as well.

Commissioner Robertson agreed with Commissioner Weber's suggestion, stating having a liaison can clarify what the thinking was behind certain decisions, make the process easier, and the exchange of ideas at the time they occur can be extremely helpful.

The meeting was unanimously adjourned at 8:40 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, March 16, 2021 – 7:00 p.m.

****REMOTE MEETING****

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

Commissioners Present: Elizabeth Niemioja
Annette Maggi
Brett Kramer
Dennis Wippermann
Pat Simon
Scott Clancy
Kate Challeen
Joan Robertson

Commissioners Absent: Jonathan Weber (excused)

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

APPROVAL OF MINUTES

Chair Maggi advised that approval of the meeting minutes from the February 16 meeting should be tabled as there is a resident who would like to provide feedback on the minutes regarding the M/I Homes application.

Motion by Commissioner Niemioja, second by Commissioner Simon, to table approval of the February 16, 2021 Planning Commission minutes to April 6, 2021.

Motion carried (8/0).

Chair Maggi advised that an agenda item has been added regarding officer elections.

OTHER BUSINESS

CITY OF INVER GROVE HEIGHTS - CASE NO. 21-17X

Steve Dodge, Assistant City Engineer, advised that the Planning Commission is being asked to review Project 2016-09F for its consistency with the comprehensive plan. He explained that the project is a street reconstruction, watermain system replacement, sanitary sewer system replacement and storm sewer system upgrade for the Carleda Way area. including 63rd and 64th Court East. The project also includes a sidewalk connection to the adjacent Prairie Estates. The project was approved by the City Council in the 2020 CIP and was originally scheduled for 2021. Due to the time it will take to acquire the necessary easements, it is now projected to be a 2022 construction project. A public hearing will be held on April 12, 2021 and a virtual neighborhood meeting is scheduled for March 30, 2021.

Motion by Commissioner Wippermann, second by Commission Simon, to find the capital expenditures for Carleda Way Improvements per City Project 2016-09F to be consistent with the Comprehensive Plan.

Motion carried (8/0).

APPLICANT REQUESTS AND PUBLIC HEARINGS

DAVID AND PAULINE NOVACK - CASE NO. 21-11V

The public hearing notice was read at the March 2, 2021 Planning Commission meeting.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the subject property contains the principal home, a 760 square foot detached garage, and a small shed. The applicant is proposing to add a 512 square foot building; however, the zoning district allows only one detached accessory structure over 120 square feet. The applicants have started construction of the structure but stopped work once they were made aware that a permit was required. They then applied for a permit, but it is on hold until the variance process is complete. The property does not have an attached garage. Some may say it is a disadvantage to have a detached garage because homes constructed with an attached garage would be allowed to have one additional detached structure. There do not appear to be any unique circumstances on the lot not created by the landowner. It appears that there are other lots in the area that contain more than one accessory structure but from looking at aerial photos some of those structures are believed to be less than 120 square feet. Staff recommends denial of the request for the reasons stated in Alternative B of the report. Staff received two emails from neighbors; one was included in the report and the other was emailed to commissioners this afternoon.

Commissioner Simon asked for clarification of a resident's concern regarding a utility box in the alley easement.

Ms. Botten replied that it is considered a private easement, which is not something the City typically gets involved in.

Commissioner Niemioja referenced a note in the staff report about a July 2020 discussion, stating her recollection was that it was a debate over whether you could use a detached garage as a practical difficulty.

Ms. Botten replied that the discussion last July was about changing the ordinance, but it stemmed from an application for just one detached structure larger than 1,000 square feet.

Commissioner Niemioja stated her understanding was that later at Council it was stated that this would not apply to multiple structures.

Ms. Botten stated her recollection was that Council reviewed that request and then directed staff and the Planning Commission to review a potential ordinance change, which occurred in July 2020. At that time what was presented to the Planning Commission was that overall, there have not been many variances for urban lots for accessory structures. During that discussion a couple commissioners brought up that homeowners without an attached garage are different than people that have an attached garage but ultimately the consensus was to leave the code as is and to review it periodically. That information was passed on to Council and they did not formally discuss it anymore; it was just stated they would look at it again if it came up in the future.

Opening of Public Hearing

David and Pauline Novack, 8775 Bacardi Avenue, advised they were available to answer any questions.

Chair Maggi asked Mr. Novack if he read and understood the report.

Mr. Novack replied that he had not seen the report in its entirety but may have missed it as they have been dealing with COVID in their household. He asked if he would be able to add this structure if he attached his current detached garage to his house.

Ms. Botten replied in the affirmative but added that it would have to be physically attached to the house and not just by an open-air breezeway or something similar.

Mr. Novack referred to a concern from one of the neighbors about building in the easement. He advised they would be 16 feet from the easement and are trying to enclose their hot tub because his wife has a bee allergy and they have also caught neighbors using the hot tub and therefore want to secure it for liability reasons. Regarding the complaint about the utility box, he advised that it was installed by Dakota Electric when they buried the utility transmission line from the pole to the house. It passed all State inspections, and he does not believe it is in the way as it is directly underneath the transmission pole.

Commissioner Robertson noted that the proposed building appeared to already be substantially finished on the outside.

Mr. Novack noted that it did not yet have shingles or siding.

Commissioner Robertson asked how they planned to use the building as it seemed much larger than what would be needed to enclose a hot tub.

Mr. Novack replied that half of the building would be used to enclose their 9' x 9' hot tub. The other half would be for a sunroom with an interior wall separating the two areas.

Commissioner Robertson asked what the distance was between the detached garage and the house and whether it would be feasible to attach the two.

Mr. Novack replied that it was shaped like a wedge V and was between 6 and 15 feet from the house, depending on where you measured.

Commissioner Robertson asked at what point Mr. Novack realized a permit was needed because the lot seemed to be quite densely covered in structures.

Mr. Novack replied that when they originally installed the floating deck, they were told by the City that they did not need a permit. He thought he had documented on the permit that they would be enclosing the structure, but he now understands that he did not do that. Their intention was always to enclose the hot tub because of his wife's bee allergy. He noted that perhaps he could enclose just the hot tub portion and leave the rest open.

Commissioner Niemioja stated she appreciated the applicants trying to keep their hot tub safe and secure. She asked if this would comply with city code if it became a gazebo-like structure with screens.

Ms. Botten replied that it would still be considered an accessory structure.

Mr. Novack stated they had originally looked at screening it in but ultimately decided to enclose it with hard side.

Commissioner Robertson noted that the applicant currently had an oversized garage and a small shed behind it.

Mr. Novack advised that he might remove the small shed if he could build the proposed building.

Commissioner Robertson asked if the applicant would be in compliance if he removed the small shed and attached the proposed hot tub enclosure to his existing accessory structure.

Mr. Novack replied that it could be done but it would create additional square footage because of the walkway between the two structures.

Ms. Botten replied that would require a variance as well from maximum size allowed.

John and Linda Wendt, 8804 Argenta Trail, stated they own the property directly west of the subject property and have some concerns about the request. There is a 16' wide private alley running between the homes and anyone with property abutting that easement has the right to utilize it. Mrs. Wendt's grandparents created the easement over 70 years ago. One of the concerns is that the utility box is in the alley easement on the west side of the Novack's house and can impede the use of the alley by others. The utility box needs to be moved out of the private easement.

Chair Maggi asked who maintains that easement since it is not a public easement.

Linda Wendt replied that it is maintained by the property owners that abut the easement. It is kept as lawn and whomever lives along the easement cuts the grass in the easement abutting their property. She is concerned about the precedent this variance would set and if other neighbors put things in the easement, they would lose the integrity of the alley.

John Wendt stated they were asking that if the variance was granted, that the Novack's move the utility box out of the easement and onto their property. He stated the box is not directly underneath the pole but actually goes out about three feet into the easement.

Linda Wendt stated that the Novacks have quite a few structures on their 4/10ths of an acre lot and she was concerned about the amount of impervious surface. She noted that attaching their house to the garage would only add additional impervious surface. She is concerned also about the structural integrity of the proposed building because it does not have appropriate footings.

Chair Maggi asked staff if the applicant would have to work with the inspections department if the variance were to be approved, which would address the structural integrity concern.

Ms. Botten replied in the affirmative.

Commissioner Robertson asked if the alley easement was a recorded easement or just a

gentleman's understanding.

John Wendt replied that it was recorded with the Dakota County Recorder's Office and is included in the Novacks' recorded deed (#1650520) and the other property owners' deeds on the block.

Ms. Botten clarified that the proposed shed is located outside the easement.

John Wendt stated that the utility pole is located outside of the easement in the Novack's property, but the electrical box that they put in is located inside the easement and they are requesting that it be moved inside of the fence line of the Novack's property.

Ms. Botten showed a diagram of the location of the utility pole and utility box, stating that typically utilities are located within perimeter drainage and utility easements.

Mr. Novack stated that putting the utility box outside their fenced yard gives the utility company continuous access to the box.

Ms. Botten asked Mr. Novack to verify that the utility box was located on his property, just within the easement area.

Mr. Novack replied in the affirmative. He stated the utility pole is on his property as well so if the neighbor is saying the box should be moved, perhaps the pole should be moved as well.

Linda Wendt questioned where the electric comes from. Does it come directly off the pole or from the Novacks' garage? If the power comes from the garage the box could be moved east onto their property just outside of the fence. The other option would be for the Novacks to reconfigure their fence line at an angle so the box could be moved east of the light pole and out of the easement.

Commissioner Robertson questioned why they were taking so much time discussing the electrical box since the planning commission had no purview over it and it was not related to the request.

Chair Maggi agreed.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi asked if anyone could define a practical difficulty for the variance request.

Commissioner Kramer asked if precedent would be considered a practical difficulty as there were several properties in the neighborhood with multiple structures larger than 120 square feet.

Commissioner Robertson stated her understanding was that neighbors having multiple structures would not qualify as a practical difficulty and she was concerned about the precedent using such a basis would set. She noted that many of the neighboring sheds she saw were not large enough to require a variance.

Commissioner Niemioja agreed that others in the neighborhood being out of compliance was not a practical difficulty and she also felt that the additional sheds in the neighborhood were fairly small. Part of the problem is that our city has reactive enforcement, not proactive. She thinks something worth discussing is whether detached garages in a certain age home is a practical difficulty. This issue came up last July and she believes it is a legitimate question, but she is reluctant to use it in this case since historically they have not used that as a practical difficulty.

Commissioner Robertson agreed that it is a question the City Council should look at because it does impede homes built prior to a certain time. The Planning Commission looked at a similar issue a couple months ago and the challenge was that the detached garage was substantially larger than average, such as in this case. She is open to having that discussion, but many other variables would have to come into play before she would use this one as a practical difficulty.

Planning Commission Recommendation

Motion by Commissioner Robertson, second by Commissioner Wippermann, to deny the request for a variance to allow more than one detached accessory structure on the property located at 8775 Bacardi Avenue, due to lack of a practical difficulty and the precedent it would set.

Motion carried (8/0). This item goes to the City Council on March 22, 2021.

CARAGH O'BRIEN BARTNESS - CASE NO. 21-13S

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat for a two-lot subdivision, for the property located at 1248 - 90th Street. 45 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing to subdivide the property creating one new 2.5-acre lot around the existing homestead. The 19-acre balance of the property would include the applicant's home and be used agriculturally. Both houses use the same existing driveway and easement to get to 90th Street. The applicant will record a new section of easement that will connect Lot 1 to the existing driveway easement over Lot 2. Staff recommends approval of the request.

Commissioner Niemioja asked if the 2.5-acre lot would be considered non-conforming because of the number of accessory buildings it contained.

Mr. Hunting replied that it was currently legal non-conforming and would remain legal non-conforming.

Commissioner Robertson asked if the existing buildings would remain in place.

Mr. Hunting replied that the applicant could best answer that question.

Opening of Public Hearing

Caragh O'Brien Bartness, 1260 - 90th Street East, advised she was available to answer any questions.

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

Ms. Bartness replied in the affirmative. She advised that all the existing structures (house, barn, etc.) would be staying.

Alison Doane, 1182 90th Street East, stated she lived directly across the street from the subject property and was concerned about potential additional traffic, rental turnover, or condition of property if it became a rental situation.

Erin Hall, 1246 90th Street East, asked for clarification that she would still have access to her well via an easement.

Chair Maggi asked Ms. Hall if she had discussed this with the applicant.

Ms. Hall replied she had not.

Ms. O'Brien Bartness advised that currently the Halls need to come onto her property to get into the pump house to access their well. A simple solution would be to put a door on the back of the building so they can access it from their own side. She stated they have no intention of keeping the Halls from accessing the well.

Jay Austad, 8971 Aralia Court, advised that the property currently is being rented; the main house has about 10 people living in it and a milk house has been converted to house other non-related persons. They have heard rumors that the barn was going to be converted to a dwelling as well and that a housing development was planned for the property. He asked if the requested subdivision was for the purpose of creating additional rental property, would it set a precedent for additional subdivision, and, if so, would the roads support the resulting additional traffic.

Chair Maggi advised that the property was not zoned for a housing development.

Commissioner Robertson asked the applicant if she intended to rent the properties.

Ms. O'Brien Bartness replied that the purpose of this lot split is to sell the 2.5-acre parcel to the persons who are currently renting the property.

Commissioner Robertson asked if the buyers would also be purchasing the buildings on the lot.

Ms. O'Brien Bartness replied in the affirmative.

Commissioner Robertson clarified that the intent was not to make this a rental property.

Ms. O'Brien Bartness stated the purpose of the lot split was so that the people currently living on the property could purchase the property rather than renting it.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Niemioja referred to the existing buildings on this property and noted that this is a good example of how properties change over the years and can look inconsistent with current codes. All properties are unique.

Planning Commission Recommendation

Motion by Commissioner Niemioja, second by Commissioner Challeen, to approve the request for a preliminary and final plat for a two-lot subdivision, for the property located at 1248 - 90th Street.

Motion carried (8/0). This item goes to the City Council on April 12, 2021.

CITY OF INVER GROVE HEIGHTS (FENCE ORDINANCE) - CASE NO. 21-14ZA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for an ordinance amendment to Title 10, Chapter 15-12 Fences of the City Code zoning regulations to allow a fence to be 48 inches in height on a side street of a corner lot. No notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that at the January 11 City Council meeting Council directed staff to review the current city ordinance relating to fences located in the front and corner front yards of residential properties. She noted that one of the requirements is that fences in the front yard area shall provide no less than 75% clear visibility and shall be no higher than 42 inches. No fencing shall be located where it would obstruct a safe view from any driveway and no solid fence shall be closer than 15 feet from the face of a curb. The outside corner of any corner lot is required to be free from any fence unless it provides a 75% clear visible opening. The 'outside corner' is described as 30 feet from the property line in each direction at an intersection. Staff believes the maximum fence height requirement of 42 inches in the front yard is for public safety and likely stems from the MNDOT Road Design Manual which states that the assumed height of both the driver's eye and the object to be seen are 3-1/2 feet above the respective roadway surfaces. A second reason could be aesthetics of uniformity and visual appeal. Over the past five years the City has reviewed eight fence variances; six of which have been on corner lots. All six were asking to exceed 42 inches and three were asking for a 48-inch chain link fence. Staff researched the fence requirements of five other cities and about half allowed fences in the front yard to be up to 48 inches in height. Various methods were used to measure the visibility triangle. Staff also reached out to Midwest Fence and Dakota Unlimited Fence, who stated that 42-inch fencing is available, but 48-inch is a more standard height. Staff continues to find a benefit to the maximum fence height of 42 inches with 75% clear visible opening within a normal front yard setback. Residential properties on corner lots are at a disadvantage as they have more than one front yard where the maximum fence height of 42 inches is required within the front setback. Staff would support an ordinance change to allow a 48-inch fence height with 75% clear visible opening for the street side of a corner lot that abuts another front yard. The proposed code amendment was published in the paper and staff has not received any public comment.

Commissioner Challeen asked on a corner lot with a front yard abutting another front yard, how far could the 48-inch fence be extended to the corner.

Ms. Botten replied that it would have to be 30 feet back from the property line.

Commissioner Robertson asked if the 75% visible open space requirement would apply to both 42- and 48-inch fencing.

Ms. Botten replied in the affirmative.

Opening of Public Hearing

There was no public testimony.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi stated she would support the proposed ordinance change as it allows homeowners more flexibility in corner situations. The fact that 6 of the 8 variances were on corner lots indicates that this is primarily where the issue is.

Commissioner Challeen asked if 48 inches would be enough to resolve this issue and align with what people are looking for.

Chair Maggi replied that the vast majority of requests received were for 48-inches which indicates to her that that is primarily what is available in the marketplace. It is a balancing act of how tall a fence can be while still providing safety, which is why the 75% visibility is key.

Commissioner Niemioja questioned if this amendment goes far enough. She suggested perhaps allowing 48 inches all around the yard with 75% visibility.

Chair Maggi asked if she was suggesting that all front yards be allowed a fence 48-inches in height, regardless of whether they were on a corner.

Commissioner Niemioja replied in the affirmative.

Commissioner Robertson stated she saw the benefit of specifying one height, but on the other hand if she was the adjoining property owner and that fence ended at her property line, she might not appreciate the 48 inches. She could vote either way but wanted to honor the impact it could have on the adjoining property where the intersection becomes their front yard.

Commissioner Kramer agreed with Commissioner Niemioja's suggestion to allow 48-inches on all front yards as it would provide continuity. It would not make sense for the house behind a corner lot to have to drop their fence down to 42 inches when the corner lot could have a 48-inch-high fence.

Chair Maggi asked Commissioner Kramer if he was suggesting that essentially all front yard street facing fencing could be 48-inches high.

Commissioner Kramer replied in the affirmative.

Commissioner Challeen supported allowing 48 inch overall both for economy and aesthetics.

Chair Maggi asked for clarification that a 7-foot height was allowed on the side and rear property lines.

Ms. Botten replied that on a corner lot that is a rear yard to rear yard it could be up to 7 feet high.

Chair Maggi asked if homeowners would be allowed a 7-foot-high fence on non-street facing sides of their yard.

Ms. Botten replied in the affirmative. To Commissioner Challeen's question earlier, she stated the recommended change would likely take care of a majority of fence variances but there still could be some due to unusual circumstances or people wanting more screening.

Chair Maggi asked Commissioners Kramer and Niemioja to clarify if they were in favor of allowing street facing fences up to 48 inches high.

Commissioner Kramer stated he had no issue with allowing a 48-inch-high chain link fence as it does not raise any kind of a safety issue being that you can see through it.

Chair Niemioja recommended 48 inches as well as long as they did not change the material or density requirements of the fence.

Commissioner Robertson asked for clarification of the setback from a side property line.

Ms. Botten advised that fences can go right up to the property line.

Chair Maggi asked Commissioners their recommendation regarding the ordinance amendment proposed by staff or to allow all front yard fencing to be 48 inches in height as proposed by Commissioners Niemioja and Kramer.

The remaining commissioners replied that they would be comfortable with allowing all front yard fencing to be 48-inches high with 75% clear visibility.

Commissioner Simon noted that it was imperative that they do not put slats in the chain link as drivers could not see over it.

Chair Maggi asked staff if they were comfortable with their recommendation.

Ms. Botten replied in the affirmative.

Planning Commission Recommendation

Motion by Commissioner Clancy, second by Commissioner Robertson, to approve the proposed ordinance amendment to City Code 10-15-12B Fences to state that 'Fences in the front yard area shall provide no less than 75% clear visibility and shall be no higher than 48 inches with the remaining proposed language being unchanged.'

Chair Maggi noted that the proposed language was written specifically to corner lots.

Ms. Botten suggested striking through 42 inches, replacing it with 48, and removing the underlined language from her proposed language in the report.

Chair Maggi asked Commissioner Clancy if he was comfortable amending his motion per staff's recommendation.

Commissioner Clancy replied in the affirmative.

The restated motion is to approve the proposed ordinance amendment to City Code 10-15-12B Fences to 'Fences in the front yard area shall provide no less than 75% clear visibility and shall be no higher than 48 inches. All fences constructed in other areas than the front yard and corner lot side yard clearance areas may be no more than seven feet in height.'

Motion carried (8/0). This item goes to City Council on April 12, 2021.

OTHER BUSINESS

Officer Elections

Chair Maggi advised that she is stepping down as Planning Commission Chair and therefore they need to elect a new chair. The positions of Vice-Chair and Secretary are currently held by Liz Niemioja and Pat Simon.

Motion by Commissioner Wippermann, second by Commissioner Simon, to nominate Liz Niemioja as Chair of the Planning Commission.

Motion carried (8/0).

Chair Maggi noted that there was now a vacancy for the Vice-Chair position. She advised that while he was not able to attend tonight's meeting, Commissioner Weber indicated he would be interested in this role.

Motion by Commissioner Niemioja, second by Commissioner Kramer, to nominate Jonathan Weber as Vice-Chair of the Planning Commission.

Motion carried (8/0).

Pat Simon will be continuing in her role as Secretary of the Planning Commission.

Chair Maggi stated that it has been a pleasure serving as Chair and she advised that the officer changes will take place at the next meeting.

The meeting was unanimously adjourned at 8:35 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary



PLANNING REPORT

CASE NO: 21-23X

MEETING DATE: April 6, 2021

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: N/A

REQUEST: Review of Capital Expenditure associated with Good Samaritan Pond City Project 2020-06

LOCATION: N/A

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The City Council reviewed a feasibility report at their March 8, 2021 meeting regarding this project

Civil Engineer Jake Moser has prepared a brief memo with a map illustrating the improvements.

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 Chapter 10 Surface Water Management of the comprehensive plan. The project would be consistent with the 2040 comp plan.

ALTERNATIVES

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

- An Approval recommendation that the capital expenditures for Good Samaritan Pond per City Project 2020-06 is consistent with the Comprehensive Plan.

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

RECOMMENDATION

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

Attachment: Memo from Jake Moser, Civil Engineer

Memo



To: Allan Hunting, City Planner

From: Jake Moser, Civil Engineer

cc: Thomas J. Kaldunski, City Engineer
Bridget McCauley Nason, City Attorney

Date: March 16, 2021

Re: Planning Commission April 6, 2020

Review Public Project for Consistency with Comprehensive Plan

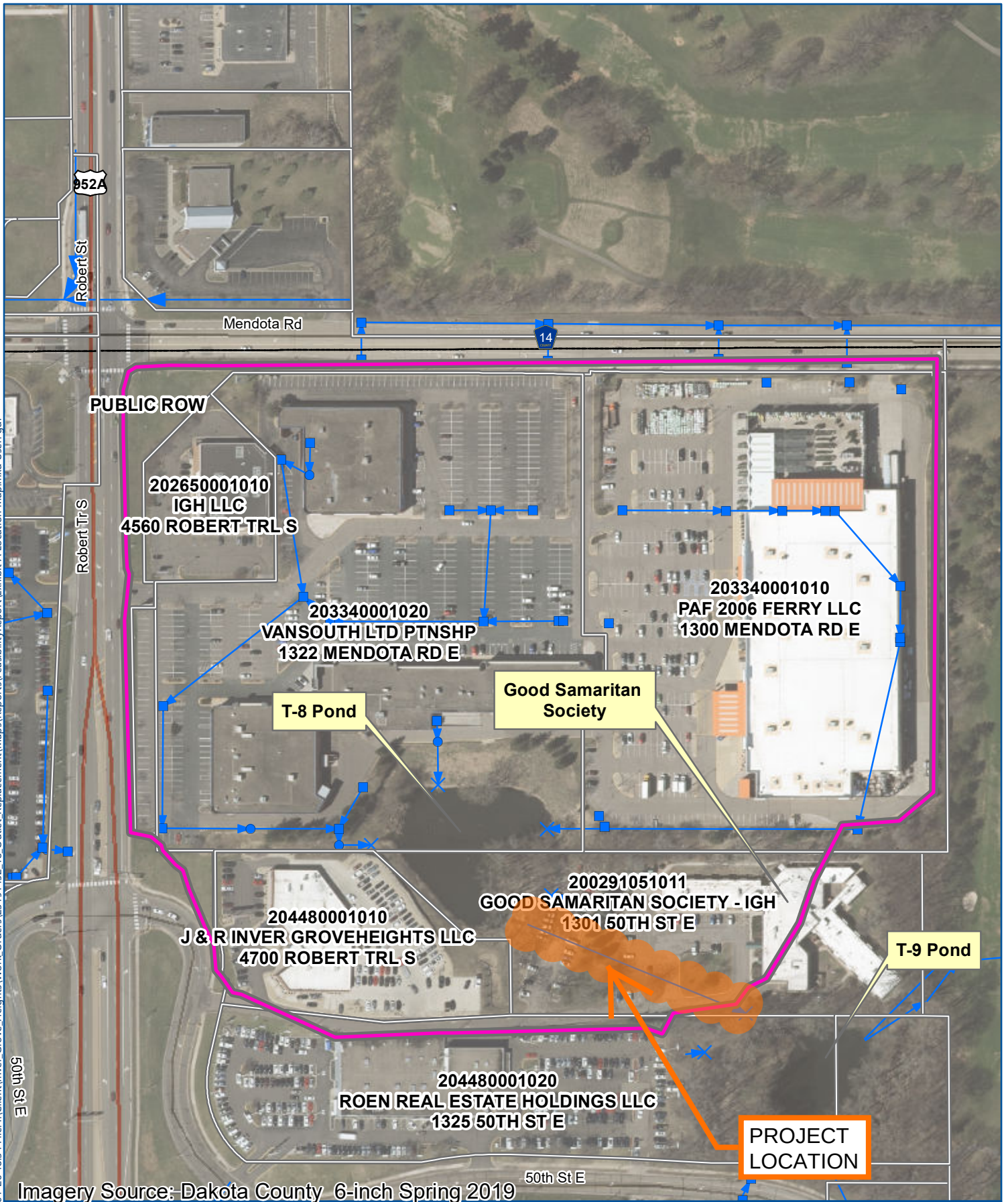
City Project No. 2020-06 Good Samaritan Pond (1301 50th Street)

This project will include reconstruction of a stormwater basin outlet structure and pipe. The proposed outlet reconstruction will replace a failing metal storm sewer pipe with a reinforced concrete pipe. The stormwater basin outlet control structure will be replaced with a City standard structure which will reduce clogging and maintenance.

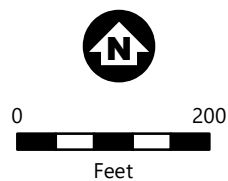
At the March 8, 2021 City Council meeting, the City Council received the feasibility report and scheduled a Public Improvement Hearing for City Project No. 2020-06 - Good Samaritan Pond (1301 50th Street). The Public Improvement Hearing is scheduled for April 12, 2021.

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

Atch: Project Location Map



- Flared End
- Catch Basin
- Storm Sewer
- Parcels
- Contributing Area



LOCATION MAP
City Project 2020-06
Good Samaritan Pond
(1301 50th Street)

EXHIBIT A



PLANNING REPORT

CASE NO: 21-20V

APPLICANT: Ryan Ihle

PROPERTY OWNER: Keith and Kyrstin Schwartz

REQUEST: Variance from the side yard setback

HEARING DATE: April 6, 2021

LOCATION: 7755 Boyd Avenue

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, Single Family Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting a 5 ½ foot x 32 ½ foot addition onto the existing attached garage. The property has a single stall attached garage; the homeowner would like to convert it into a two-stall garage. Typically, a garage addition would require a five-foot setback from the side property line in the R-1C zoning district. In this case, the lot was platted with a six-foot drainage and utility easement, therefore the addition would have to be located out of the easement. Reviewing the site plan submitted by the applicant and aerial photos, it appears the proposed addition could be as close as 1-2 feet from the side property line. If the variance is approved, a condition of approval would be to hire a registered surveyor to mark the property boundary.

EVALUATION OF THE REQUEST

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

North: Single family; zoned R-1C; guided LDR

East: Single family; zoned R-1C; guided LDR

West: Single family; zoned R-1C; guided LDR

South: Single family; zoned R-1C; guided LDR

VARIANCE

City Code Title 10, Chapter 3. Variances, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

In addition to the required five-foot zoning setback, the property also has a six-foot drainage and utility easement that runs along the side property line. Even though the applicant is complying with other setback requirements and zoning code requirements, staff does not believe the variance request is consistent with, or in harmony with the city code.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

Setback standards are not precluding the homeowner from reasonable use of the property, the lot does have a single stall attached garage. If desired, the applicant could construct a 1,000 gross square foot detached accessory building on the property.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

Although a single stall garage is not very common, converting it into a double garage may be for the convenience of the property owner and not dictated by unique circumstances of the property.

4. *The variance will not alter the essential character of the locality.*

One of the functions of setback requirements is to maintain consistency of structure placement and aesthetic qualities from street and neighboring views. The neighborhood, developed in the 70's, all have similar home placement and setbacks. Approving an encroachment into the side setback could set a precedent for other home additions.

5. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis or a sole basis for either of these requests.

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 the **Variance** to construct a garage addition within the side yard setback subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. Final site, grading, impervious surface, storm water management, and erosion control plans shall be approved by the City Engineer.
 3. The north property line shall be verified by a registered land surveyor. No part of the garage or overhang shall cross over the property line.
 4. Prior to construction, an \$1,500 engineering escrow shall be paid to the City and an encroachment agreement shall be entered into between the City and property owner.

Hardship: To be stated

B. Denial. If the Planning Commission does not favor the proposed variance request, it should be recommended for denial, which could be based on the following rationale:

1. Denying the variance request does not preclude the applicant from reasonable use of the property.
2. Approval of the variance could set a precedent for other side yard encroachments on R-1C property.
3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance. Allowing the garage addition within the setback appears to be a convenience to the landowner and not dictated by unique circumstances of the property.

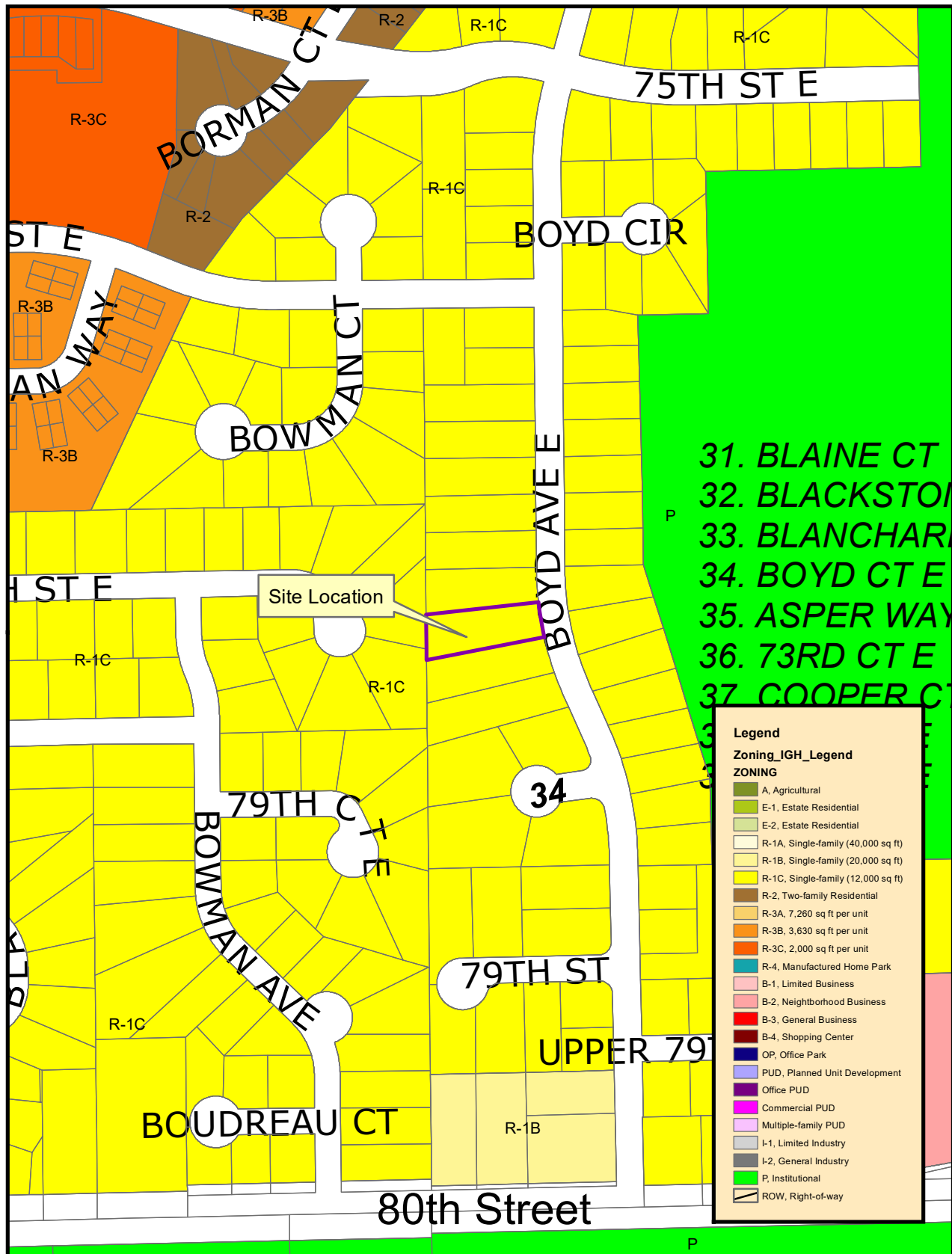
RECOMMENDATION

Staff does not believe the criteria for a variance has been shown and therefore for the reasons listed in alternative B staff is recommending denial of the proposed variance request.

Attachments: Zoning and Location Map
Narrative
Site Plan



7755 Boyd Ave Case No. 21-20V



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED 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

Hi Heather,

We are asking for a variance for the property, 7755 Boyd Ave E., IGH, MN, 55076. The owners of the property would like to extend their garage northward toward the property 7745 Boyd Ave E., IGH, MN, 55076. This would make their single wide garage a double wide with a standard sixteen foot garage door. The addition would be closer to the adjoining property than the five foot set back required in the city of Inver Grove Heights. A survey would be done upon granting of the variance so as to be sure no lines are crossed.

Thanks .

Three Rivers Contracting

Ryan Trice

ryan.trice@gmail.com

651-214-6640

Property Information Search

Quick Survey

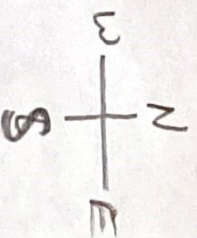
Search Address or Parcel ID



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7745 Boyd Ave E
IGH MN 55075



262

5' line

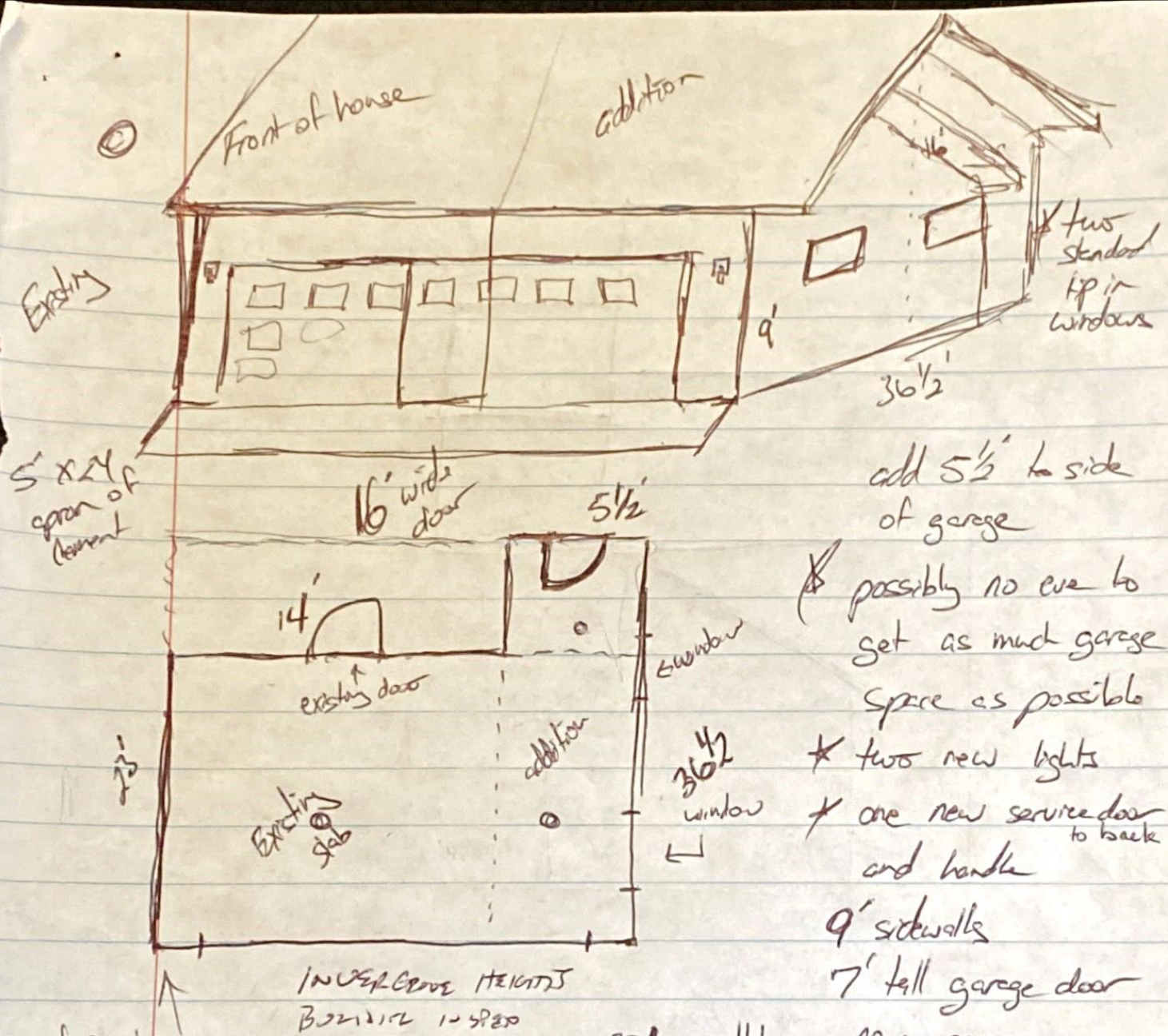
Proposed garage
Addition

Existing house + garage



7755 Boyd Ave E
IGH MN 55075





question
what needs to
be brought
up to side in corner
2x4 2x6?

extra 12x9 cement
to be removed

Keith
Schwartz

7755 Bond Ave
16H, MN 55076

- 20 Amp outlets
- new opener
- added to garage
- 2x11 plywood siding with 1x3 batten
- customer to do all painting
- non insulated 16' garage door
- add two more light fixtures
- electrical to be done by Ryan
- no insulation
- no sheetrock
- gutter on front & back of house
- new downspouts
- 3/8 plywood soffit
- 1x6 cedar fascia

From: [Sue Weller](#)
To: [Kim Fox](#)
Subject: Case #21-20V
Date: Thursday, April 01, 2021 8:48:48 AM

I live next to the house that wants to build a garage up to the property line.

I have one request, that nothing goes over the property line including the roof of the garage. I don't want the eave or the gable end of the roof to extend over the property line.

If you have questions please let me know, also please let me know that you received my email.

Thank you,

Suzette Weller
7745 Boyd Ave
IGH, MN 55076

651-216-6696

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



PLANNING REPORT

CASE NO: 21-19CV

APPLICANT: Kiehm Construction

PROPERTY OWNER: Scott Solomonson

REQUEST: Conditional Use Permit Amendment and Variance from setbacks

HEARING DATE: April 6, 2021

LOCATION: 2660 50th Street E.

COMPREHENSIVE PLAN: LI, Light Industrial

ZONING: I-1, Limited Industry District

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

In 2019 Council approved a conditional use permit for a contractor's yard and a setback variance from Blaine Avenue for a landscape design and installation business. The property was also rezoned to I-1 at that time. The applicant is proposing some modifications to the site plan including moving the building further south on the property and putting the parking area in front of the building. The building would still be utilizing the approved ten foot setback from Blaine Avenue. The applicant is proposing to construct a 5,088 square foot building for landscape business.

REQUESTS

The specific requests for the project include the following:

1. Conditional Use Permit Amendment for a contractor's yard with outdoor storage.
2. Variance from rear yard setbacks.

EVALUATION OF THE REQUEST

Surrounding Uses.

The subject property is surrounded by:

North: Multiple family residential; zoned R-3C; guided Medium Density Residential.

East: MnDOT R-O-W/storm ponds.

West: MnDOT R-O-W

South: Hwy 494

Conditional Use Permit Site Plan Review

Setbacks. The proposed building would continue to be located 10 feet from the property line along Blaine Avenue and would be proposed at a 10 foot setback along the south property line which abuts MnDOT property/right-of-way along Hwy 494. The required setback on the south property line is 40 feet. A variance is being requested and discussed later in this report.

Parking Lot. The proposed improvements would consist of a gravel parking area in front of the new shop building. The site plan also shows 8 parking spaces in front of the building typically used by employees. This surface area would be asphalt as shown on the site plan. The is not a retail business and would not be used by the general public. Therefore, no customer parking is required. A gravel surface is allowed for storage or maneuvering of commercial vehicles.

Access. Access to the site is not changing; there is one access from 50th Street on the far east side of the property.

Landscaping. A revised landscape plan has been submitted showing plantings on both the north and south sides of the building. The majority of the existing vegetation will be retained along 50th other than some removal needed to construct the sewer and water upgrades. The site should look very similar to pre construction vs. post construction as the land drops in elevation from 50th.

Lighting. The plans do not identify any building or parking lot lighting. If any are to be installed, they must also comply with the fixture of shoe-box style with flat lens to cut off direct visibility of the lights .

Exterior Building Materials. The exterior of the building is shown with the use of composite foam panels with a stucco type finish and stone type accent along the bottom of the building. The materials proposed comply with exterior material standards.

The elevation of the site drops from 50th Street to the highway. The first floor elevation of the building would be approximately 20 feet below grade of 50th Street. The proposed building height would be 18 feet.

Signage. All signage must comply with the signage allotment for the “I-1” zoning district. The submitted plan set does not identify signage. All signage requires sign permits.

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.

Engineering. Engineering has reviewed the plans and notes standard conditions that will be required. Perimeter drainage and utility easements will be required and an improvement agreement with storm water management plan will also be required.

Variance

The applicant is proposing to construct the building in the southwest corner of the site with a 10 foot setback from the rear property line. A minimum rear yard setback in the I-1 district is 40 feet.

City Code Title 10, Chapter 3. Variances, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

The intent of the code requirement is to provide uniformity in building location. Unique circumstances with the lot would provide ability to be in harmony with the intent of the zoning code and new land use designation.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

The proposed structure complies with front setbacks and a variance along Blaine Avenue was previously approved. The building meets all other performance standards. Allowing a shop building would be a typical building and use for a contractor's yard.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The property has unique circumstances in that the property to the south is owned by MnDOT and is part of the right-of-way for I-494. The distance between the proposed building and the highway is over 200 feet. The property is approximately 20 feet lower than street grade, so the building would mostly below street grade and still a significant distance from the road.

4. *The variance will not alter the essential character of the locality.*

The proposed building is relatively small for an industrial use and would not be out of character of the neighborhood. Much of the improvements to the site would be screened by existing vegetation and the property being lower than street grade.

5. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis or a sole basis for either of these requests.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

- A. Approval:** If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:

- o Approval of the **Conditional Use Permit Amendment** for a contractor's yard with outdoor storage subject to the following conditions:
 1. Development of the site shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Grading and Erosion Control Plan	3/24/21
Site and Utility Plan	3/24/21
Building/Shop Elevation	3/30/21
Landscape Plan	3/31/21
 3. Prior to any construction on site, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
 4. All plans shall be subject to the review and approval of the Fire Marshal.
 5. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract, which is part of the Administrative Code.
- o Approving the **Variance** to allow the shop building with a 10 foot setback from the rear property line with the practical difficulty being:

The property has unique circumstances in that the south property line abuts MnDOT right-of-way so there are no other buildings to the south. The highway road surface would be approximately 200 feet from the building.

B. Denial: Should the proposed request, or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

Staff recommends approval of the CUP amendment and variance with the conditions listed.

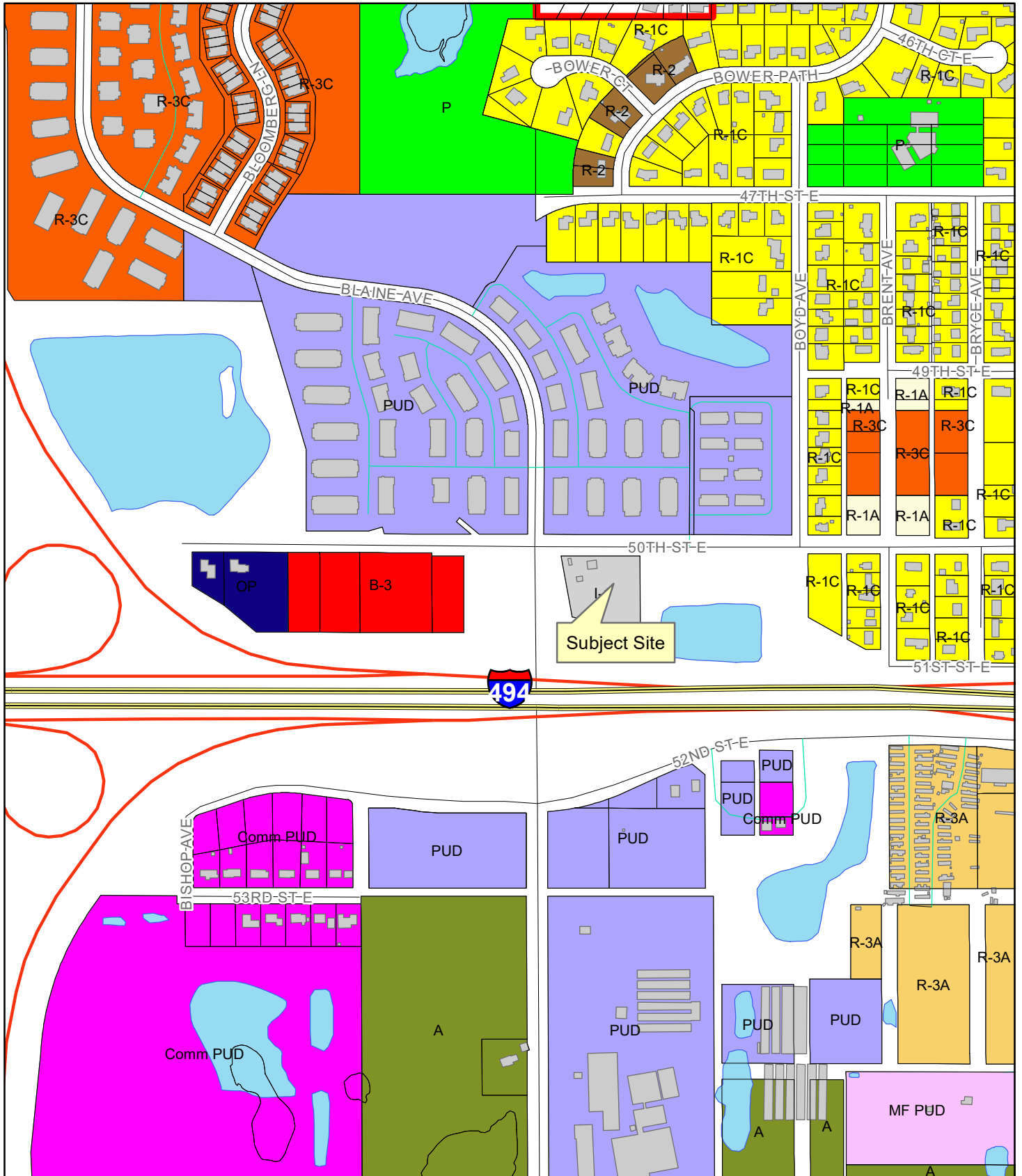
Attachments:

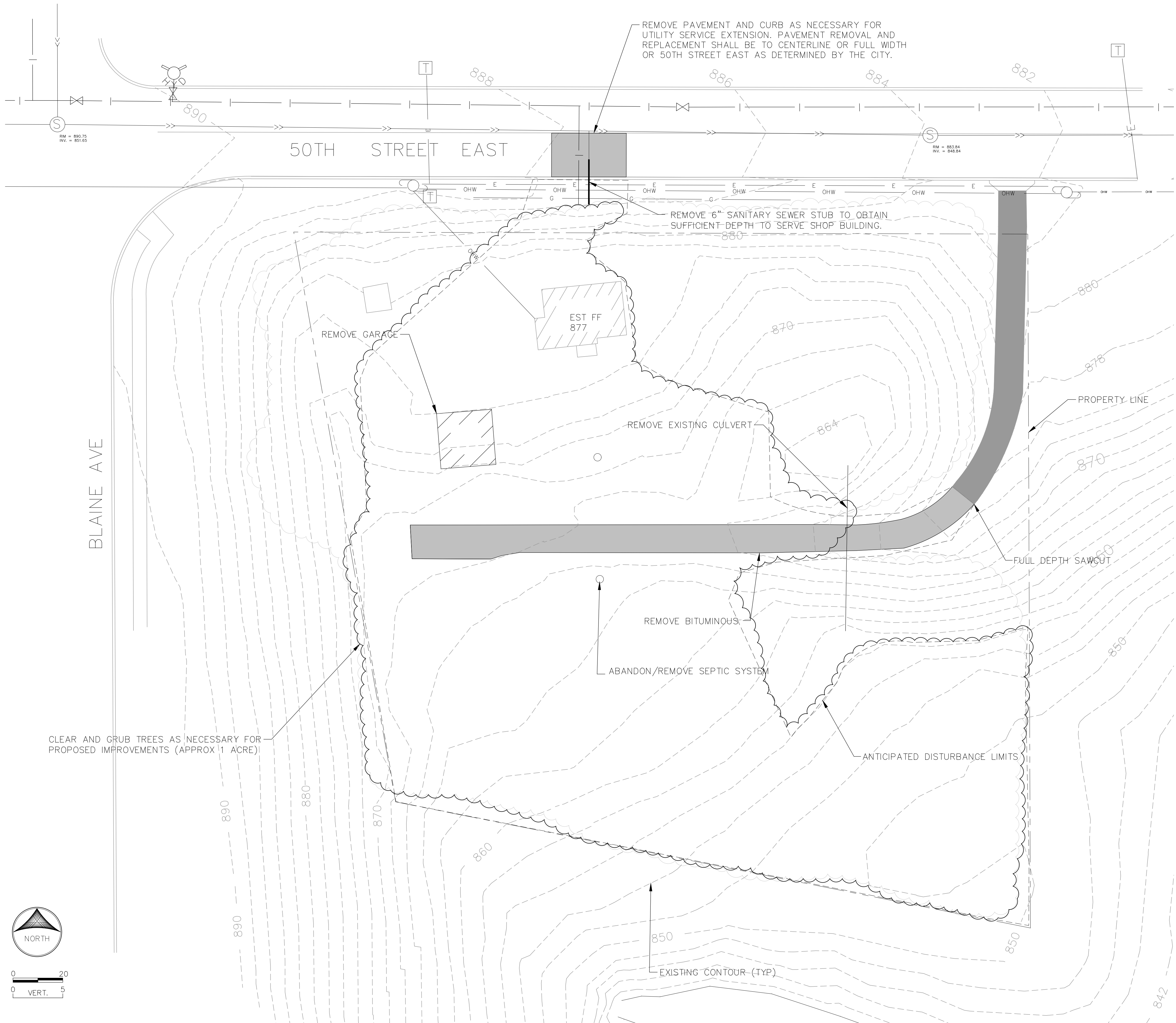
Location Map
Site and Utility Plan
Grading Plan
Building Elevations
Landscape Plan
Approved Site Plan from September, 2019
Resident E-mails (2)



Location Map

Case No. 21-19CV

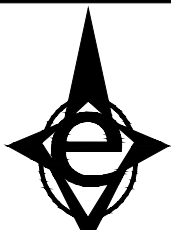




LEGEND	
EXISTING SANITARY SEWER	—>>—
EXISTING STORM MANHOLE	—●—
EXISTING STORM SEWER	—>—
EXISTING SANITARY MANHOLE	—(S)—
EXISTING WATER MAIN	— —
EXISTING GATE VALVE	—X—
TELEPHONE PEDESTAL	—TELE □—
TELEPHONE CABLE	—TELE —
TELEPHONE MANHOLE	—(T)—
FIBER OPTIC CABLE	—FO —
FIBER OPTIC HAND HOLE	—FH —
OVERHEAD WIRES	—OHU —
ELECTRICAL BOXES	—[E]—
GAS MAIN	—GAS —
UTILITY POLE	—○—
GUY OR ANCHOR	—/—
STREET LIGHT	—○—
GUARD POST	—○—
SIGN	—[]—
REMOVE BITUMINOUS	—[]—

- CONSTRUCTION NOTES:
1. ALL WORK SHALL TAKE PLACE WITHIN THE PROPERTY LIMITS OR EASEMENT AREAS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF AND WILL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO ALL EMPLOYEES ON THE WORK SITE AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY.
 3. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR WILL ERECT AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
 4. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND SHALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE ARISING OUT OF FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 5. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES TO PREVENT THE MIGRATION OF SEDIMENT FROM THE SITE. ALL WORK SHALL BE INCIDENTAL TO THE PROJECT.
 6. BLACK DIRT TO BE STRIPPED, SALVAGED, AND STOCKPILED FROM ALL AREAS TO BE DISTURBED PRIOR TO ANY GRADING.

- REMOVAL NOTES:
1. THE CONTRACTOR SHALL COMPLETE ALL REMOVALS IN A MANNER THAT WILL PROTECT THE EXISTING FEATURES TO REMAIN. ANY DAMAGE TO EXISTING STRUCTURES OR OTHER EXISTING FEATURES SHALL BE CORRECTED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
 2. EXISTING TREES SHALL BE PROTECTED TO THE EXTENT POSSIBLE. ONLY TREES NECESSARY TO COMPLETE THE GRADING AND IMPROVEMENTS SHALL BE REMOVED.
 3. CONTRACTOR TO ABANDON THE EXISTING SEPTIC SYSTEM PER CITY INVER GROVE HEIGHTS AND DAKOTA COUNTY STANDARDS IMMEDIATELY FOLLOWING MUNICIPAL SERVICE EXTENSION TO THE EXISTING HOUSE AND SHOP.
 4. THE EXISTING SANITARY SEWER AND WATER STUB LOCATIONS ARE APPROXIMATED. THE CONTRACTOR SHALL VERIFY/LOCATE THE SERVICE STUBS IN THE GRASS BOULEVARD BY EXPLORATORY DIG BEFORE ANY STREET IMPACTS ARE ALLOWED.



ELEERING & ASSOCIATES
10002 FLORENCE CT NE
BLAINE, MN 55449
PH: 763-780-0450

NO.	DATE	BY	REVISION DESCRIPTION

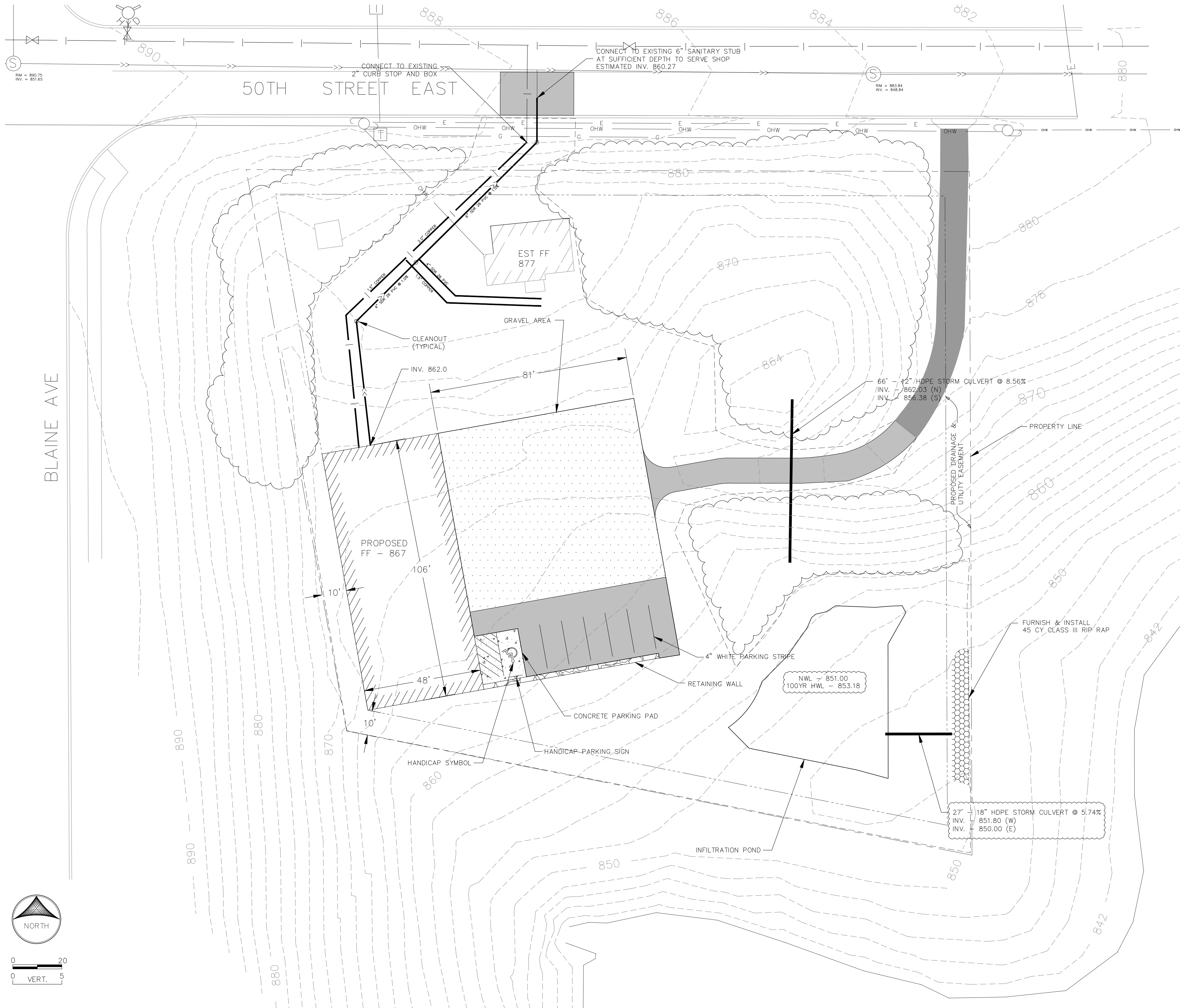
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SIGNATURE *Lee Eleering* DATE 03/24/21
PRINTED NAME LEE ELEERING LIC. NO. 41613

LIVING SPACE BUILDING
2660 50TH ST E, INVER GROVE HEIGHTS
EXISTING CONDITIONS AND REMOVALS

DESIGNED BY: KJE
APPROVED BY: KJE
DRAWN BY: LWE
JOB NUMBER: 900058E
CAD DATE: 6/3/19
CAD FILE: ./Removals.dwg

SHEET
C1.0



LEGEND			
PROPERTY LINE	---		
EASEMENT LINE	---		
EXISTING SANITARY SEWER	==>		
EXISTING STORM MANHOLE	⊙		
EXISTING STORM SEWER	->		
EXISTING SANITARY MANHOLE	⊙		
EXISTING WATER MAIN	---		
EXISTING GATE VALVE	⌵		
TELEPHONE PEDESTAL	⊞		
TELEPHONE CABLE	---		
TELEPHONE MANHOLE	⊙		
FIBER OPTIC CABLE	FO		
FIBER OPTIC HAND HOLE	⊞		
OVERHEAD WIRES	---		
ELECTRICAL BOXES	⊞		
GAS MAIN	---		
UTILITY POLE	⌵		
GUY OR ANCHOR	⌵		
STREET LIGHT	⊙		
GUARD POST	⊙		
SIGN	⊞		
PROPOSED BITUMINOUS	---		
PROPOSED CONCRETE	---		

CONSTRUCTION NOTES:

1. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE ARISING OUT OF FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
2. ALL RETAINING WALLS SUPPORTING LOADS OR A SURCHARGE OR WALLS 4 FEET AND HIGHER, MEASURED FROM THE BOTTOM OF FOOTING TO TOP OF WALL, REQUIRE A SEPARATE BUILDING PERMIT. (STRUCTURAL ENGINEERING (PE) REQUIRED)
3. ALL RETAINING WALLS SHOWN ON THE PLAN SHALL BE CONSTRUCTED DURING THE GRADING PHASE.
4. THE EXISTING SANITARY SEWER AND WATER STUB LOCATIONS FROM THE 50TH AVENUE MAIN LINE UTILITIES ARE APPROXIMATED. THE CONTRACTOR SHALL VERIFY/LOCATE THE SERVICE STUBS IN THE GRASS BOULEVARD BY EXPLORATORY DIG BEFORE ANY STREET IMPACTS ARE ALLOWED.
5. THE CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC ON 50TH STREET EAST FOLLOWING THE MMUTCD OR WILL PROVIDE A SIGNED DETOUR ROUTE WHILE 50TH STREET IS IMPACTED. THE TRAFFIC CONTROL PLAN AND/OR DETOUR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO USE. ANY CLOSURE/DETOURING OF 50TH STREET EAST MUST BE NOTICED A MINIMUM OF 7 DAYS IN ADVANCE.
6. THE CONTRACTOR SHALL EXTEND THE NEW SERVICES TO THE HOUSE AND CONNECT TO THE EXISTING SERVICE PIPES PRIOR TO ABANDONING THE WELL AND SEPTIC SYSTEM. CONTRACTOR TO LOCATE THE EXISTING WATER AND SANITARY STUB OUT OF THE HOUSE AND MODIFY NEW SERVICES AS NECESSARY TO MAKE THE CONNECTIONS.



NO.	DATE	BY	REVISION DESCRIPTION
1	2/23/21	LE	MDOT COMMENT REVISIONS
2	3/24/21	LE	PAVED PARKING STALLS

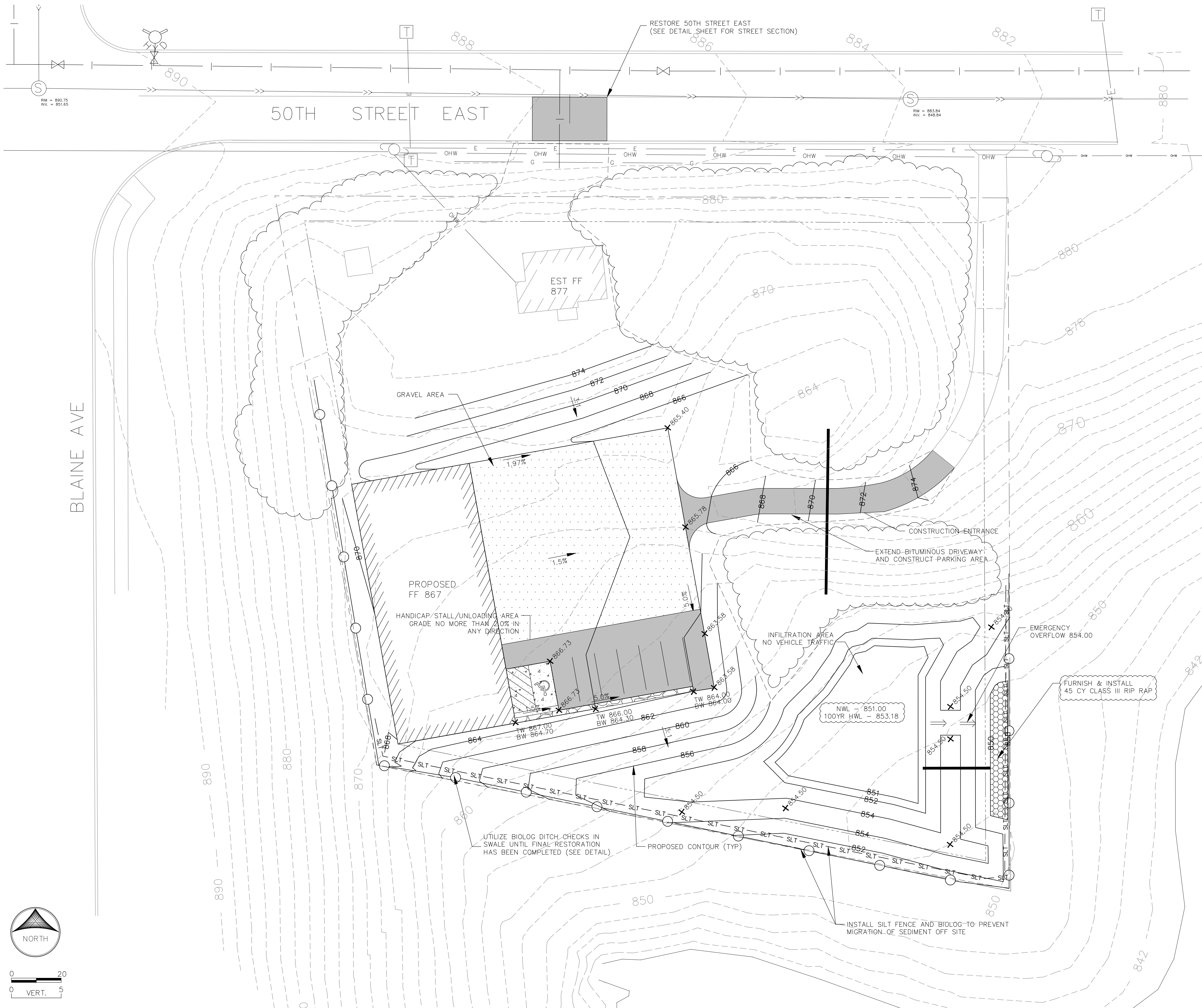
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SIGNATURE *Lee Eleeing* DATE 03/24/21
PRINTED NAME LEE ELEEING LIC. NO. 41613

HEALING GARDEN REMODEL
2660 50TH ST E, INVER GROVE HEIGHTS
SITE AND UTILITY PLAN

DESIGNED BY: KJE
APPROVED BY: KJE
DRAWN BY: LWE
JOB NUMBER: 900058E
CAD DATE: 6/3/19
CAD FILE: /GRADING PLAN

SHEET
C2.0



LEGEND

EXISTING SANITARY SEWER	—>>—
EXISTING STORM MANHOLE	—●—
EXISTING STORM SEWER	—>—
EXISTING SANITARY MANHOLE	—○—
EXISTING WATER MAIN	— —
EXISTING GATE VALVE	—X—
TELEPHONE PEDESTAL	—□—
TELEPHONE CABLE	—TELE—
TELEPHONE MANHOLE	—①—
FIBER OPTIC CABLE	—FO—
OVERHEAD WIRES	—OHU—
ELECTRICAL BOXES	—□—
GAS MAIN	—GAS—
UTILITY POLE	— —
GUY OR ANCHOR	—X—
STREET LIGHT	—○—
GUARD POST	—○—
SIGN	— —
SILT FENCE	—SLT—
BIOLOG	—○—
PROPOSED BITUMINOUS	—■—
PROPOSED CONCRETE	—■—

- INFILTRATION BASIN GRADING NOTES:**
- 1.NO EXCAVATION/GRADING EQUIPMENT SHALL TRAVEL WITHIN ANY OF THE INFILTRATION BASIN AREAS AT ANY POINT DURING SITE CONSTRUCTION
 - 2.EXCAVATOR SHALL USE A TOOTHED BUCKET (NO SMOOTH EDGE BUCKET) WHEN EXCAVATING AND GRADING INFILTRATION BASINS TO REDUCE SOIL SMEARING
 - 3.EXCAVATION OF INFILTRATION BASINS SHALL ONLY OCCUR IN DRY SOIL CONDITIONS TO PREVENT UNNECESSARY COMPACTION IMPACTS
 - 4.THE FINAL GRADING OF THE INFILTRATION BASIN (LOWEST 1 FOOT) SHALL NOT BE COMPLETED UNTIL ALL SITE AREAS ARE STABILIZED.
 - 5.PRIOR TO FINAL STABILIZATION OF THE INFILTRATION BASIN THE CONTRACTOR MUST DOCUMENT/PROVIDE PROOF OF A MAXIMUM DRAW DOWN PERIOD OF 48 HOURS.

- CONSTRUCTION NOTES:**
1. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE ARISING OUT OF FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 2. BLACK DIRT TO BE STRIPPED, SALVAGED, AND STOCKPILED FROM ALL AREAS TO BE DISTURBED PRIOR TO ANY GRADING.
 3. ALL RETAINING WALLS SHOWN ON THE GRADING PLAN SHALL BE CONSTRUCTED DURING THE GRADING PHASE.

- EROSION CONTROL NOTES:**
1. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. THE CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER AND EROSION INSPECTIONS. THE CONTRACTOR MUST, AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE CONTRACTOR MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED.
 2. INSTALL PERIMETER EROSION CONTROL AT LOCATIONS SHOWN ON THE PLAN AND AS DIRECTED BY THE ENGINEER OR CITY PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES.
 3. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2-INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6-INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ACCESS AS SHOWN IN THE DETAIL.
 4. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS AND STORM SEWER SYSTEMS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY THE ENGINEER OR CITY AT ANY TIME. SWEEPING SHALL BE DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
 5. LOCATE SOIL OR DIRT STOCKPILES NOT LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN 7 DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER APPROVED MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES.
 6. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. THE CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE E-MAILED TO THE DEVELOPER ON A WEEKLY BASIS.
 7. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING ACTIVITIES ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND, AND RUNNING WATER WITHIN 7-DAYS.
 8. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DISTURBED AREA.

NO.	DATE	BY	REVISION DESCRIPTION
1	02/23/21	LE	MDOT COMMENT REVISIONS
2	3/24/21	LE	PAVED PARKING STALLS

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SIGNATURE: *Lee Eleeing* DATE: 03/24/21
PRINTED NAME: LEE ELEEING LIC.NO.: 41613

LIVING SPACE BUILDING
2660 50TH ST E; INVER GROVE HEIGHTS
GRADING PLAN AND EROSION CONTROL

DESIGNED BY: KJE
APPROVED BY: KJE
DRAWN BY: LWE
JOB NUMBER: 900058E
CAD DATE: 6/3/19
CAD FILE: /GRADING PLAN

SHEET
C3.0



POND OVERFLOW AREA
RESTORE WITH SEED MIX MNDOT 25-151 AND CATEGORY 45
WOOD FIBER BLANKET

3:1 SLOPE AREAS
RESTORE WITH SEED MIX MNDOT 25-151 AND HYDRAULICALLY
APPLIED BONDED FIBER MATRIX (BFM)

DRY CREEK BED AREAS
AREA TO BE RESTORED WITH A COMBINATION OF GRAVEL,
STONE, AND BOULDERS.

INFILTRATION POND AREA
RESTORE WITH SEED MIX MNDOT 35-241 MESIC PRAIRIE AND
HYDRAULICALLY APPLIED BONDED FIBER MATRIX (BFM)

INFILTRATION POND OUTLET AREA
CLASS III RIP RAP W/ FABRIC PER DETAIL
EAST EDGE OF RIP RAP TO MATCH EXISTING GRADES

NO.	DATE	BY	REVISION DESCRIPTION
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2	3/24/21	LE	PAVED PARKING STALLS

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THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE *Lee Elfering* DATE 03/24/21
PRINTED NAME LEE ELFERING LIC NO. 41613

LIVING SPACE BUILDING

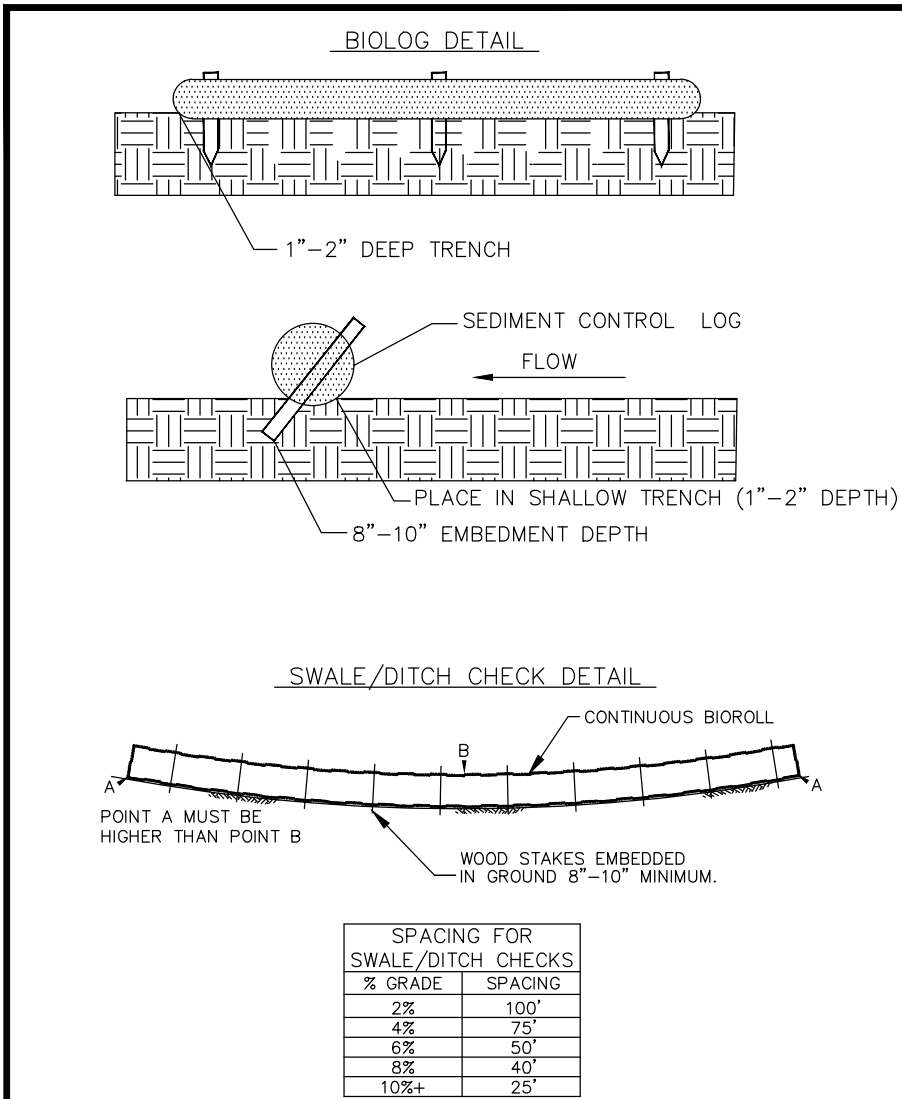
2660 50TH ST E, INVER GROVE HEIGHTS

GRADING PLAN AND EROSION CONTROL

DESIGNED BY:	KJF
APPROVED BY:	KJF
DRAWN BY:	LWE
JOB NUMBER:	900058F
CAD DATE:	6/3/19
CAD FILE:	../GRADING PLAN

SHEET

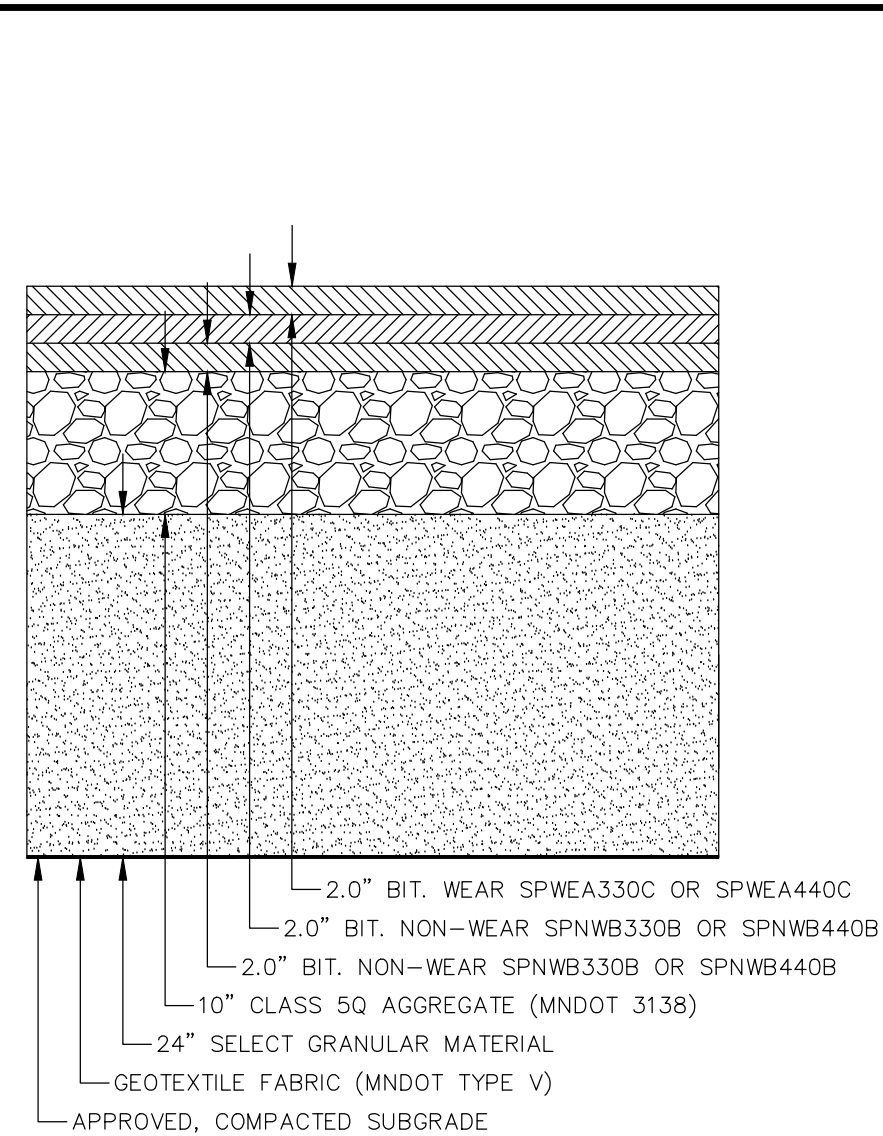
C4.0



BIOLOGS:
STAKE INTO THE GROUND WITH WOOD STAKES WHERE BIOLOGS WEIGHT WILL NOT ENSURE THE LOG REMAINS IN PLACE AND SURFACE ALLOWS. WOOD STAKES ARE A MINIMUM OF .5" X 2" BY 16" LONG. WOOD STAKES DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT AN APPROXIMATE 45° ANGLE WITH TOP OF STAKE POINTING UPSTREAM. WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE WHERE SURFACE ALLOWS.

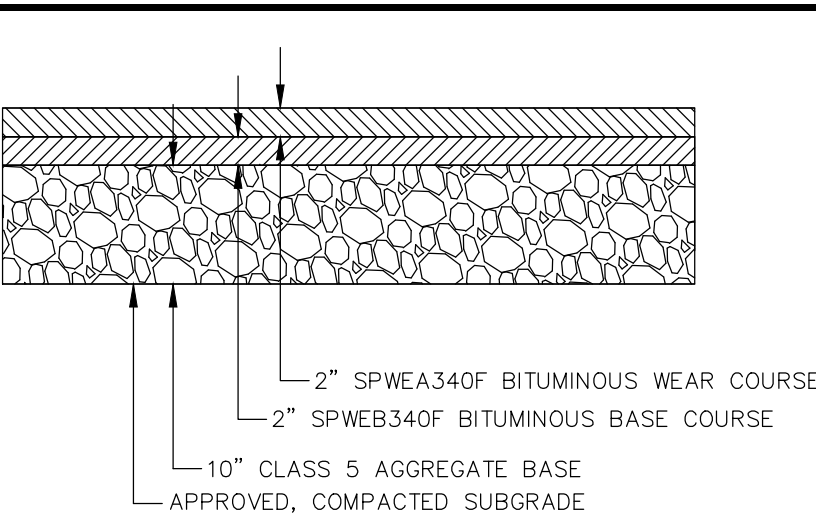
SPACING FOR SWALE/DITCH CHECKS	
% GRADE	SPACING
2%	100'
4%	75'
6%	50'
8%	40'
10%+	25'

BIOLOG DETAIL

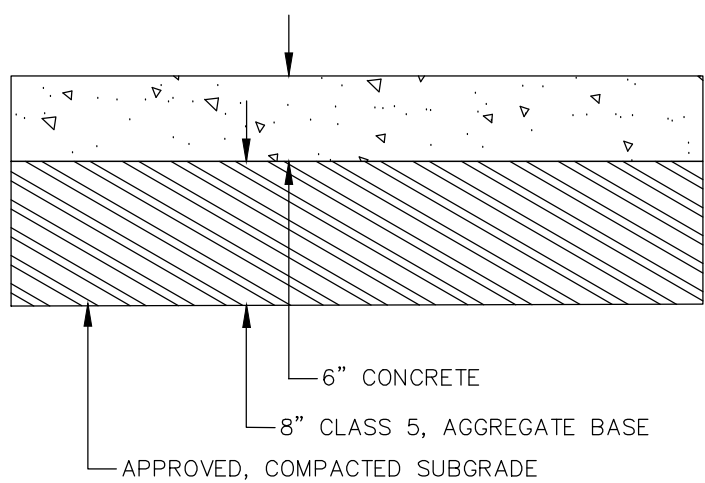


NOTES:
TACK COAT TO BE APPLIED BETWEEN ALL BITUMINOUS LIFTS

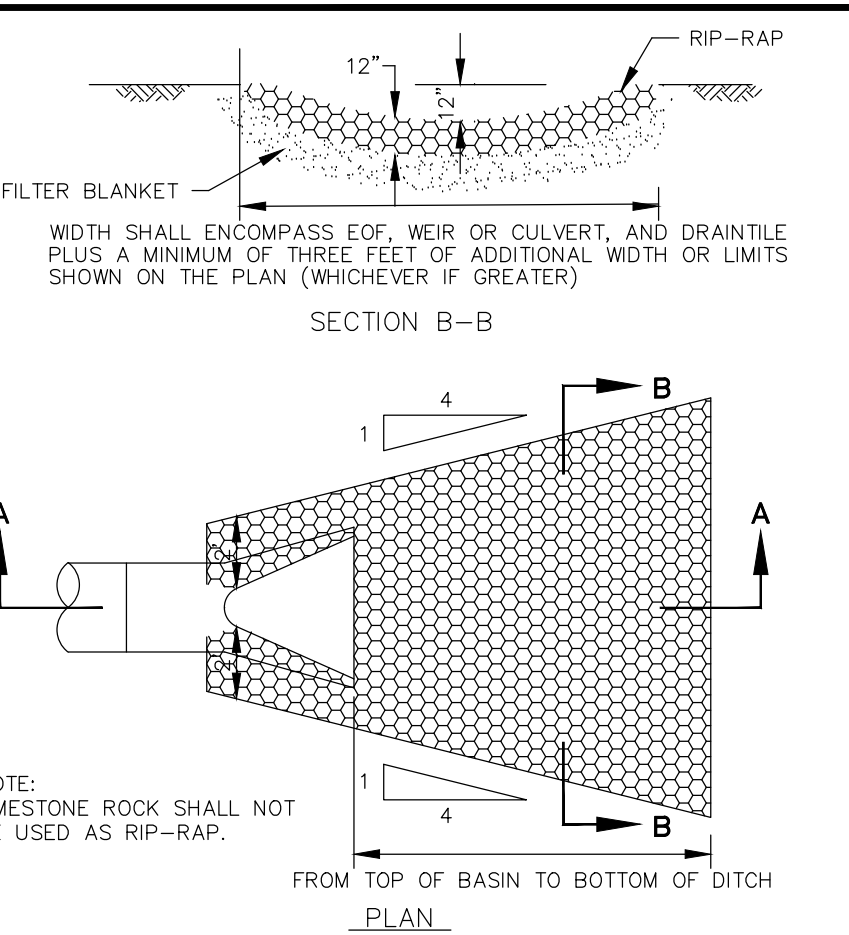
50TH STREET PAVEMENT REPLACEMENT SECTION



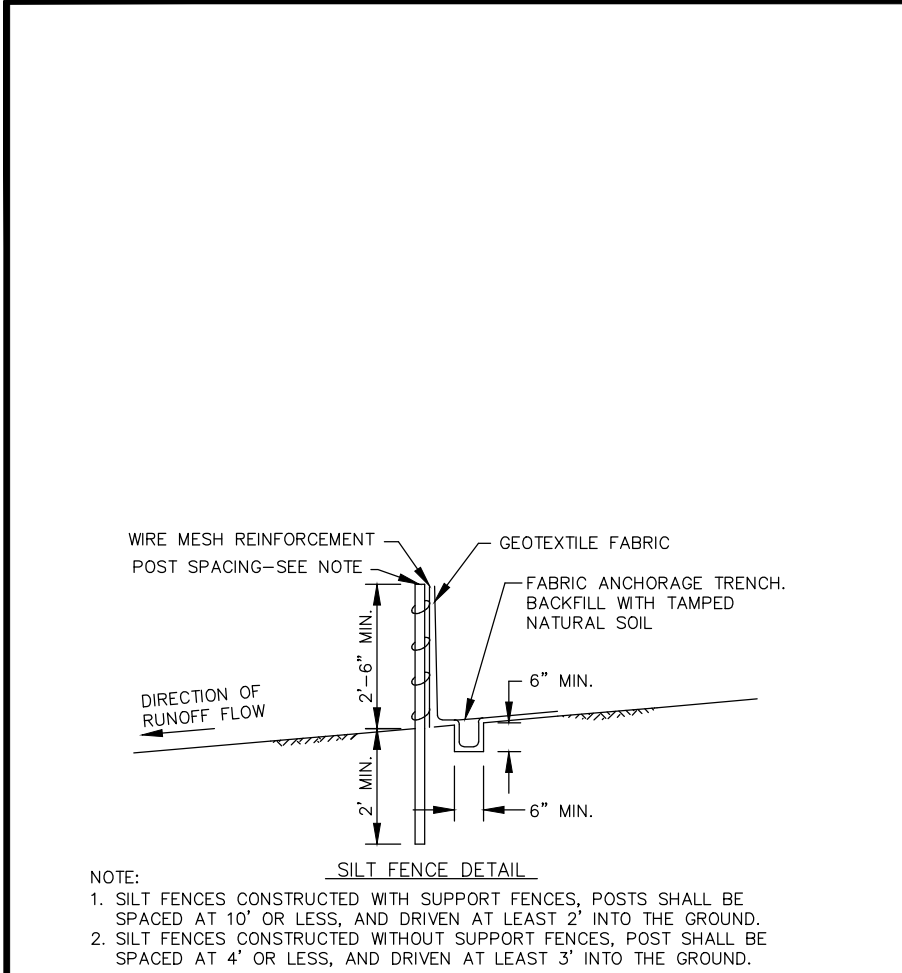
DRIVEWAY SECTION



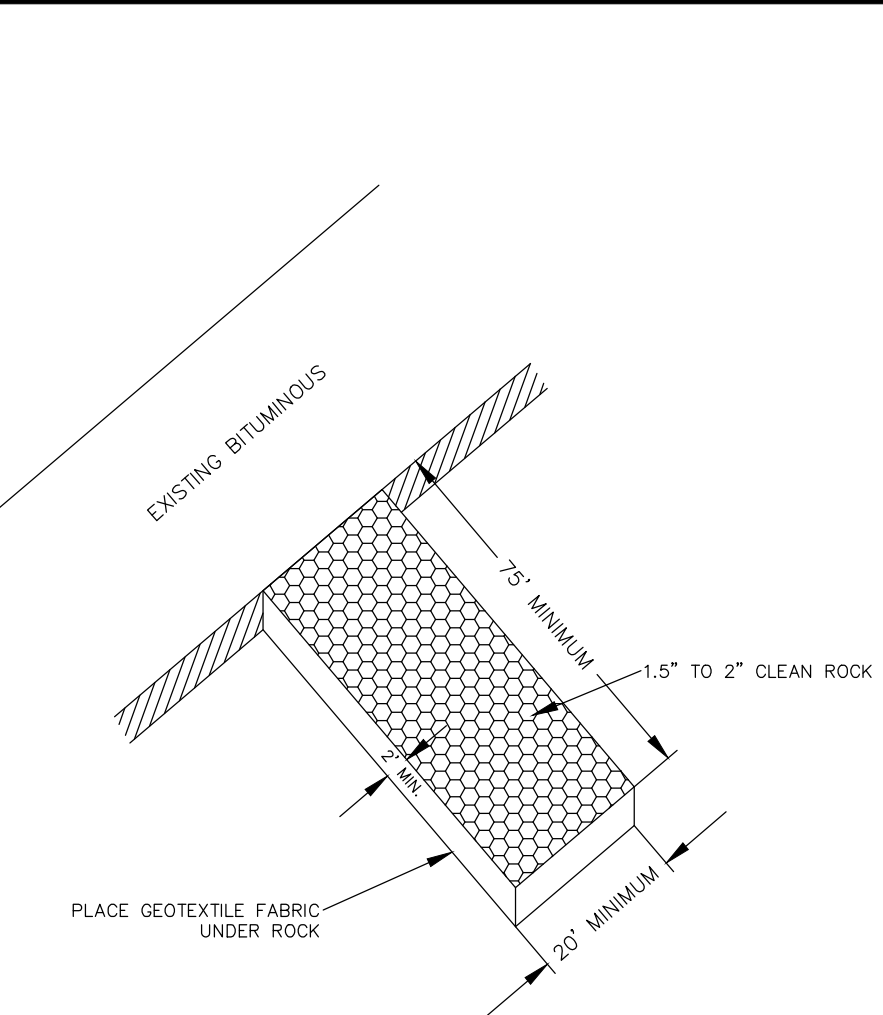
HC PARKING PAD (CONCRETE)



RIP-RAP INSTALLATION

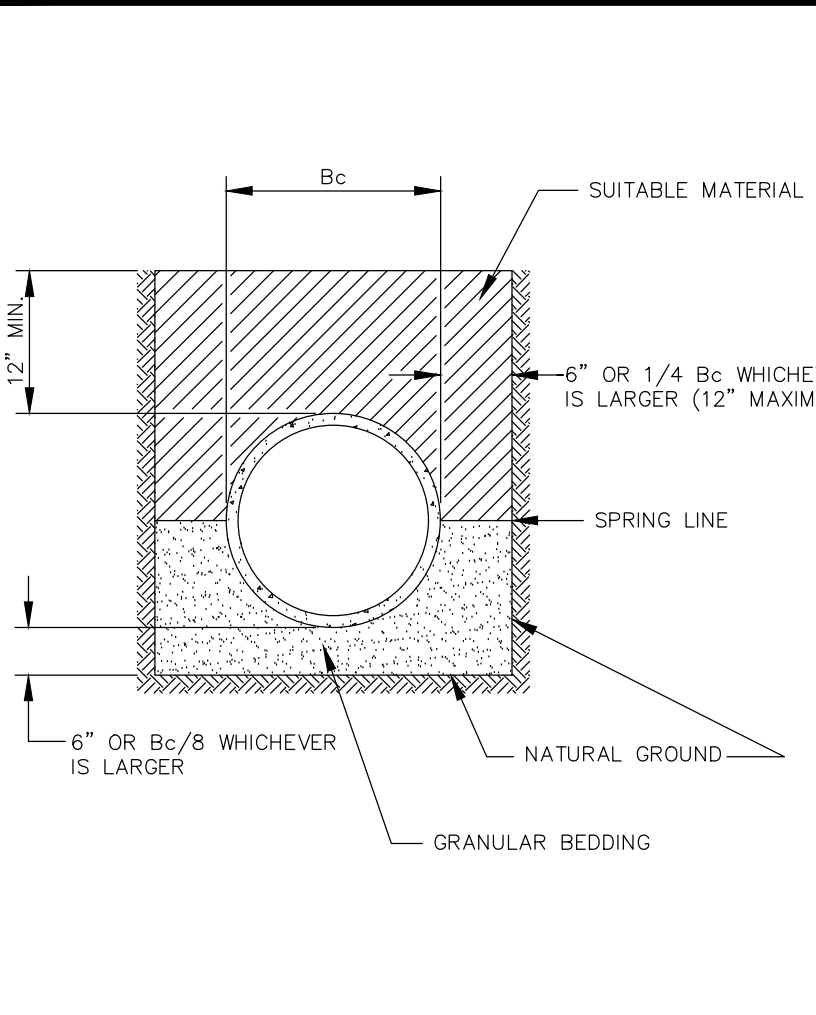


SILT FENCE INSTALLATION



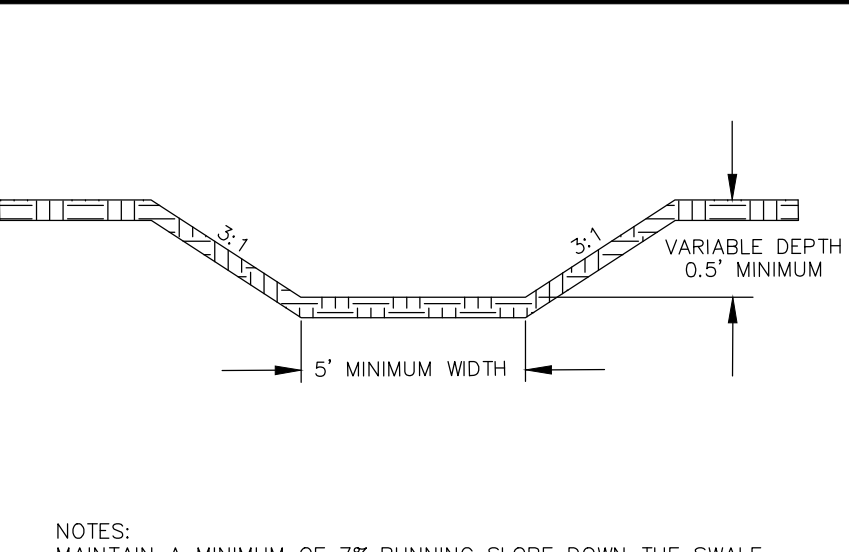
NOTE: CONSTRUCTION ENTRANCE MUST HAVE A MINIMUM HEIGHT OF 2- FEET ABOVE THE ADJACENT ROADWAY WITH MAXIMUM SIDE SLOPES OF 4:1

ROCK CONSTRUCTION ENTRANCE

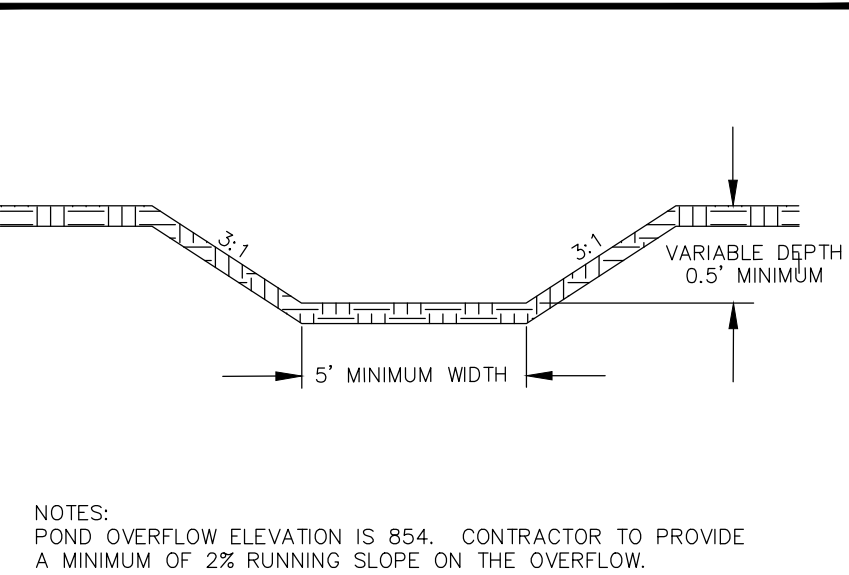


NOTE: ALL COSTS OF EXCAVATION BELOW GRADE AND PLACEMENT OF GRANULAR BEDDING SHALL BE INCLUDED IN THE BID PRICES FOR PIPE ITEMS.

CLASS B TYPE BEDDING



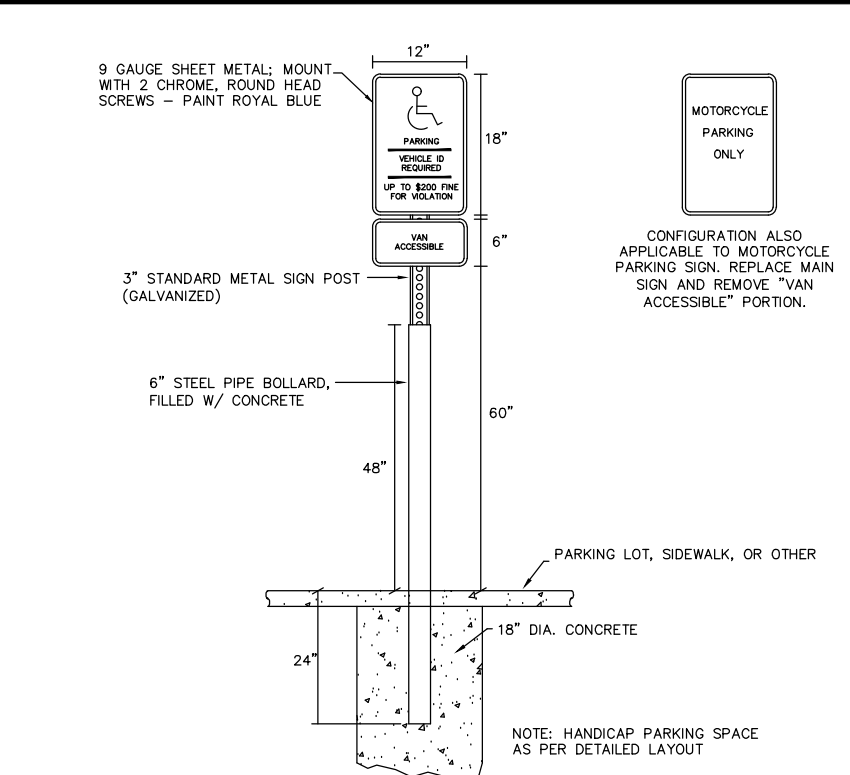
SOUTH DRAINAGE SWALE X-SECTION



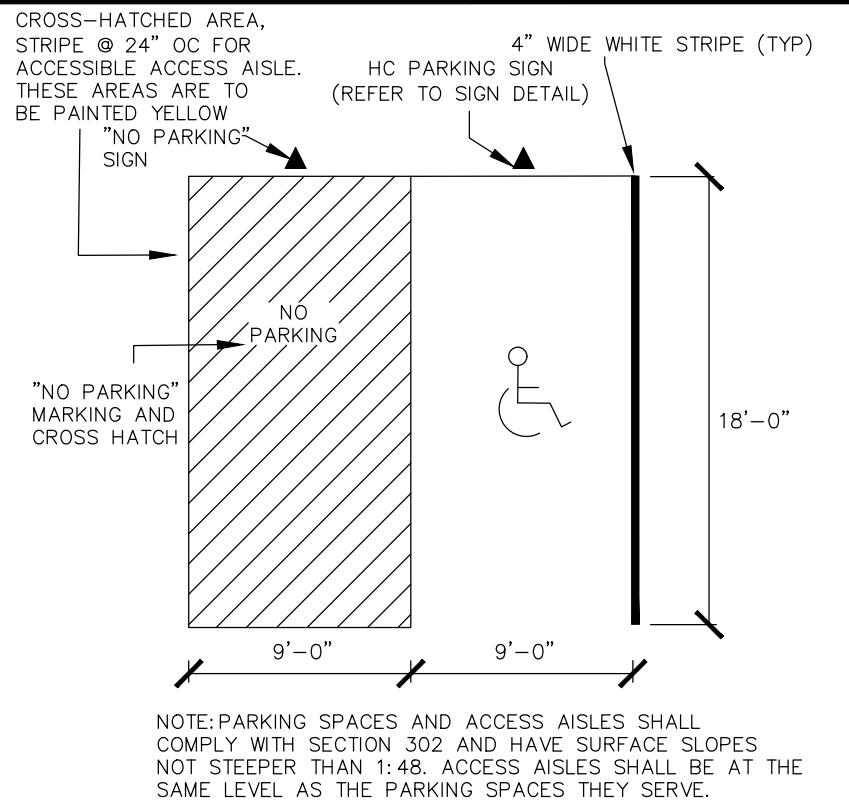
POND OVERFLOW SWALE



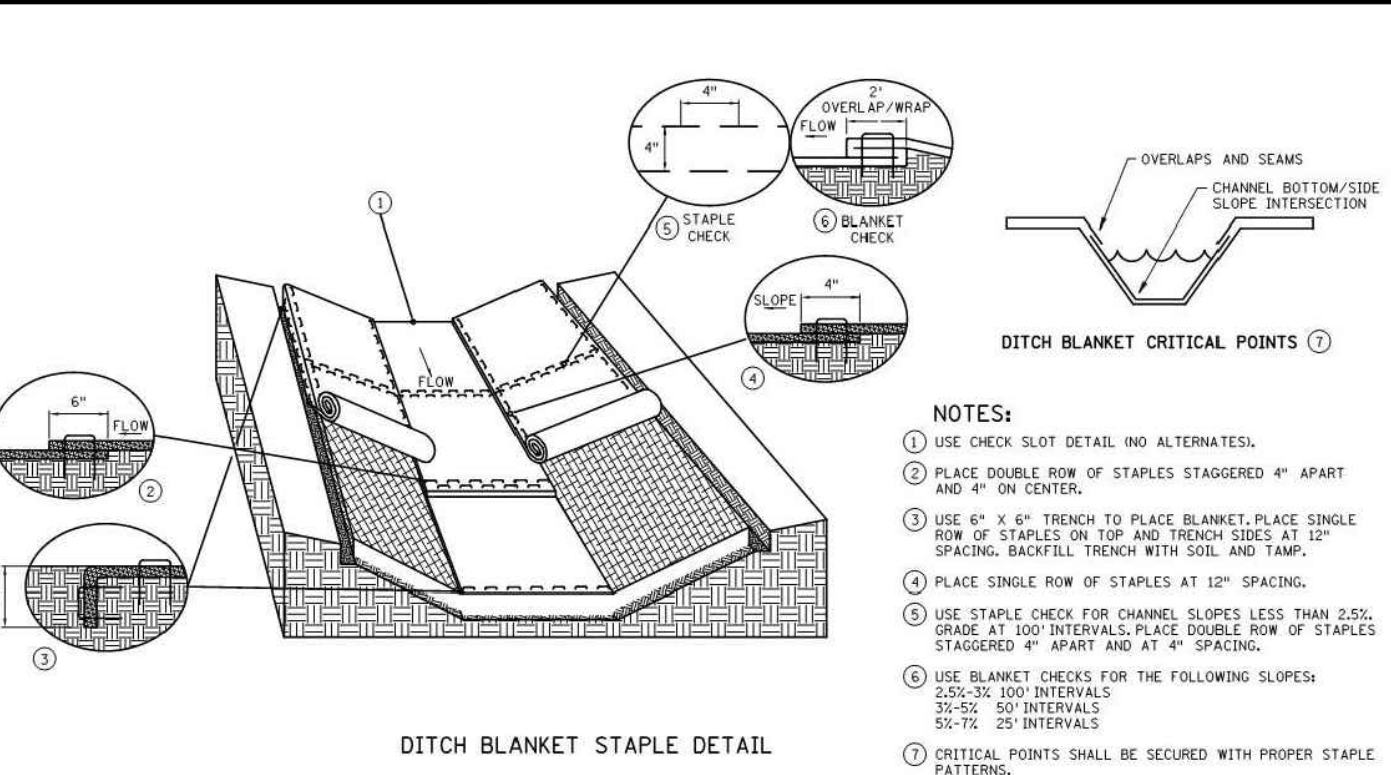
ADA PARKING SIGN



ACCESSIBLE PARKING BOLLARD



ACCESSIBLE PARKING



BLANKET INSTALLATION AT POND OVERFLOW

NO.	DATE	BY	REVISION DESCRIPTION

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SIGNATURE *Lee Eleering* DATE 03/24/21
PRINTED NAME LEE ELEERING LIC NO. 41613

LIVING SPACE BUILDING
2660 50TH ST E, INVER GROVE HEIGHTS
DETAILS

DESIGNED BY: KJE
APPROVED BY: KJE
DRAWN BY: LWE
JOB NUMBER: 900058E
CAD DATE: 7/1/19
CAD FILE: ../Details/DWG

Storm Water Pollution Prevention Plan
2660 50th Street E

Healing Garden

Project Site Address:
2660 50th Street E, Inver Grove Heights
In Dakota County, Minnesota

Section 33, Township 28N, Range 22W

Project Owner: Healing Garden
PIN: 20–83400–01–080

I. Introduction

The purpose of this project is to construct a 106’ x 48’ building and associated parking lot for the proposed Living Space Landscape shop. The existing site contains a building, garage, shed, and bituminous driveway. The garage will be removed to allow for construction of the new shop and associated improvements, municipal utilities will be extended to the shop and existing house. The impervious surface will increase as a result of the project. The existing site drains to the southeast corner of the property. The proposed improvements will discharge to the same location.

Project Area:

Total Project Size (Disturbed Area) – 1.06 acres
Existing Area of Impervious Surface – 5,495 sq. ft.
Post Construction Area of Impervious Surface – 17,255 sq. ft.
Total New Impervious Surface Area Created – 11,759 sq. ft.

Stormwater Design Specifications – 2660 50th Street E

Drainage Area – 2.23 acres (Entire Site plus outside drainage)

	Existing Discharge Rate	Proposed Discharge Rate
2–Year	0.44 cfs	0.05 cfs
10–Year	1.93 cfs	0.97 cfs
100–Year	7.19 cfs	6.78 cfs

Existing North Basin – 100–Year HWL – 864.04
Southeast Infiltration Basin – 100–Year HWL – 853.18

Planned Construction Start Date – Spring 2021
Planned Construction Completion Date – Winter 2021

Special Environmental Considerations:

Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
Does any portion of this site discharge to a Calcareous fen and the letter of approval from the DNR is located in the Project Manual?	NO
Will any portion of the site potentially affect properties listed on the National Register of Historic Places or known or discovered archeological site?	NO
Have any Karst features been identified in the project vicinity?	NO
Is compliance with temporary or permanent storm water management design requirements infeasible for this project?	NO
Has the MN DNR promulgated "work in water restrictions" for any Public Water this site discharges to during fish spawning?	NO

General Stormwater Discharge Requirements:

All requirements listed in Part III of the Permit for the design of the permanent stormwater management systems and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity, and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site.
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

Responsible Parties

- Owner – Healing Garden
- SWPPP Designer – Elfering & Associates. Contact: Kristina Elfering; Phone 763–780–0450

Training – University of Minnesota – Design of Construction SWPPP (May 31 2022)

- Contractor – To be determined
- Site Manager – To be determined
- Responsible Party for Long Term O&M – Healing Garden

Copies of a current Erosion and Stormwater Management card issued by the University of Minnesota shall be attached to the SWPPP as documentation of training.

II. SWPPP Coordination and Duties

The Contractor shall establish a chain of responsibility for their operations and their subcontractors’ operations to ensure that the Storm Water Pollution Prevention Plan is implemented over the life of the contract. The Contractor shall furnish a certified Erosion Control Supervisor. This supervisor shall be identified by name at the preconstruction conference and a contact number provided. Issues that arise during construction that impact the permit will be addressed, and if necessary, the supervisor will notify the proper regulatory official. It will be the responsibility of the Erosion Control Supervisor to implement the SWPPP during construction and maintain a quality control program. In addition, the Erosion Control Supervisor will:

- Oversee maintenance practices identified as BMP’s.
- Conduct or provide for inspection and monitoring activities.
- Identify other potential pollutant services and add them to the plan.
- Ensure that any changes in construction plans are addressed in the SWPPP.

The City will have their inspector monitor and inspect the activities as well, which in no way relieves the Contractor from performing these duties.

SWPPP Amendments:

Permittee must amend the SWPPP as necessary to include additional requirements to correct problems identified or address the following situations:

1. There is a change in design, construction, operation, maintenance, weather or seasonal conditions.
2. Inspections or investigations by site owner or operations, USEPA or MPCA officials determine the SWPPP is not minimizing discharge of pollutants to surface waters or underground waters or discharges are causing water quality standards exceedances.
3. The SWPPP is not achieving the objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of the permit.
4. The MPCA determines that the project’s stormwater discharges may cause, have reasonable potential to cause, or continue to non–attainment of any applicable water quality standard, or the SWPPP does not incorporate the applicable requirements of the permit.

III. Project Description

A. Existing Conditions/ Site Location

The existing site contains a building, garage, shed, and bituminous driveway. The majority of the site is wooded.

B. Construction Type

The project includes the removal of the existing garage and construction of a proposed building and parking lot.

All sediment and erosion control measures consist of installation of silt fence, a rock construction entrance, and other methods, if necessary, to prevent the migration of sediment and material. Restoration shall be completed by hydroseeding the disturbed vegetated areas upon completion of the grading operations.

Erosion Control Plan Sheet

– Sheet C3.0

C. Dewatering and Basin Draining:

Dewatering is not anticipated but if necessary turbid or sediment laden waters related to dewatering or basin draining shall be discharged to a temporary sedimentation basin on the project site. The site will be determined by the Contractor and approved by the Engineer prior to the start of dewatering operations. The area shall be excavated as a temporary measure to allow for collection of sediment laden water prior to discharge during construction of the project. The temporary basin may discharge to surface waters if the basin water has been visually checked to ensure adequate treatment has been obtained and that the nuisance conditions will not result from the discharge. Discharge points shall be adequately protected from erosion and proper velocity dissipation provided. The temporary basin shall be restored by the Contractor (incidental).

All water from dewatering or basin–draining activities must be discharged in a manner that does not cause nuisance conditions, erosion, or inundation of down stream waters. Discharge shall be clear, sediment free water on to a grassed area if discharged downstream or pumped and used on site in a manner that does not cause erosion.

D. Sediment Control Practices

Silt fence and/or biologs shall be placed at the downstream side of the disturbance area of the project.

IV. Identification of Potential Storm Water Contaminants

The purpose of this section is to identify pollutants that could impact storm water during construction operations. The possible pollutants that could be present in the storm water are listed in the following table.

Material	Physical Description	Storm Water Pollutant(s)	Location to be Used	Process for Containment
Concrete	White Solid	Limestone, sand	Curb & Gutter Structure Rings	Designated wash areas or complete removal from site
Hydraulic Oil/ Fluids	Brown oily petroleum	Mineral oil	Random leaks	Oil absorbing diapers, trained personnel
Gasoline	Colorless	Petroleum Hydrocarbon benzene	Machinery used in construction	Oil absorbing diapers, trained personnel
Antifreeze	Clear/ green/ yellow	Ethylene glycol, propylene glycol	Machinery used in construction	Trained personnel
Wastewater from Construction	Equipment washing	Water, soil, oil and grease	Not allowed within project limits	
Cleaning Solvents	Colorless, blue, or yellow-green liquid	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	No cleaning equipment in project limits, Trained applicators for concrete cleaning and prep work	Tarps
Permanent Fertilizer	Liquid or solid grains	Nitrogen, phosphorous, potassium, chlorides	Newly seeded areas	Organic base, slow release forms only
Erosion	Solid Particles	Soil, sediment	Project limits	Rapid stabilization measures

V. Potential Areas for Storm Water Contamination

The following potential areas were identified as possible storm water contamination areas:

- Areas of pavement disturbance
- Areas of utility installation

VI. Storm Water Management Controls

The controls will provide soil stabilization for disturbed areas and structural controls to divert runoff and remove sediment. Care will be taken to provide restoration as soon as grading operations cease.

A. Temporary Erosion Control

The estimated quantities for the erosion prevention and sediment control items are as follows:

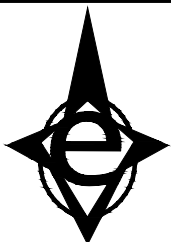
ITEM	QUANTITY
Rock Construction Entrance	1 – Each
Silt Fence	390 – Linear Feet
Biolog (Perimeter Control)	540 – Linear Feet
Biolog Swale Checks	6 @ 15’ Each

Vegetation in areas not needed for construction shall be preserved. The allowable amount of time a site can remain without stabilization when not being worked on is 7 days. In the case where construction activity temporarily ceases for the amount of time listed above, stockpiles and disturbed portions of the site will be stabilized with temporary seed and mulch. The temporary seed shall be Mn/DOT Mixture 21–113 for seeding between May 1 and August 1 and Mn/DOT Mixture 100 after August 1. The Contractor will prepare each area for permanent restoration as soon as construction in that area is completed.

VII. Best Management Practices

A. Site Wide Control Measures

- To prevent soil from being transported off site, for both the undisturbed and disturbed areas of the site, the following BMPs will be implemented onsite:
- Construction sequencing will allow areas to be undisturbed until necessary for construction.
 - The smallest vegetated area possible will be disturbed during construction.
 - After construction in an area is completed, the Contractor shall immediately restore that area to its existing condition.
 - Topsoil stockpiles will be stabilized with temporary seed and mulch no later than 3 days from the last construction activities that formed the stockpiles. The Rapid Stabilization Method 3 will be used to stabilize the topsoil. The Rapid Stabilization method includes quick temporary seed and quick release fertilizer. If necessary, this work shall be incidental to the project.
 - A weekly written erosion control schedule will be required. It will discuss, among other items listed in the Construction Specifications, how related work to offsite drainage will be incorporated into the weekly erosion plan schedule, how the SWPPP is functioning and any necessary changes that need to be discussed. A fine of \$1000 per day will be enforced if the Contractor fails to perform as outlined in the SWPPP and/or Specification.
 - Remove all soils and sediments tracked or otherwise deposited onto public streets outside of the project area. If tracking occurs the City may order sweeping to be completed at no cost with a pick–up broom sweep.
 - All measures contained in this document shall be completed by the contractor at no cost unless specific bid items are included.



ELFERING & ASSOCIATES
10002 PLANDERM CT NE
BURLING, MN 55449
PH: 763-780-0450

NO.	DATE	BY	REVISION DESCRIPTION
1	02/23/21	LE	MINOT COMMENT REVISIONS

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.

SIGNATURE: *Kristina Elfering* DATE: 03/24/21
PRINTED NAME: KRISTINA ELFERING LIC. NO.: 42350

HEALING GARDEN REMODEL
2660 50TH ST E, INVER GROVE HEIGHTS
STORM WATER POLLUTION PREVENTION PLAN

DESIGNED BY: KJE
APPROVED BY: KJE
DRAWN BY: LWE
JOB NUMBER: 900058E
CAD DATE: 01/15/21
CAD FILE: ./SWPPP.DWG

SHEET

C6.0

B. Construction Practices to Minimize Storm Water Contamination

The Contractor's Erosion Control Supervisor will instruct all personnel by regarding the correct procedure for waste disposal. Good housekeeping and spill control practices will be followed during construction to minimize storm water contamination from petroleum products, fertilizer, and concrete.

- All nonhazardous waste materials will be collected and stored in a secure dumpster or another approved containment method at the end of each day.
- All trash and construction debris from the site will be deposited in the dumpster.
- No construction materials will be buried onsite.
- A licensed sanitary waste management contractor will collect all sanitary waste from any portable units at a rate necessary to maintain designated function.
- Partially used fertilizer bags will be transferred to a sealable bin to prevent spills.
- All vehicles left onsite will be monitored for leaks to reduce the chance of contamination.
- Petroleum products will be stored in tightly sealed, properly labeled containers. An effort will be made to store only enough product required to complete the job.
- Products will be kept in their original containers with the original manufacturer's label. Manufacturers' recommendations for proper use and disposal will be followed.
- Materials and equipment necessary for spill cleanup will be kept in the temporary material storage trailer onsite.
- All spills will be cleaned up immediately upon discovery. Spills large enough to reach the storm conveyance system will be reported to the MPCA State Duty Officer at 1-800-422-0798.
- The Contractor shall comply with applicable State and local waste disposal, sanitary sewer, or septic system regulations. In the event of a conflict with other government laws, rules and regulations, the more restrictive laws, rules or regulations shall govern.

VIII. Coordination of BMPs with Construction Activities

Structural BMPs shall be in place prior to construction. The following is a sequence of the major activities on the project:

1. Silt Fence shall be installed before any grading begins.
2. Utility installation
3. Complete grading
4. Construct parking lot
5. Stabilize disturbed areas as soon as possible according to the SWPPP.
6. Permanent erosion control measures shall be installed (hydroseeding) by the Contractor.
7. Remove temporary erosion control materials once construction has ceased.

Construction is anticipated to begin in Spring 2021. Final completion is set for Winter 2021.

IX. Maintenance/Inspection Procedures

C. Inspections

The following inspection and maintenance practices will be used to maintain erosion and sediment controls:

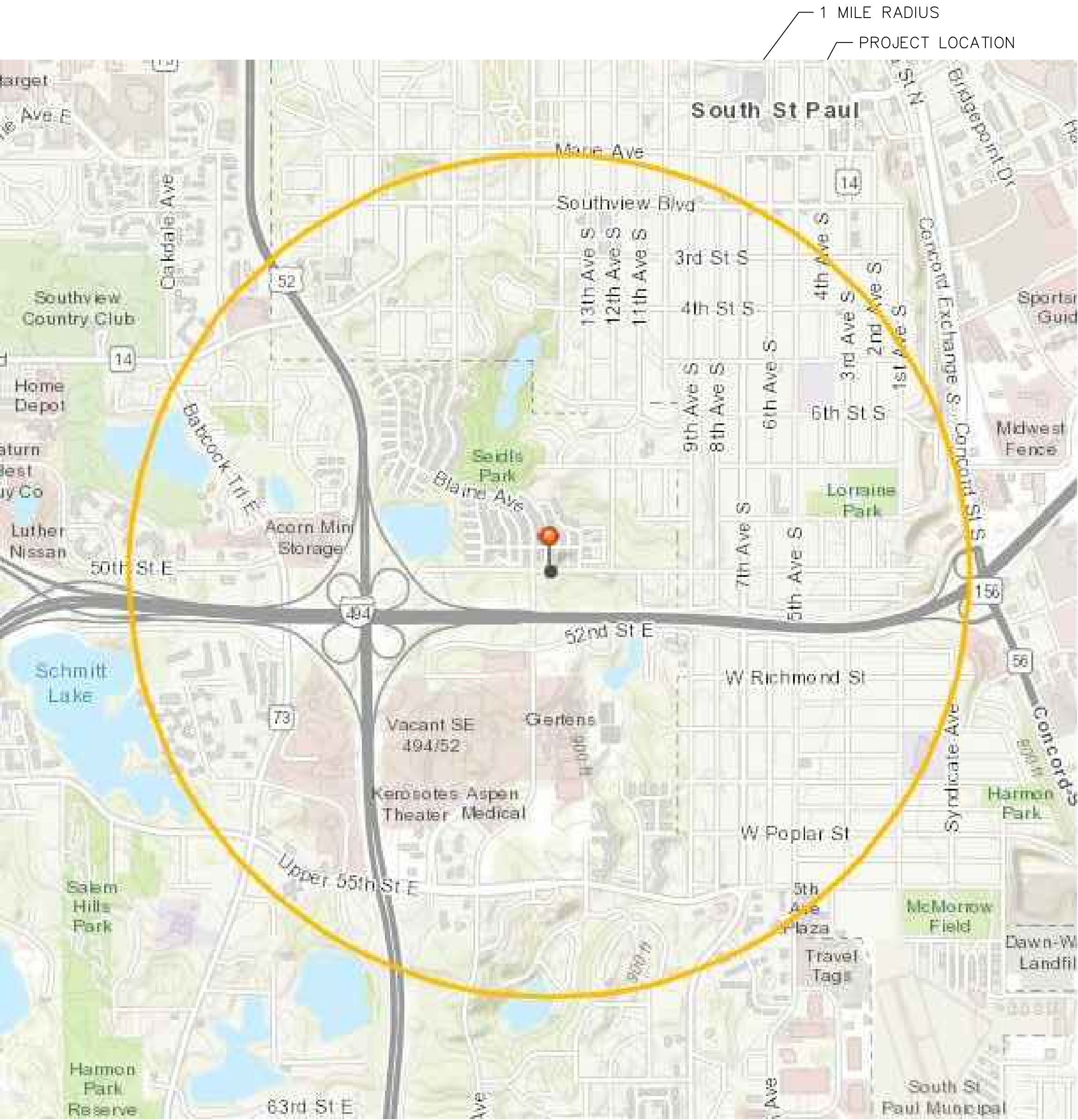
- All erosion control measures shall be inspected at least once per week and within 24 hours of all storm events greater than 0.5 inches. All measures will be maintained in good working order.
- Built up sediment shall be removed from silt fence within 24 hours when it has reached 1/3rd the height of the fence.
- Temporary and permanent seeding and/or planting will be inspected for bare spots and washouts.
- The outlets of all culverts are intact and functioning as designed.
- A maintenance inspection report will be completed by the Contractor and submitted to the Owners representative for each inspection.
- If construction activities or design modifications are made to the site plan that could impact storm water, this SWPPP will be amended appropriately. The amended SWPPP will have a description of the new activities that contribute to the increased pollutant loading and the planned source control activities.

X. Soil Types

The soils report completed for the site indicate the dominant soils in the area are glacial till deposits of sands. Bedrock is typically less than 100 feet below the surface and is commonly from the St. Peter Sandstone. Borings encountered layers of silty sands, silts and cleaner snads having littel silt or clay (poorly graded sands). The deeper soils in the borings tended to be dominated by silty sands and no bedrock was encountered.

Receiving waters, including surface water, wetlands, and Public Waters are identified within one mile of the project location.

Name of Water Body	Type	Appendix A Special Water	Impaired Water within 1 Mile	USEPA Approved TMDL
Seidls Lake	Lake	No	No	N/A
Schmitt Lake	Lake	No	No	N/A
3 Unnamed	Waterbodies	No	No	N/A



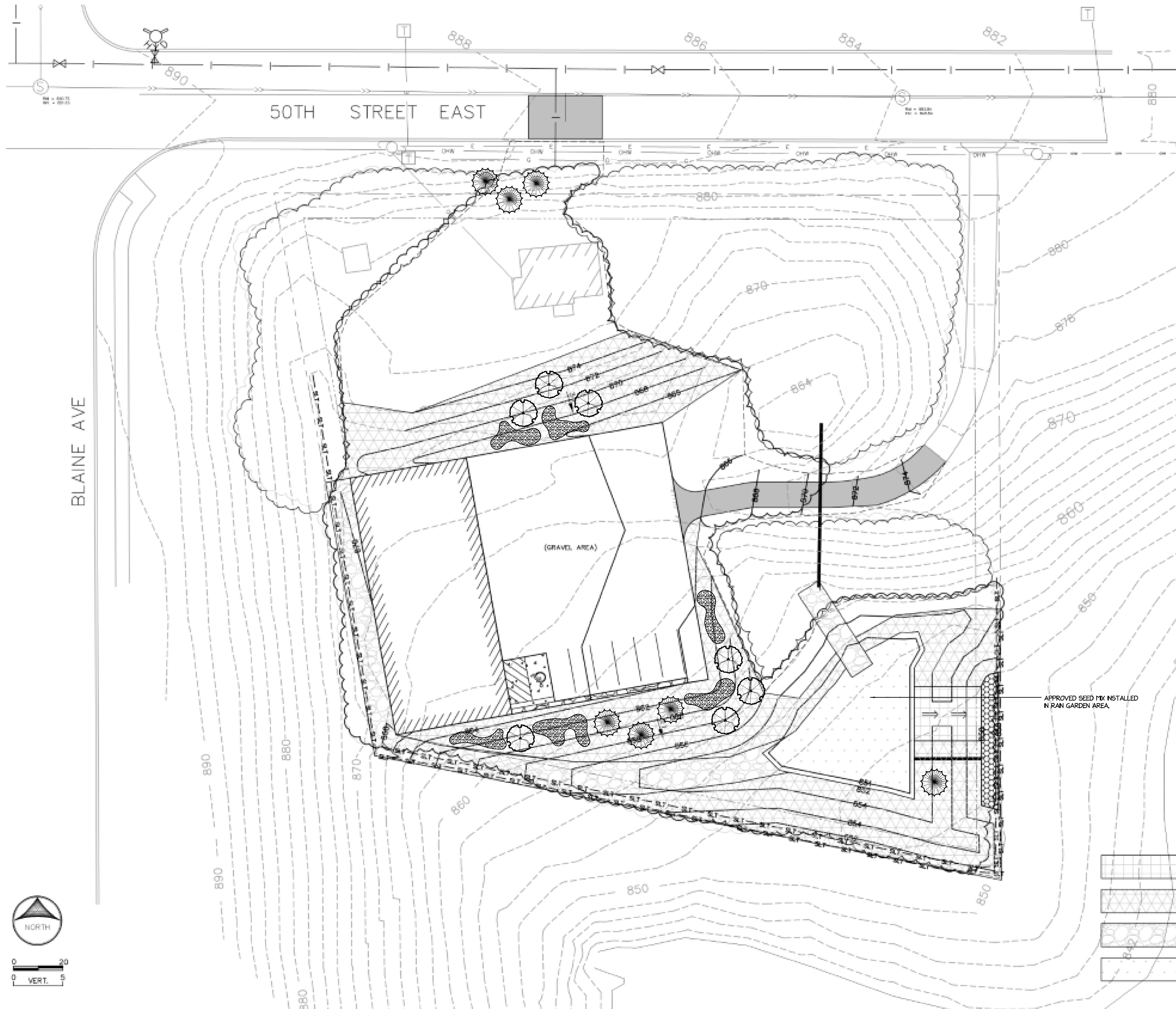
NO.	DATE	BY	REVISION DESCRIPTION

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SIGNATURE:  DATE: 30/24/21
PRINTED NAME: KRISTINA ELFERING LIC NO.: 42350

HEALING GARDEN REMODEL
2660 50TH ST E, INVER GROVE HEIGHTS
STORM WATER POLLUTION PREVENTION PLAN

DESIGNED BY: KJE
APPROVED BY: KJE
DRAWN BY: LWE
JOB NUMBER: 900058E
CAD DATE: 01/15/21
CAD FILE: ./Existing.DWG



LEGEND

EXISTING SANITARY SEWER	---
EXISTING STORM MANHOLE	●
EXISTING STORM SEWER	---
EXISTING SANITARY MANHOLE	○
EXISTING WATER MAIN	---
EXISTING GATE VALVE	+
TELEPHONE PEDESTAL	TM
TELEPHONE CABLE	TELE
TELEPHONE MANHOLE	TM
FIBER OPTIC CABLE	FO
FIBER OPTIC HAND HOLE	FO
OVERHEAD WIRES	OHW
ELECTRICAL BOXES	EB
GAS MAIN	---
UTILITY POLE	U
GUY OR ANCHOR	GA
STREET LIGHT	SL
GUARD POST	GP
SIGN	S
PROPOSED BITUMINOUS	---
PROPOSED CONCRETE	---

NEW SPECIMEN EVERGREENS

NEW ORNAMENTAL TREES

NEW ASSORTED PERENNIALS

- INFILTRATION BASIN NOTES:**
1. THE CONTRACTOR SHALL EXERCISE CARE TO MINIMIZE COMPACTION OF SOILS IN AND AROUND THE INFILTRATION AREA DESIGNATED ON THE PLAN. EXCAVATION AND/OR PLACEMENT OF MATERIAL IN THE INFILTRATION AREA SHALL BE BY BACKHOE FROM THE PERIMETER. IF EQUIPMENT IS USED IN THE INFILTRATION AREA THE BOTTOM SHALL BE RIPPED A MINIMUM DEPTH OF 2 FEET BELOW THE LOWEST EXCAVATED ELEVATION.
 2. THE TOPSOIL USED IN THE INFILTRATION AREA SHALL CONSIST OF 3 PARTS SOIL (6") WITH 2 PARTS COMPOST (4") UNIFORMLY MIXED PRIOR TO PLACEMENT. IT IS ASSUMED THAT MIXING 6" OF SOIL WITH AN EQUIVALENT 4" OF COMPOST WILL RESULT IN A DEPTH AFTER PLACEMENT OF 8 INCHES DUE TO COMPRESSION OF THE COMPOST. COMPOST MATERIAL SHALL MEET THE REQUIREMENTS OF MNDOT STANDARD SPECIFICATION 3890 FOR GRADE 2 COMPOST.

- RESTORATION NOTES:**
1. BLACK DIRT SALVAGED FROM THE SITE SHALL BE RESPREAD OVER DISTURBED AREAS EXCLUDING THE FILTRATION AREA OF THE POND TO A MINIMUM THICKNESS OF FOUR INCHES (4"). IF SUFFICIENT SALVAGED TOPSOIL DOES NOT EXIST THE CONTRACTOR SHALL UTILIZE TOPSOIL BORROW.
 2. ALL DISTURBED AREAS NOT SPECIFICALLY NOTED FOR A RESTORATION METHOD SHALL BE HYDROSEEDING, FERTILIZED, AND HYDROMULCHED. USE MNDOT SEED MIX 25-151. UTILIZE THE MANUFACTURER'S RECOMMENDED TYPES AND RATES FOR FERTILIZER AND HYDROMULCH BASED ON SOIL CONDITIONS AND SLOPES. HYDROMULCH MUST PREVENT EROSION UNTIL VEGETATION ESTABLISHMENT.

	POND OVERFLOW AREA RESTORE WITH SEED MIX MNDOT 25-151 AND CATEGORY VI OR VII EROSION BLANKET
	3:1 SLOPE AREAS RESTORE WITH SEED MIX MNDOT 25-151 AND CATEGORY II EROSION BLANKET
	DRY CREEK BED AREAS AREA TO BE RESTORED WITH A COMBINATION OF GRAVEL, STONE, AND BOULDERS.
	INFILTRATION POND AREA RESTORE WITH SEED MIX MNDOT 35-241 MESIC PRAIRIE APPROVED RAIN GARDEN SEED MIX



NO.	DATE	BY	REVISION DESCRIPTION

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SIGNATURE: *Lee Elfering* DATE: 01/15/21
PRINTED NAME: LEE ELFERING LIC. NO.: 41613

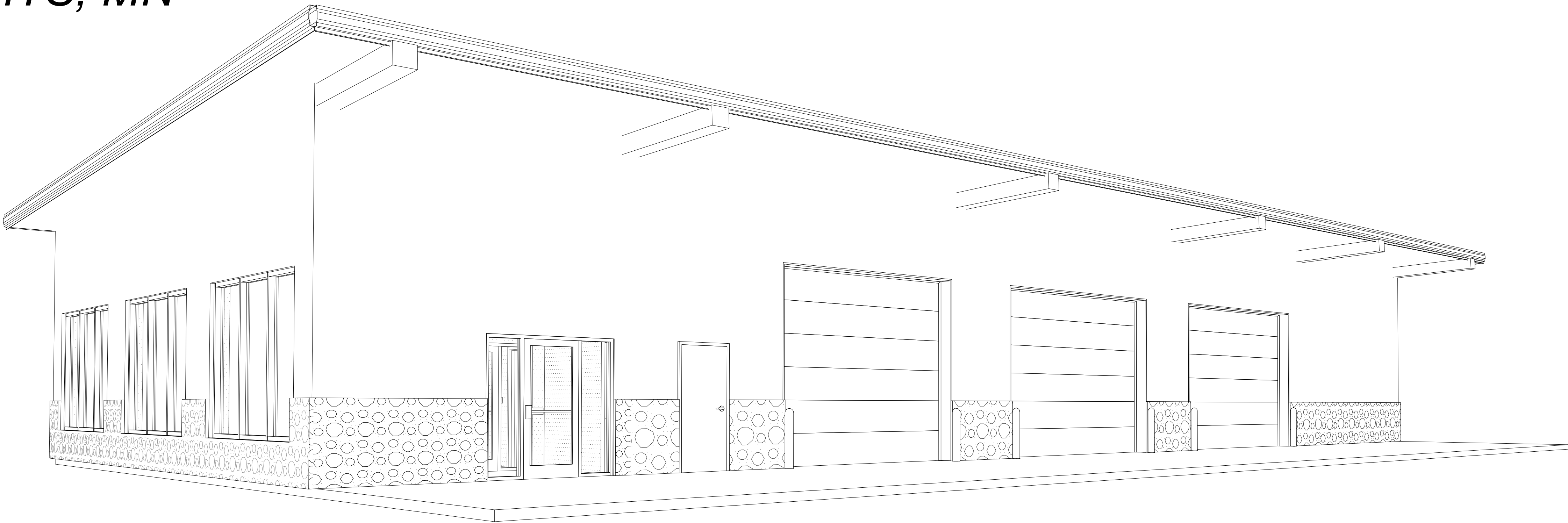
LIVING SPACE BUILDING
2660 50TH ST E, INNER GROVE HEIGHTS
GRADING PLAN AND EROSION CONTROL
LANDSCAPE PLAN

DESIGNED BY:	KJE
APPROVED BY:	KJE
DRAWN BY:	LVE
JOB NUMBER:	800258E
CAD DATE:	6/3/19
CAD FILE:	GRADING PLAN

SHEET
C4.0

LIVING SPACE LANDSCAPES

INVER GROVE HEIGHTS, MN



GENERAL NOTES:

- ALL STRUCTURAL METAL FRAMING (PRIMARY & SECONDARY FRAMING) IS DESIGNED BY METAL BUILDING MANUFACTURER (PRE-ENGINEERED METAL BUILDING OR "PEMB"). STRUCTURAL METAL FRAME SHOWN IN ARCHITECTURAL DRAWINGS IS FOR REPRESENTATION ONLY. VERIFY SIZE & LOCATION WITH PEMB DRAWINGS.
- ALL BATH MIRRORS TO BE SUPPLIED BY GLASS CONTRACTOR.
- ALL HANDRAILS, IF ANY, ARE TO BE INSTALLED AT BOTH SIDES OF STAIR AND/ OR RAMP.
- ALL TRADES SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES
- ALL TRADES TO CALL FOR THEIR OWN REQUIRED INSPECTIONS & MUST OBTAIN ANY REQUIRED PERMITS.
- NOTIFY KCI OF ANY DISCREPANCIES ON THESE PLANS

- FRAMING & DRYWALL
- ALL NEW STEEL STUDS FOR PARTITION FRAMING SHALL BE MINIMUM 2'-0" O.C. 20 GAUGE. INCREASE GAUGE AS NECESSARY DUE TO HEIGHT, THICKNESS, BEARING, ETC., REFER TO STRUCTURAL.
- CARPENTER TO PROVIDE BACKING FOR GRAB BARS, BATH ACCESSORIES, TOILET PARTITIONS, & MILLWORK. COORDINATE WITH MILLWORK CONTRACTOR FOR BACKING LOCATIONS.
- CARPENTER TO INSTALL ALL DOORS WITH HARDWARE, BATH ACCESSORIES, TOILET PARTITIONS, & DOOR SIGNAGE.
- FRAME/FURR OUT COLUMNS IN OFFICE AREA TO SMALLEST PROFILE.

- DIMENSIONS
- ALL DIMENSIONS FOR INTERIOR PARTITION FRAMING IS TO CENTERLINE OF WALL UNLESS OTHER WISE NOTED.
- ALL DIMENSIONS FROM THE EXTERIOR START / END ON "STEEL LINE" UNLESS OTHERWISE NOTED.

- MECHANICAL / ELECTRICAL / PLUMBING
- MECHANICAL, ELECTRICAL, AND PLUMBING TO BE DESIGN BUILD.
- MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN BY OTHERS. ALL WORK SHOWN ON ARCHITECTURAL DRAWINGS THAT IS M/E/P IS FOR REFERENCE ONLY. SEE ALL NOTES FOR ADDITIONAL M/E/P INFORMATION
- VERIFY MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT LOCATIONS WITH GENERAL AND/OR OWNER.
- GRAB BARS TO BE SUPPLIED BY PLUMBER & INSTALLED BY CARPENTER.
- BATH FANS, GAS PIPING, THERMOSTATS, MOTOR STARTERS, ALL CONTROLS & RELAYS TO BE SUPPLIED & INSTALLED BY MECHANICAL.
- ALL CONTROL WIRING TO BE BY ELECTRICIAN.
- ELECTRICAL TO ENSURE PROPER LIFE SAFETY LIGHTING, EMERGENCY LIGHTING, AND EXIT SIGNAGE TO PROVIDE AS ACCESS TO EXIT(S).

DESIGN CRITERIA:

- STRUCTURE DESIGN SHALL COMPLY WITH BUILDING CODES REQUIRED BASED ON BUILDING LOCATION.
- DESIGN WIND LOAD: BY METAL BUILDING MFR, REFER TO PEMB PLANS.
- SNOW LOAD: BY METAL BUILDING MFR, REFER TO PEMB PLANS.
- ROOF LIVE LOAD: BY METAL BUILDING MFR, REFER TO PEMB PLANS.
- ROOF DEAD LOAD: 3 PSF (3/4" MTL LINER, 3" ISO RIGID, 3" EPS RIGID, & SSR PANEL)
- COLLATERAL LOAD: 2 PSF
- MEZZANINE LIVE LOAD FOR STORAGE: 125 PSF
- MEZZANINE LIVE LOAD FOR OFFICE: 70 PSF
- MEZZANINE DEAD LOAD BASED ON CONCRETE THICKNESS, REFER TO STRUCTURAL.

SITE & BUILDING CODE REVIEW:

- CODES:
- AREA OF SITE:
- AREA OF BUILDING:
- AREA OF MEZZANINE:
- BUILDING CONSTRUCTION TYPE:
- BUILDING OCCUPANCY GROUPS:
- AUTOMATIC FIRE SUPPRESSION SYSTEM:
- SEPARATION BASED ON OCCUPANCY GROUPS:
- ALLOWABLE FLOOR AREA (TABLE 503):
- FRONTAGE INCREASE BASED ON PROPERTY SIZE AND LOT LINE LOCATIONS:
- INCREASE FOR AUTOMATIC FIRE SUPPRESSION SYSTEM:
- TOTAL ALLOWABLE FLOOR AREA:
- OCCUPANT LOAD:
- PLUMBING FIXTURES PROVIDED:
- PLUMBING FIXTURES REQUIRED:

BUILDING ENVELOPE PENETRATIONS

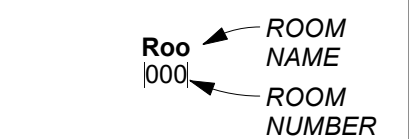
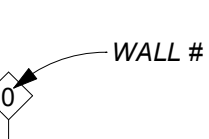
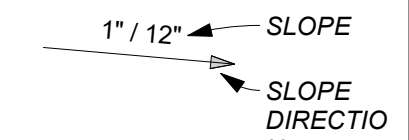
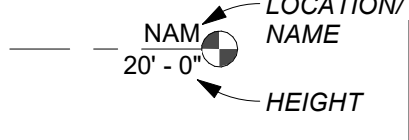
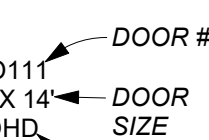
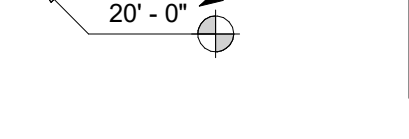
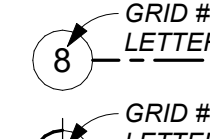
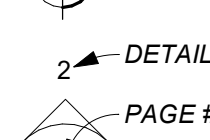
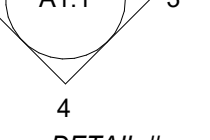
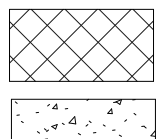
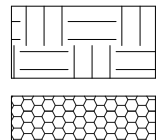
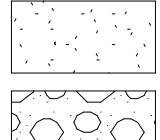
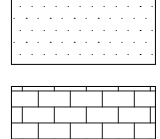
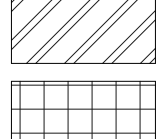
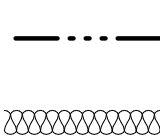
- ANY PENETRATIONS THROUGH ANY OF THE BUILDING ENVELOPE (ROOF, WALLS, ETC) NEEDS TO BE APPROVED & VERIFIED BY KCI BEFORE ACTION
- ANY EQUIPMENT ON ROOF NEEDS TO BE APPROVED BY KCI
- ALL VENTING DURING THE ESTIMATING PHASE SHOULD BE INCLUDED TO VENT THROUGH THE WALL UNLESS NOT APPROVED BY CODE.
- ALL EQUIPMENT DURING THE ESTIMATING PHASE SHOULD BE INCLUDED NOT ON THE ROOF UNLESS OTHERWISE DIRECTED BY KCI.

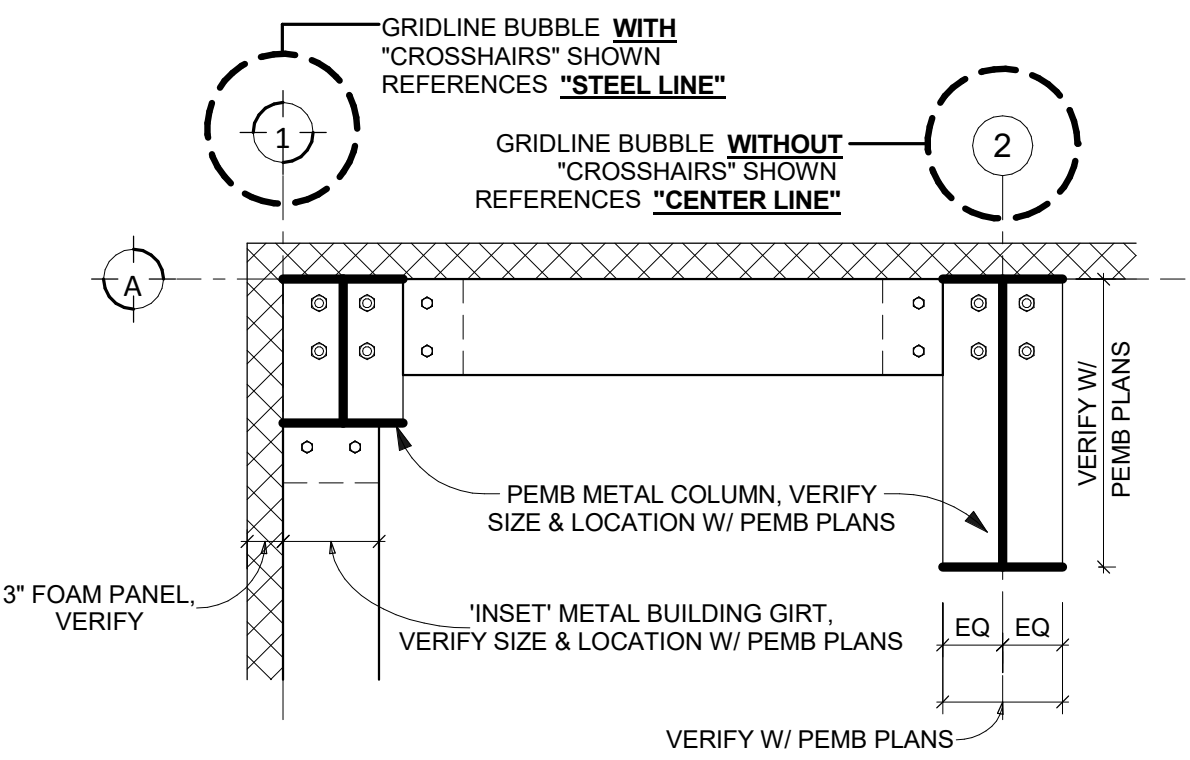
CRITICAL PROJECT NOTES:

Sheet List	
Sheet Number	Sheet Name
A0.1	COVER PAGE / CODE REVIEW
A1.1	EXTERIOR ELEVATIONS
A2.1	FIRST FLOOR PLAN
A3.1	REFLECTED CEILING PLAN
A4.1	BUILDING SECTIONS
A5.1	ENLARGED BATHROOMS, SCHEDULES AND TYPICAL DETAILS
A6.1	ROOF PLAN
A7.1	DOWNSPOUT LAYOUT
E1.1	ELECTRICAL CONCEPT PLAN

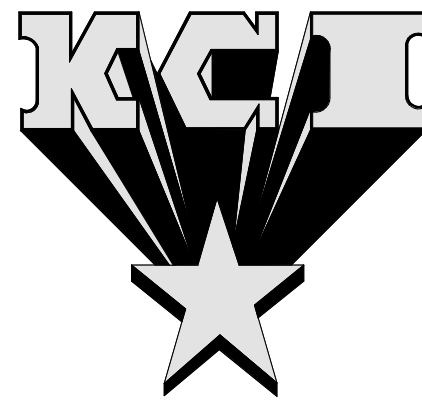
INFORMATION TO BE VERIFIED:



TAG	TAG LEGEND	MARKERS LEGEND	LEGEND
 ROOM NAME ROOM NUMBER	ROOM	 WALL #	WALL TAG
 1" / 12" SLOPE SLOPE DIRECTION	DEFINES SLOPE	 DOOR #	WALKDOOR TAG
 LOCATION/ NAME 20' - 0" HEIGHT	DEFINES	 WINDOW LETTER	WINDOW TAG
 20' - 0" HEIGHT	SPOT	 DOOR # 20'X 14' OHD DOOR TYPE	DOOR TAG
		 GRID # OR LETTER	CENTER LINE GRID LINE
		 GRID # OR LETTER	STEEL LINE GRID LINE
		 2 DETAIL # PAGE #	INTERIOR ELEVATION MARKER
		 1 DETAIL # PAGE #	SECTION MARKER
		 1 DETAIL # PAGE #	CALLOUT/ DETAIL MARKER
			RIGID INSULATION/ FOAM PANEL
			CONCRETE
			EARTH / FILL
			EXPANDED FOAM INSULATION
			SAND / GRANULAR FILL
			ROCK FILL
			FINISHED WALL / GYP
			MASONRY BLK OR BRICK
			STEEL
			EXTRUDED RIGID INSULATION
			GUARD RAIL
			BATT INSULATION



Gridline Definitions (Steel Line VS Center Line)



KIEHM
CONSTRUCTION
INC.

8415 220TH STREET W
LAKEVILLE, MN 55044
OFFICE:(952)469-5600
FAX(952)469-1240
WWW.KCIBUILDS.COM

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PLAN REVISIONS
PREVIOUS REVISION DATES:
03.30.21 | 01.20.21 | 12.17.20 |
8.18.20 • 06.11.20

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 Architect under the laws of the State of Minnesota.
Michael J. Momm Registration No: 21772 1/31/2021

Healing Garden
Inver Grove Heights, MN
COVER PAGE / CODE REVIEW

A0.1
Project #Project Number
Date 03.30.21
Scale As indicated



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CONSTRUCTION
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PLAN REVISIONS

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03.30.21 | 01.20.21 | 12.17.20 |
8.18.20 • 06.11.20

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.

Michael J. Monn 1/31/2021
Registration No. 21772

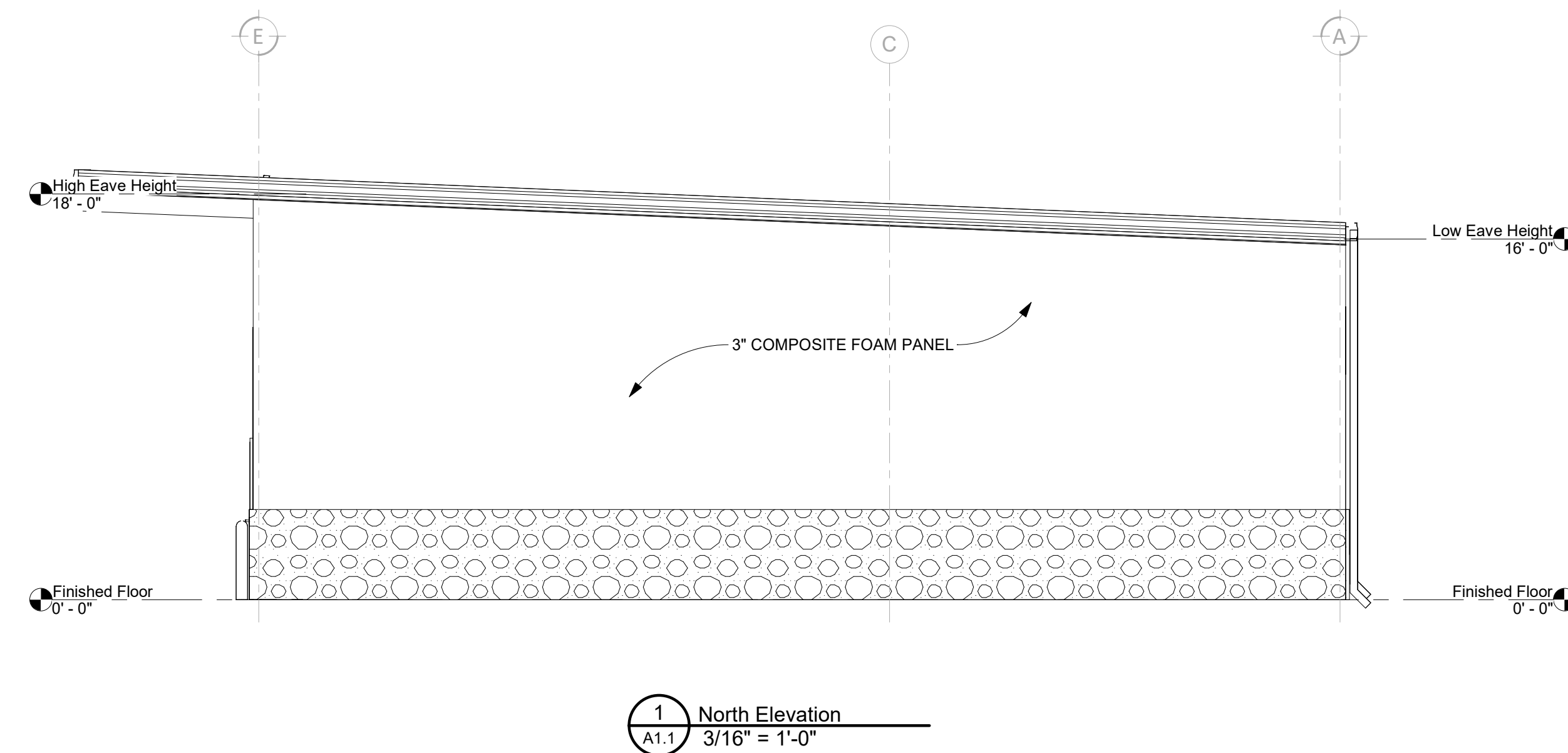
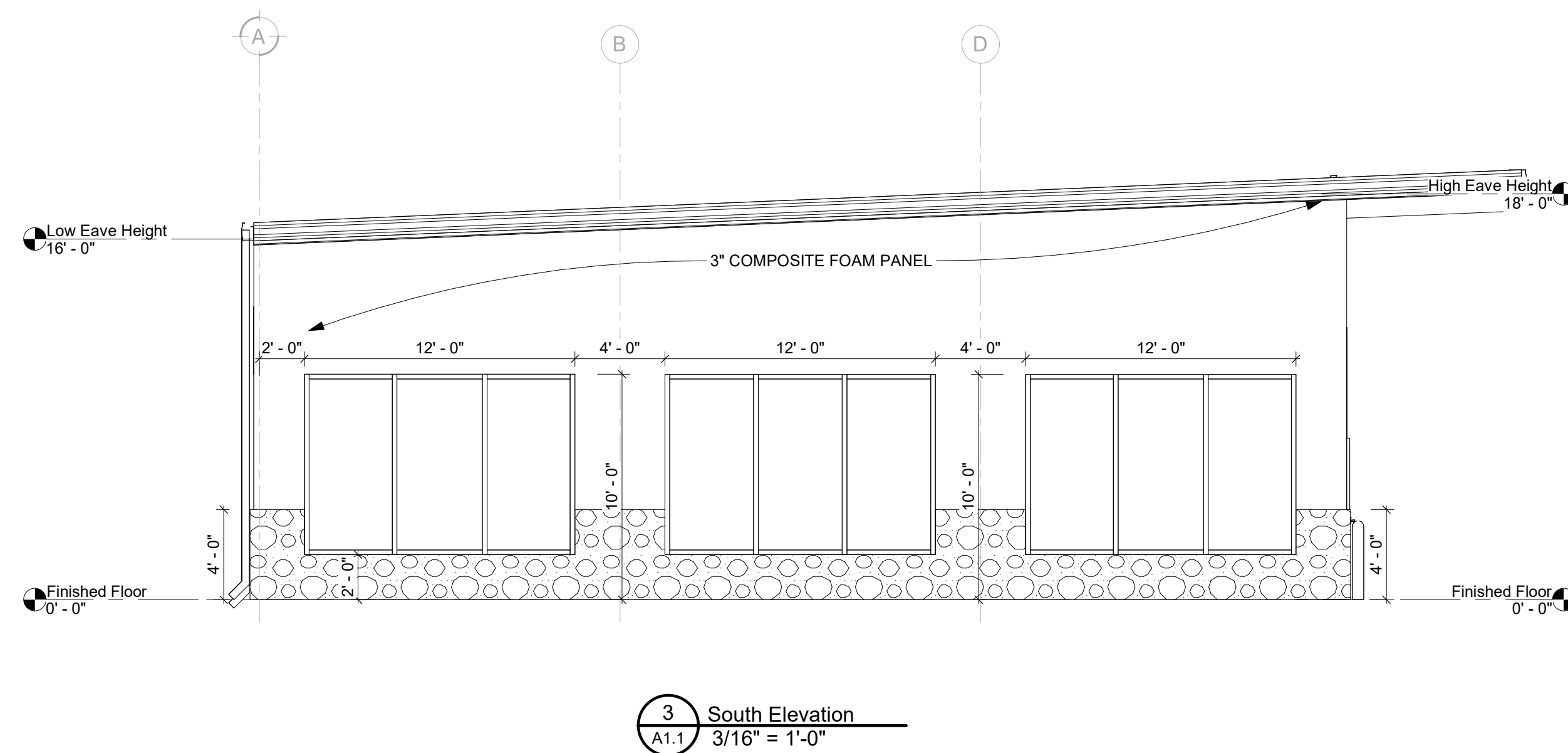
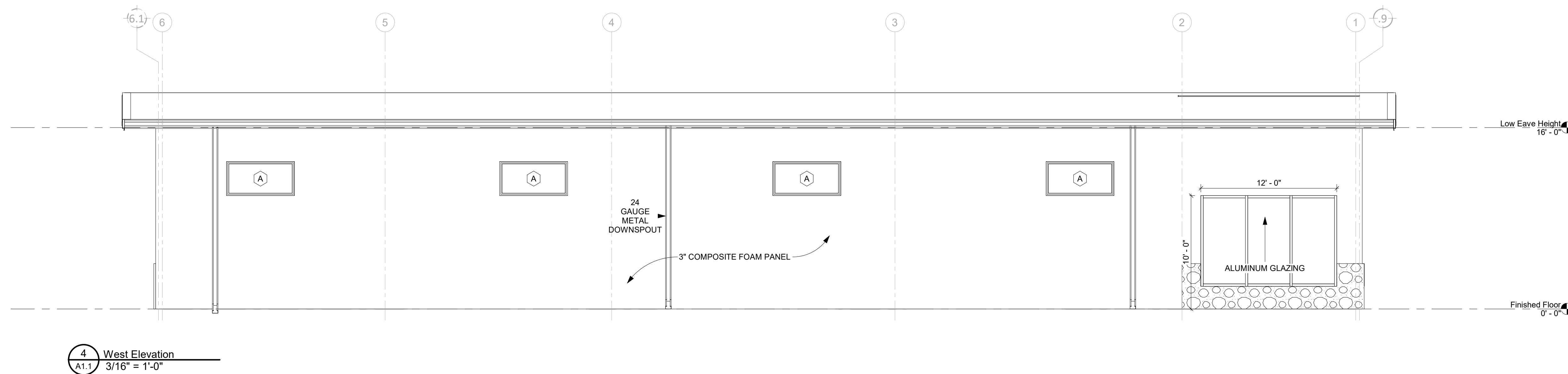
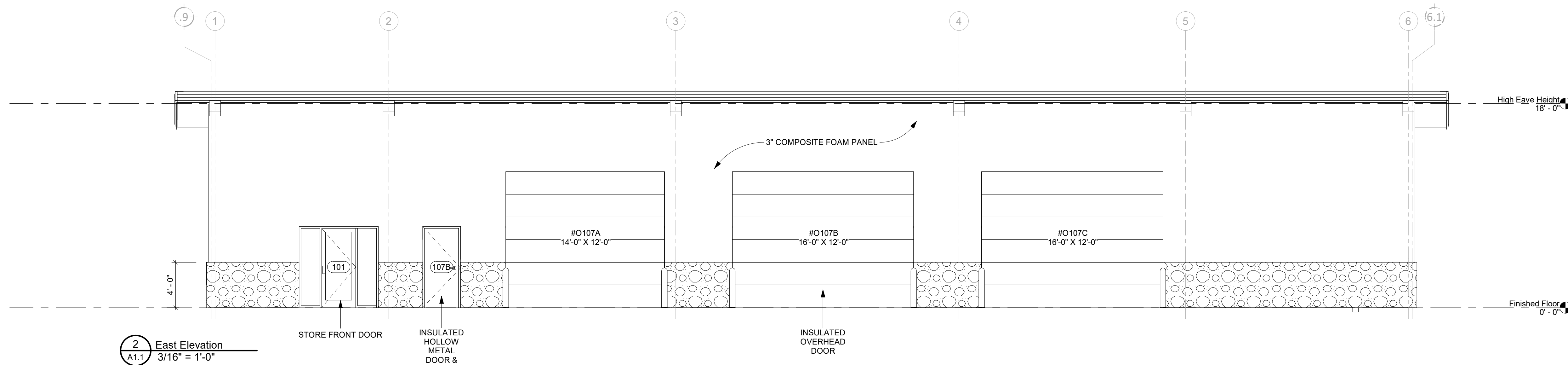
Healing Garden Inver Grove Heights, MN EXTERIOR ELEVATIONS

A1.1

Project # **Project Number**

Date **03.30.21**

Scale **3/16" = 1'-0"**





KIEHM
CONSTRUCTION
INC.

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LAKEVILLE, MN 55044
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8.18.20 | 06.11.20

Certification
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Michael J. Moen 1/31/2021
Registration No.: 21772

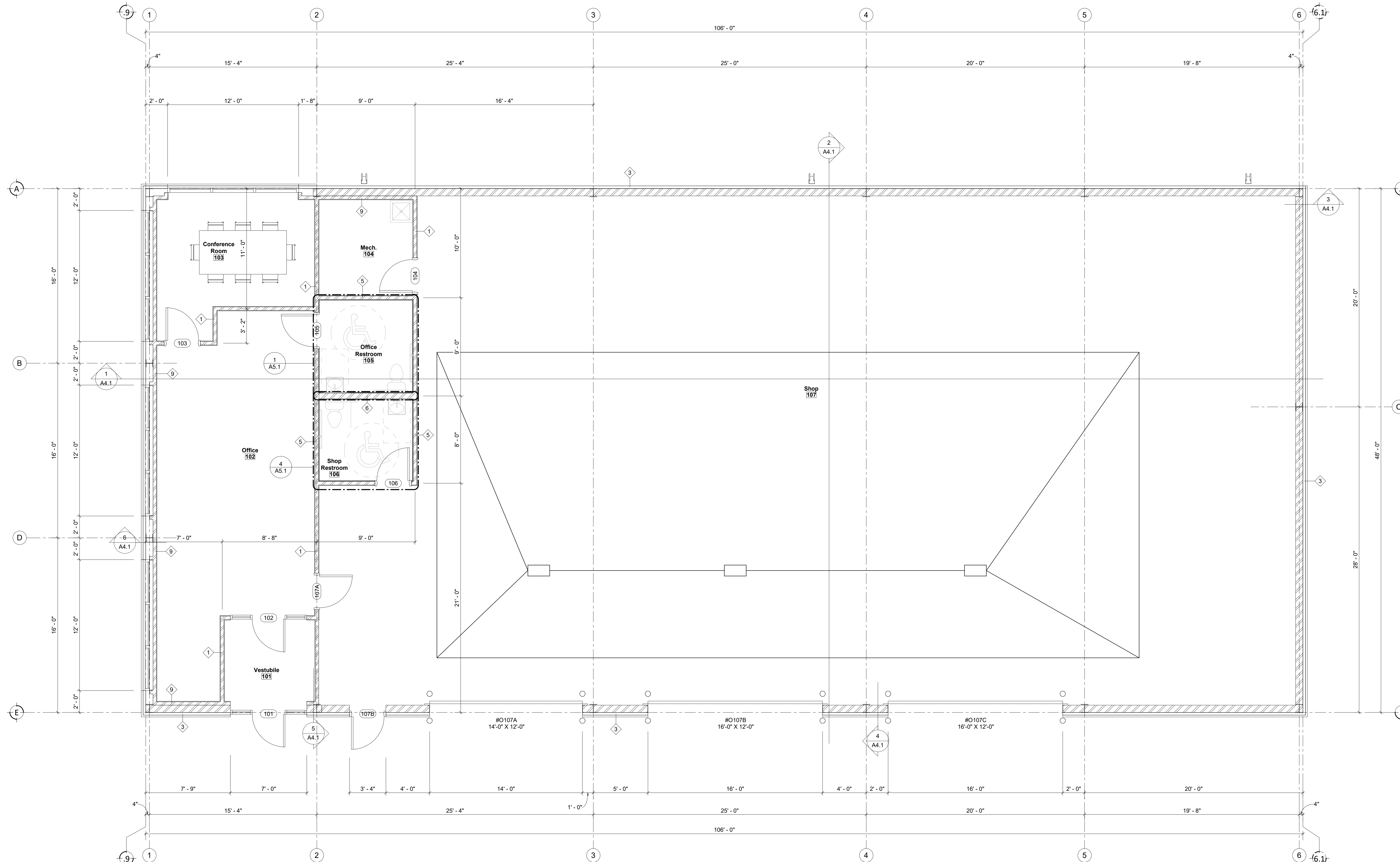
Healing Garden
Inver Grove Heights, MN
FIRST FLOOR PLAN

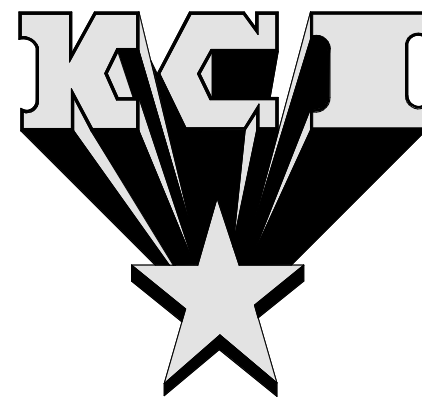
A2.1

Project # **Project Number**

Date **03.30.21**

Scale **1/4" = 1'-0"**





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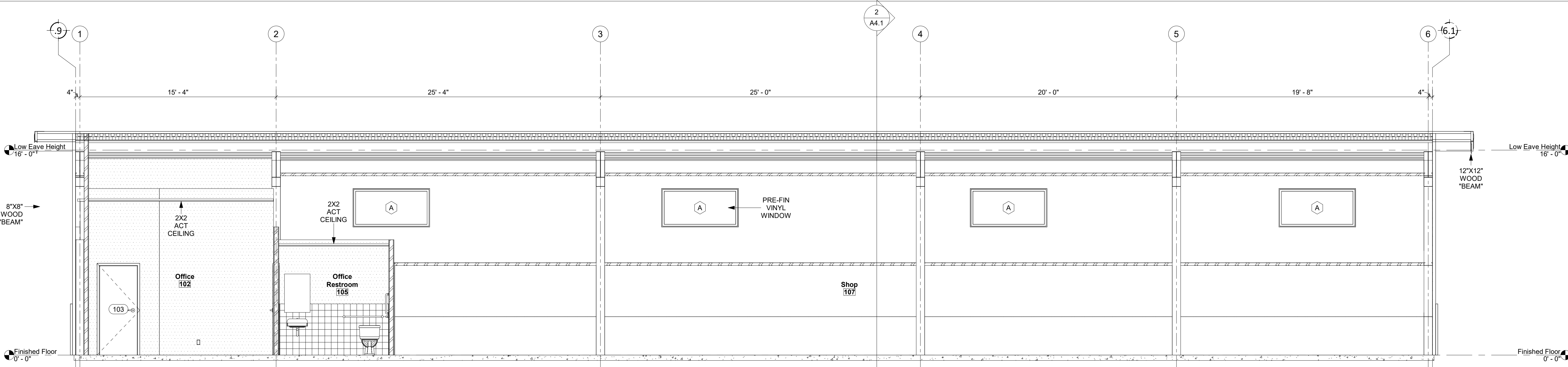
Healing Garden
Inver Grove Heights, MN
BUILDING SECTIONS

A4.1

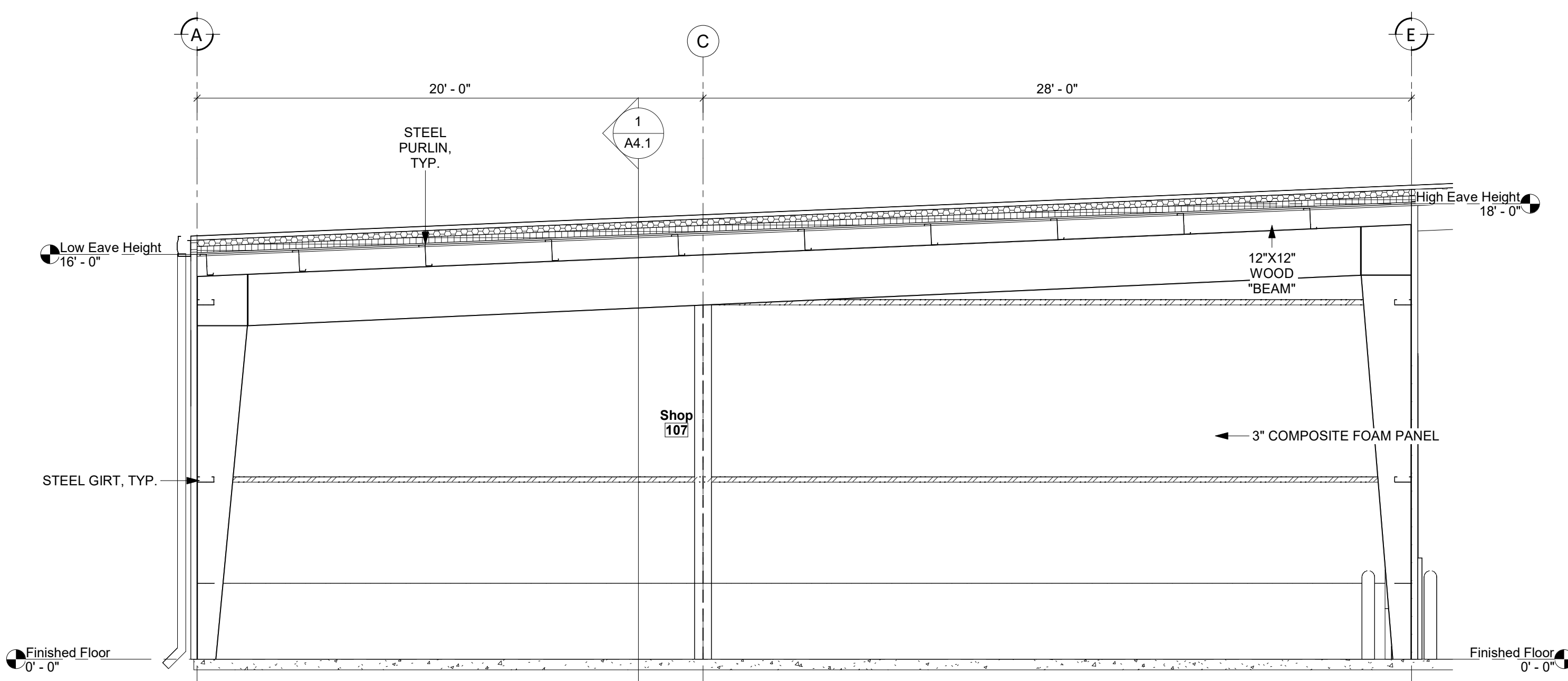
Project # **Project Number**

Date **03.30.21**

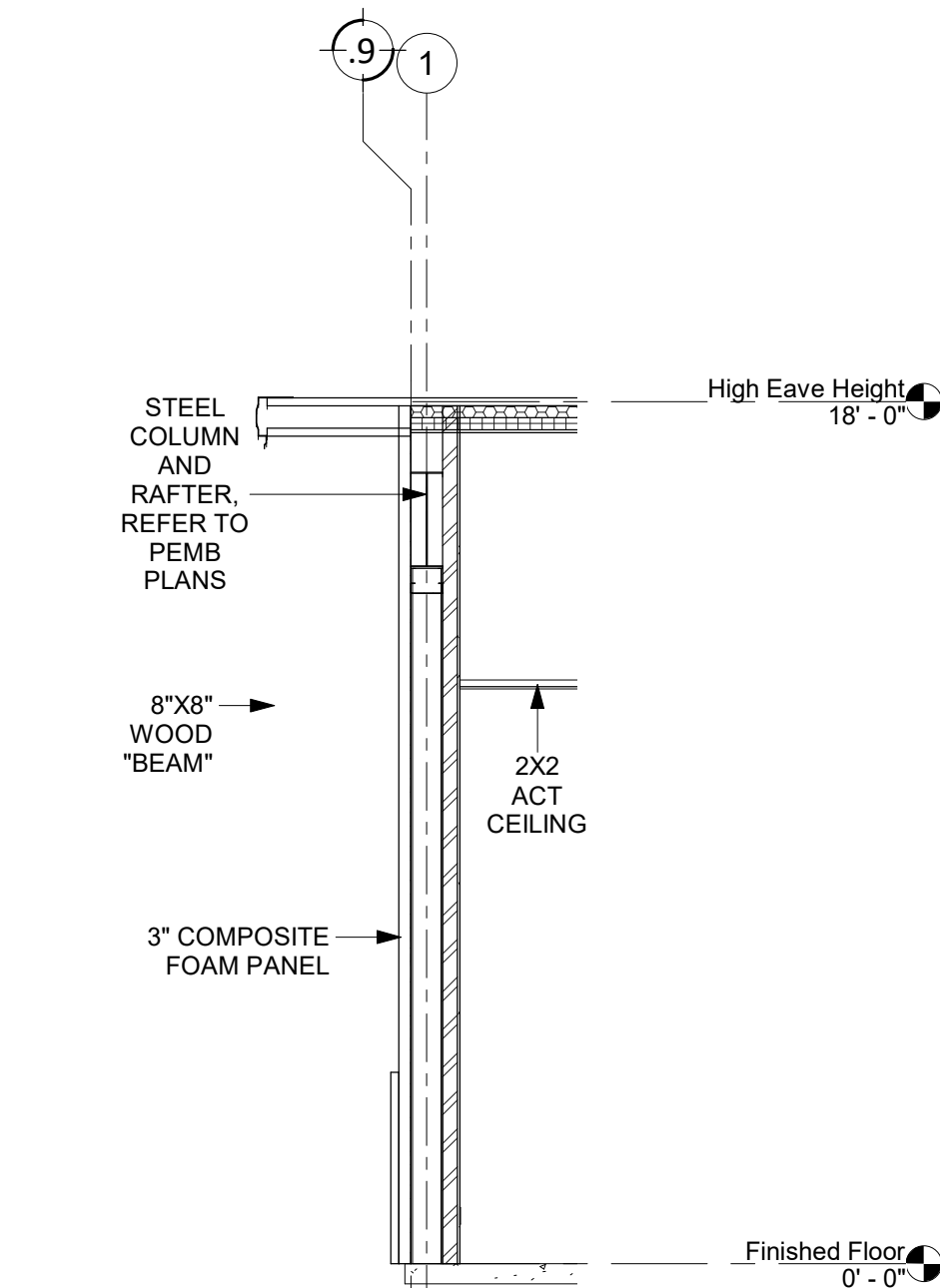
Scale **As indicated**



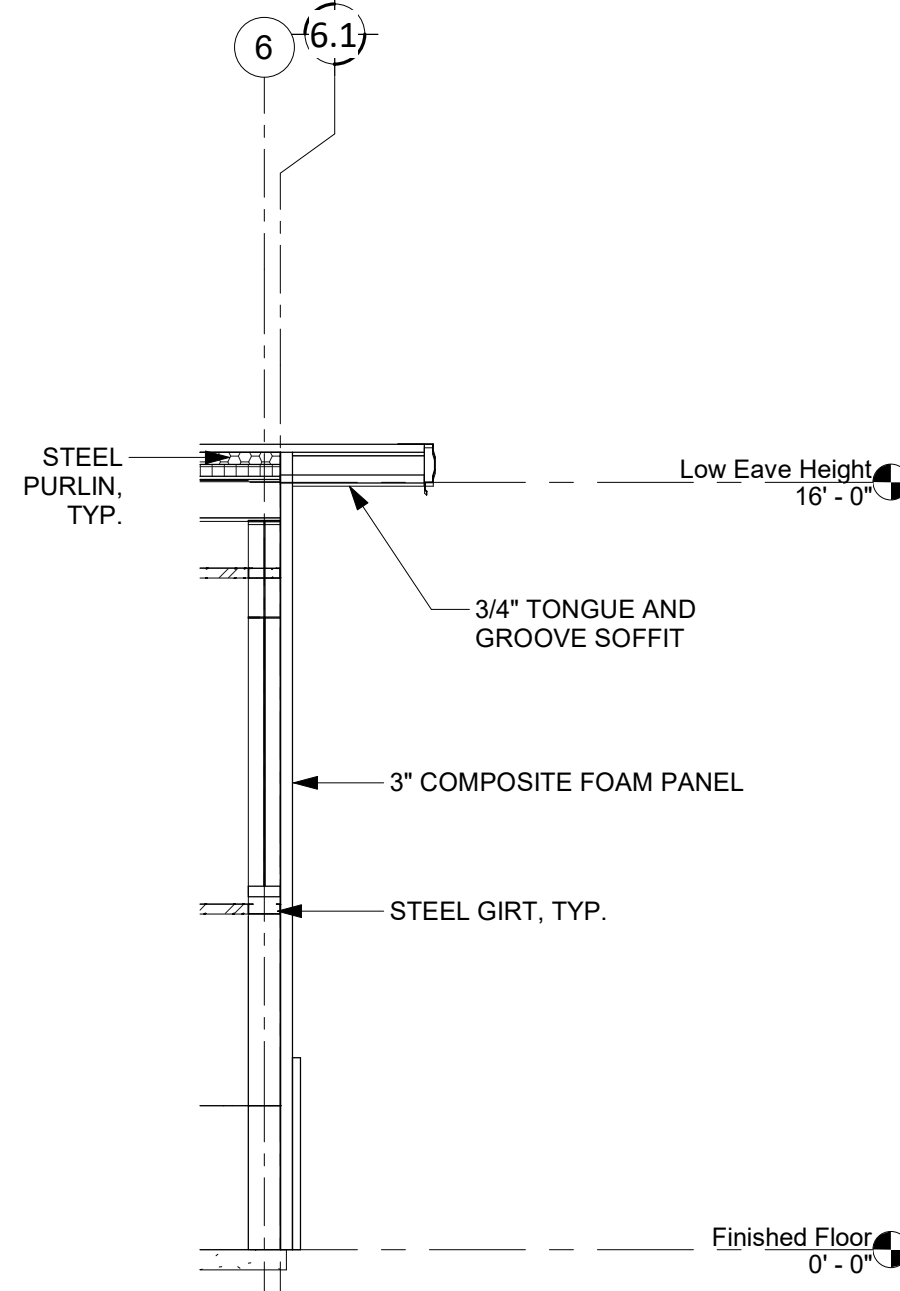
1 Section at Office & Shop
A4.1 1/4" = 1'-0"



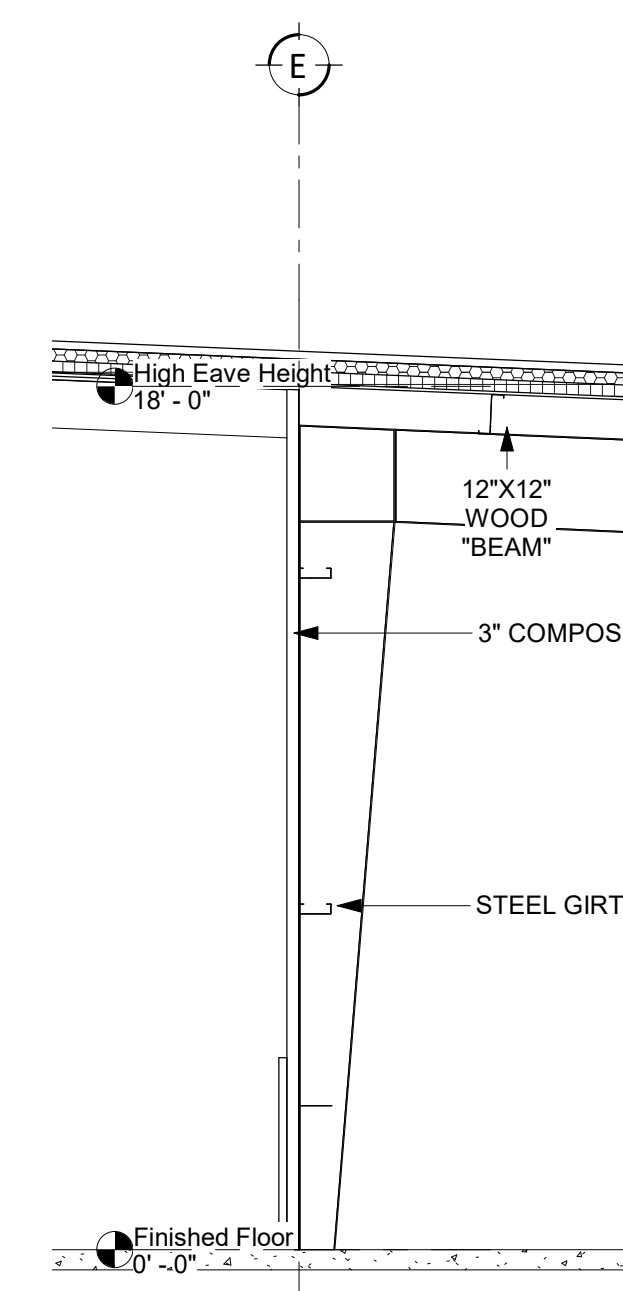
2 Section at Shop
A4.1 1/4" = 1'-0"



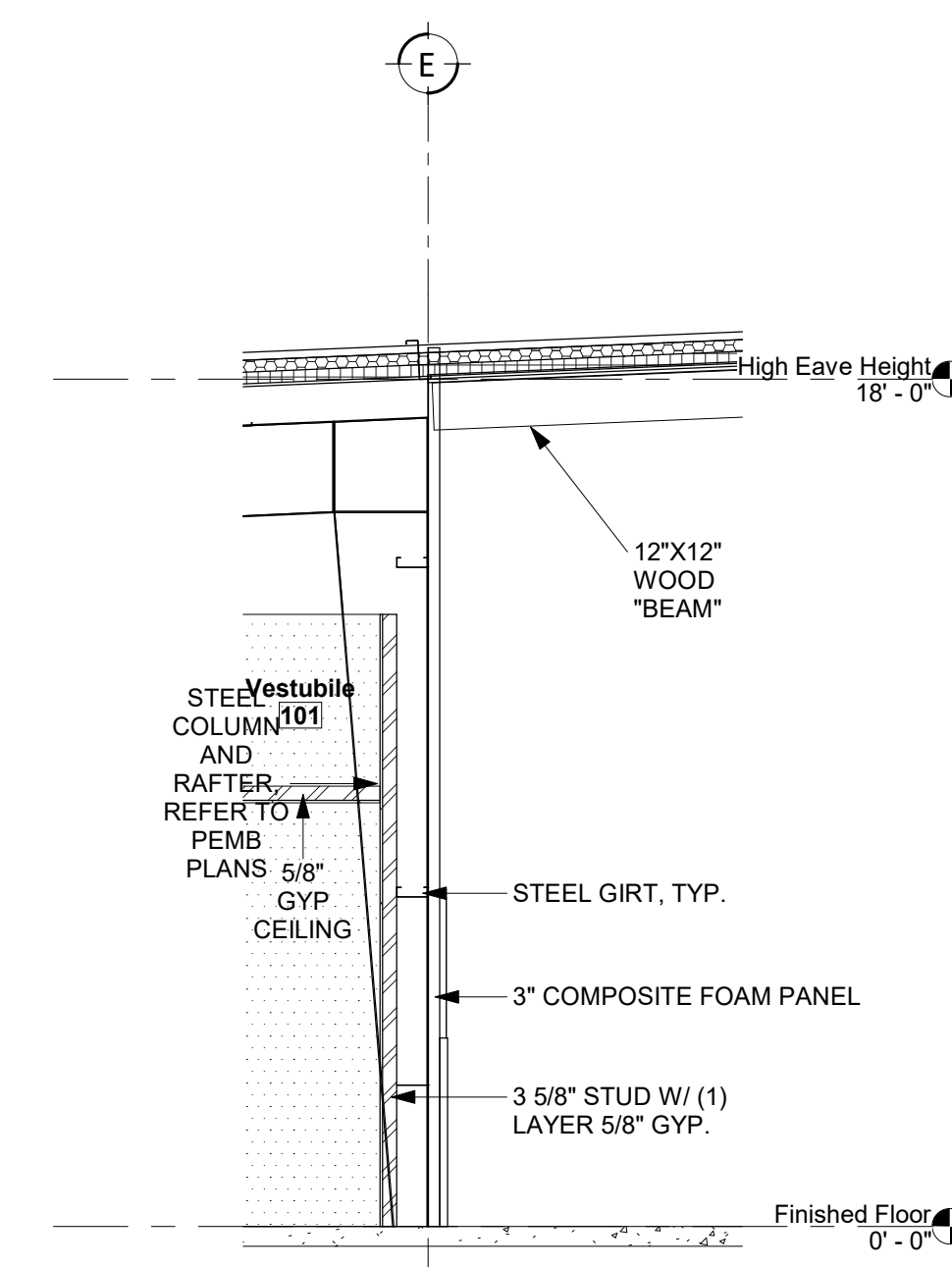
3 Section 1
A4.1 1/4" = 1'-0"



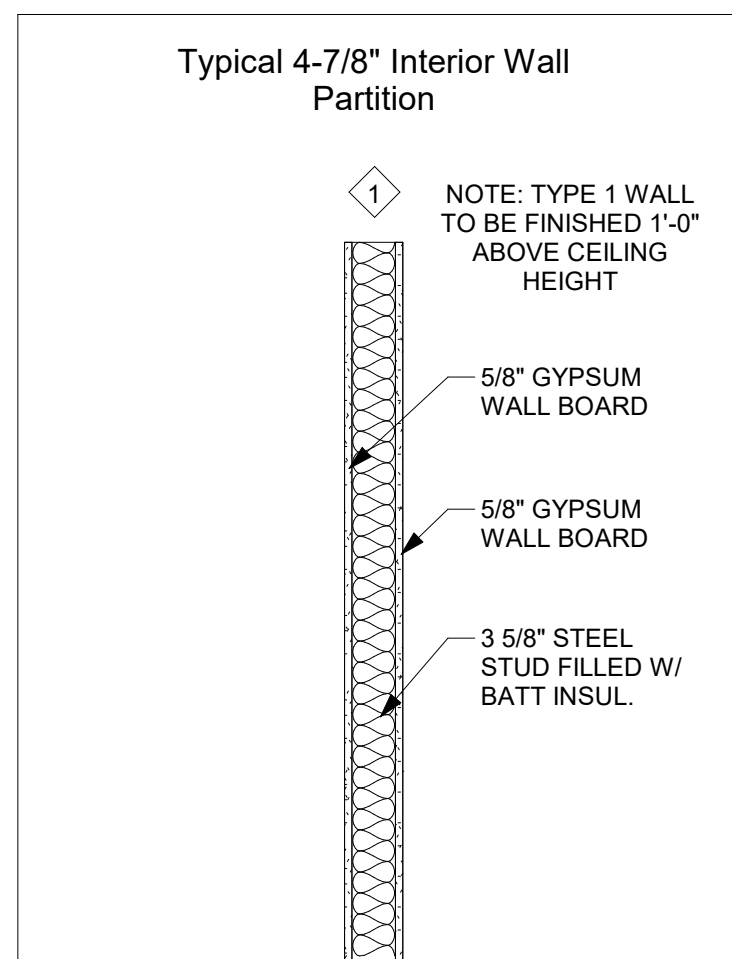
4 Section 2
A4.1 1/4" = 1'-0"



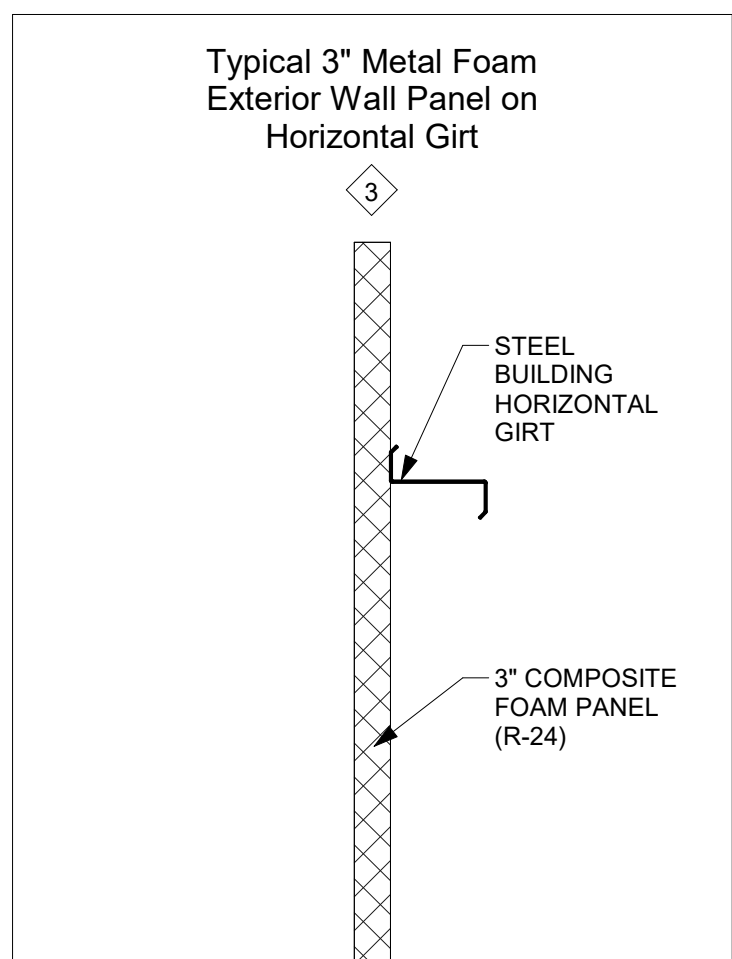
5 Section 3
A4.1 1/4" = 1'-0"



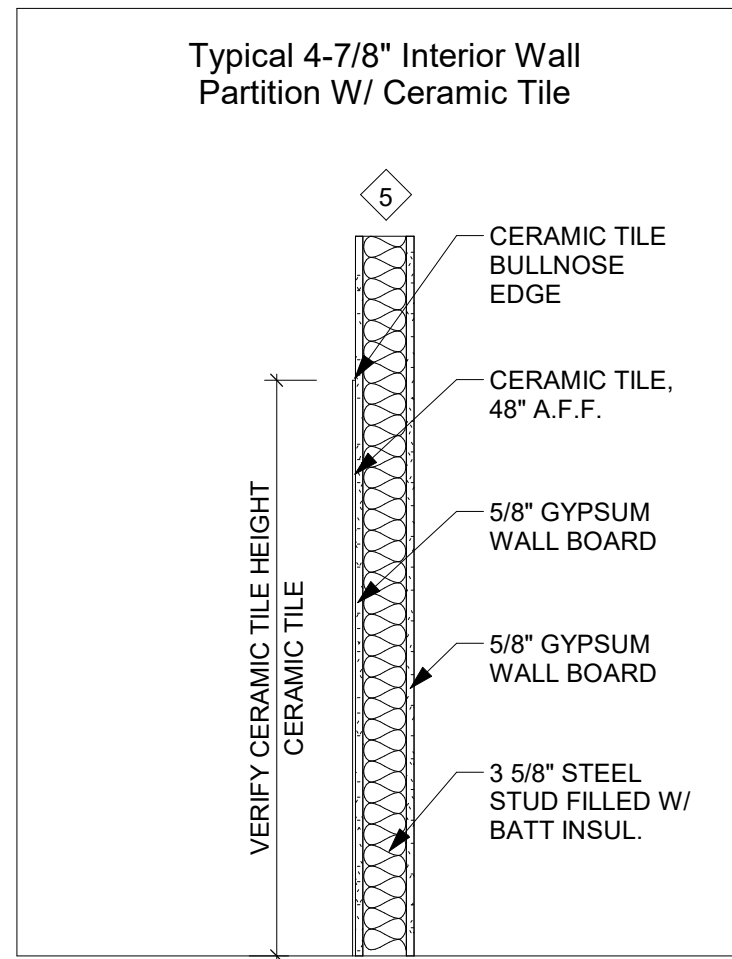
6 Section 4
A4.1 1/4" = 1'-0"



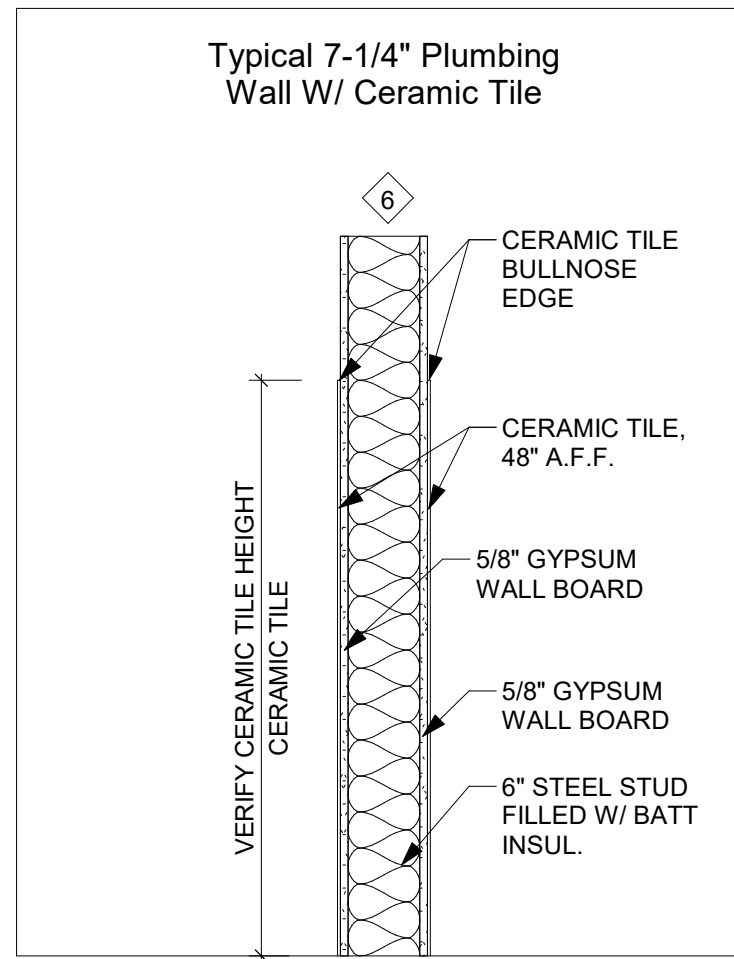
7 (1) 4-7/8" Interior Wall Partition
A4.1 3/4" = 1'-0"



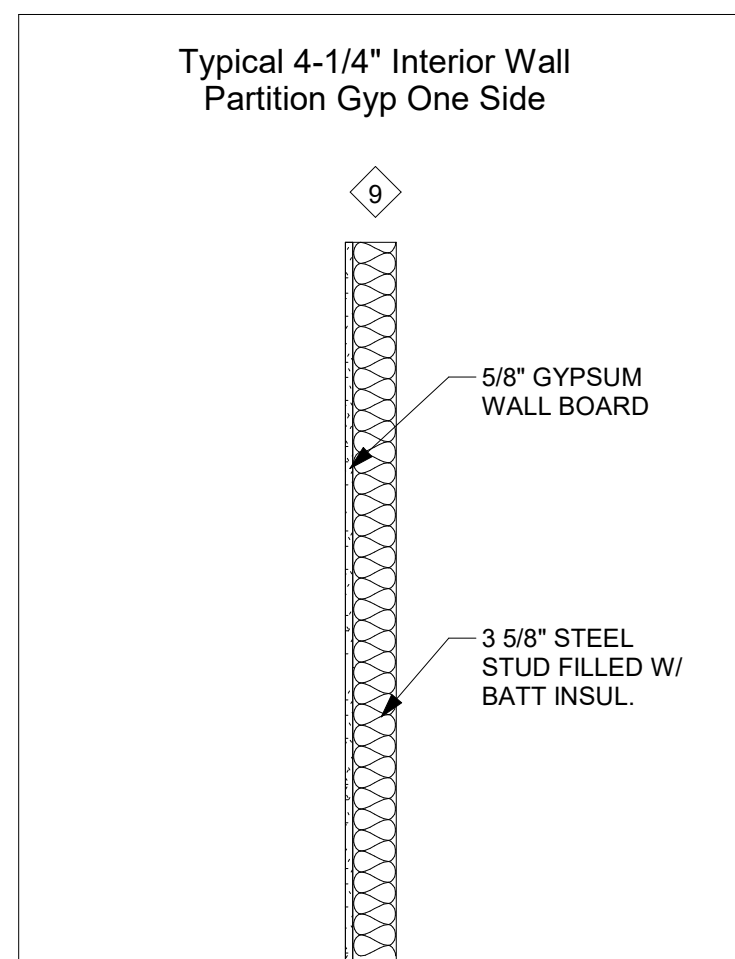
8 (3) 3" Metal Foam Wall Panel on Horiz. Girt
A4.1 3/4" = 1'-0"



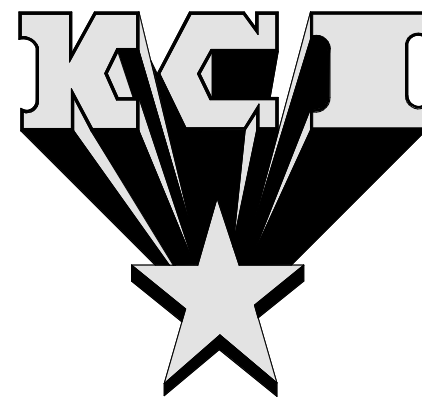
9 (5) 4-7/8" Interior Wall Partition W/ Ceramic Tile
A4.1 3/4" = 1'-0"



10 (6) 7-1/4" Plumbing Wall W/ Ceramic Tile
A4.1 3/4" = 1'-0"



11 (9) 4-1/4" Interior Wall Partition
A4.1 3/4" = 1'-0"



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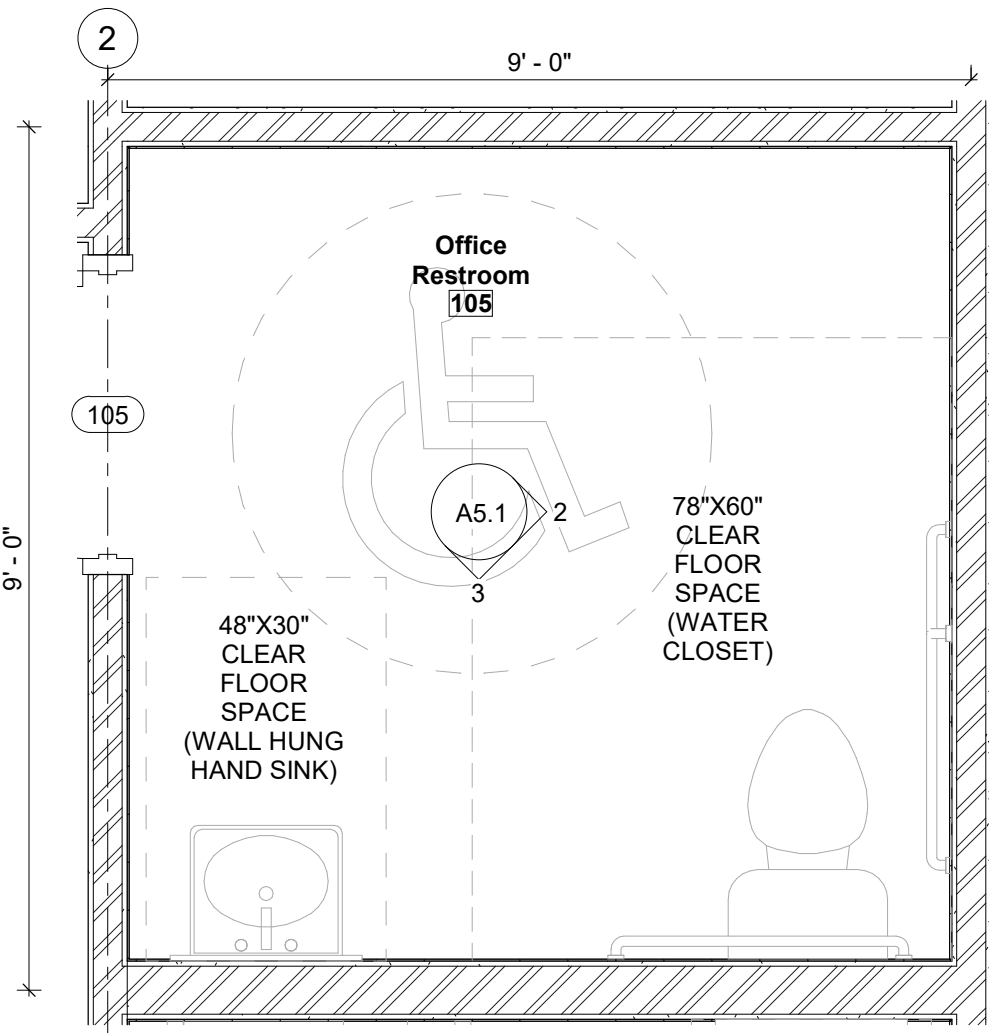
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Michael J. Moen Registration No: 21772

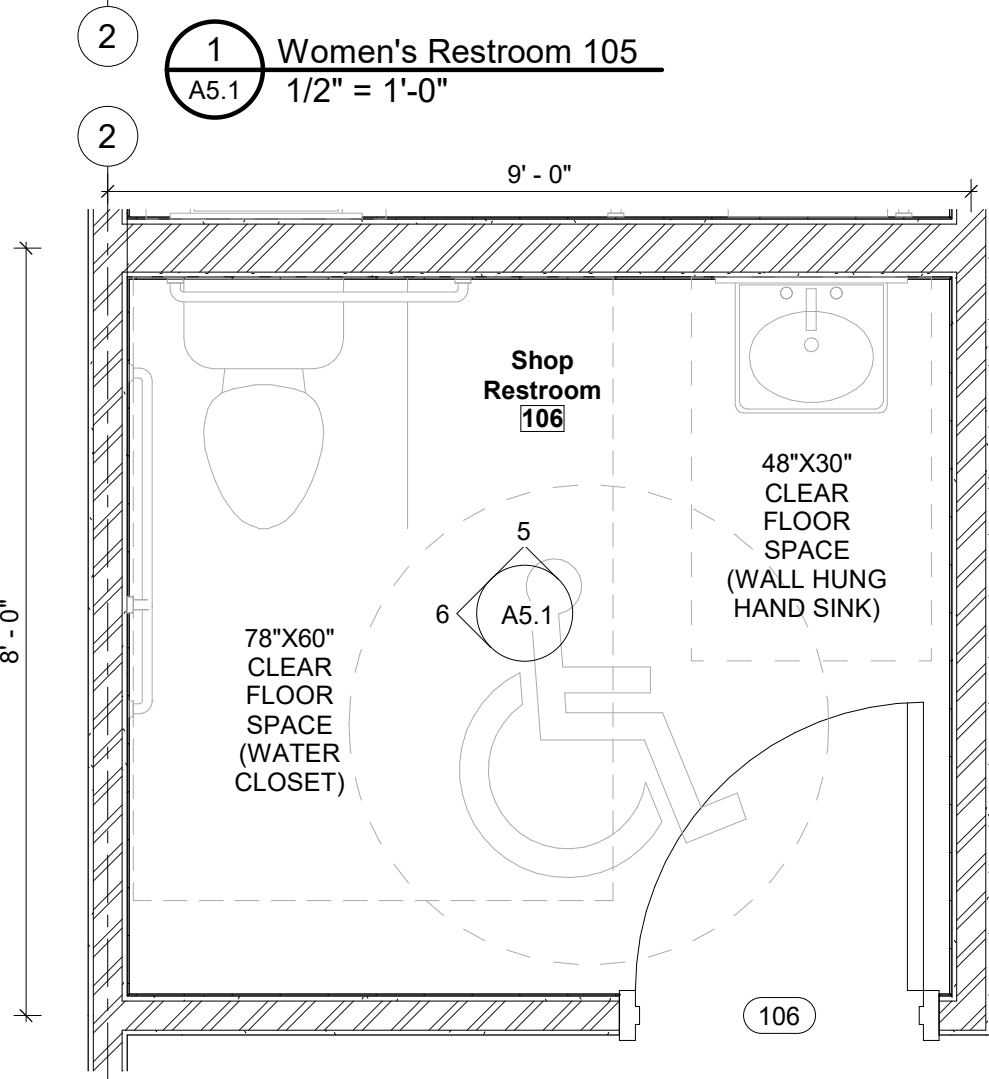
Healing Garden
Inver Grove Heights, MN
ENLARGED BATHROOMS, SCHEDULES
AND TYPICAL DETAILS

A5.1

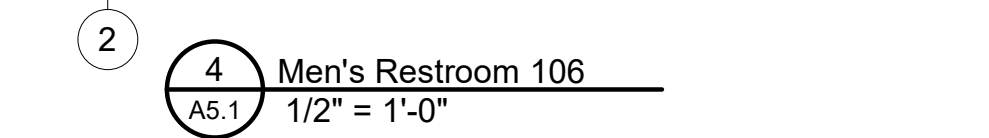
Project #Project Number
Date 03.30.21
Scale As indicated



2 Women's Restroom 105-2
A5.1 1/2" = 1'-0"



5 Men's Restroom 106-5
A5.1 1/2" = 1'-0"



4 Men's Restroom 106
A5.1 1/2" = 1'-0"

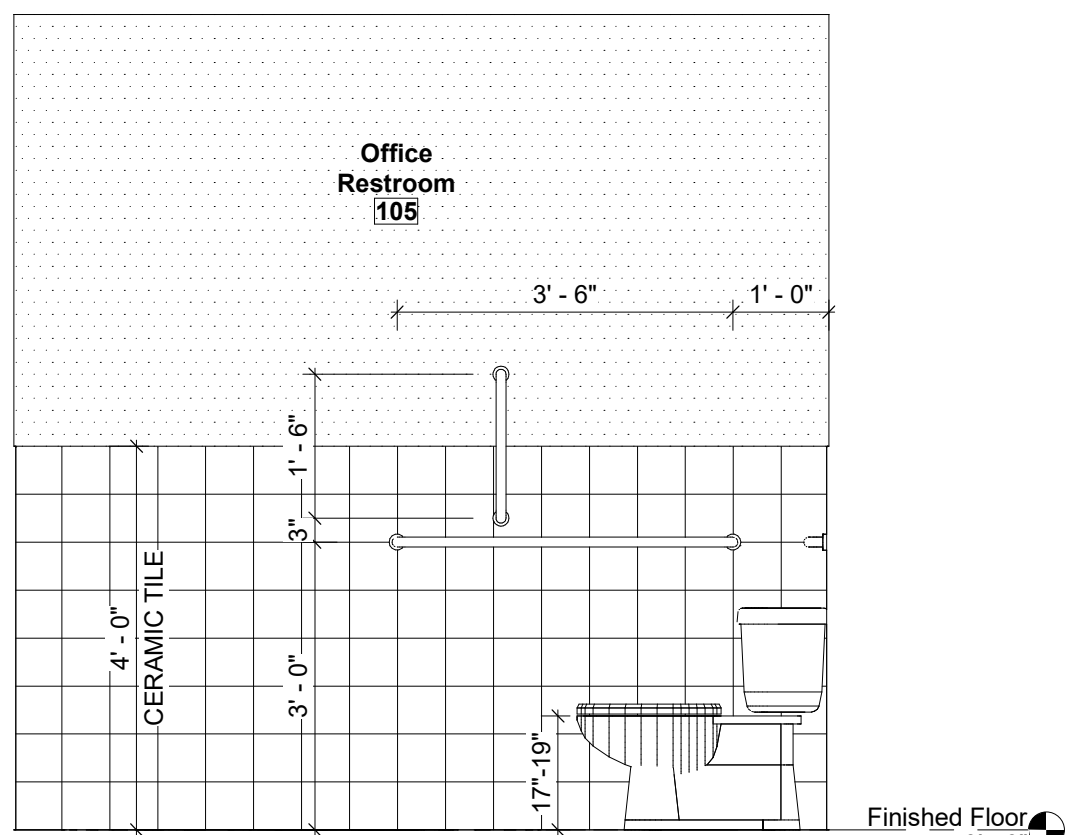
Window Schedule						
Type Mark	R.O.	Width	Height	Material	Finish	Head Height
A	6' - 0"	3' - 0"	VINYL	PRE. FIN.	13' - 0"	
Grand total: 4						

Overhead Door Schedule						
Door Number	Door Width	Door Height	Door Thickness	Door Material	Frame Material	Comments
O107A	14' - 0"	12' - 0"	0' - 3"	Aluminum	Hollow Metal	
O107B	16' - 0"	12' - 0"	0' - 3"	Aluminum	Hollow Metal	
O107C	16' - 0"	12' - 0"	0' - 3"	Aluminum	Hollow Metal	

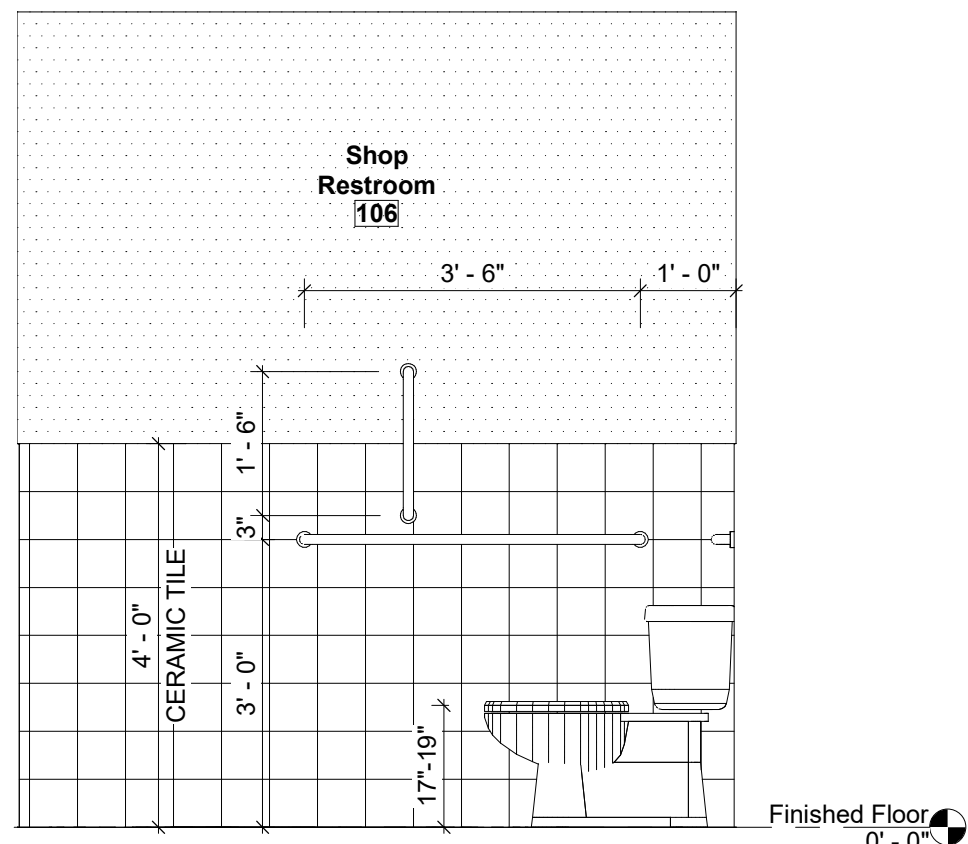
Walk Door Hardware Schedule							
Door Number	Lockset Type	Ball Bearing Hinges	Closer	Weather Strip	Threshold	Deadbolt	Latch Guard
101	Paddle	X		X		X	
102	Push/Pull	X					
103	Entrance	X					
104	Passage	X					
105	Privacy	X					
106	Privacy	X					
107A	Entrance	X					
107B	Entrance	X	X	X	X	X	X

Walk Door Schedule									
Door Number	Type Mark	Door Width	Door Height	Door Thickness	Door Material	Door Finish	Frame Material	Frame Finish	Door Swing
101	1	3' - 0"	7' - 0"	0' - 2"	Aluminum	Kynar Paint	Aluminum	Kynar Paint	
102	1	3' - 0"	7' - 0"	0' - 2"	Aluminum	Kynar Paint	Aluminum	Kynar Paint	
103	2	3' - 0"	7' - 0"	0' - 2"	Hollow Metal	Paint	Hollow Metal	Paint	Left
104	2	3' - 0"	7' - 0"	0' - 2"	Hollow Metal	Paint	Hollow Metal	Paint	Left
105	2	3' - 0"	7' - 0"	0' - 2"	Hollow Metal	Paint	Hollow Metal	Paint	Right
106	2	3' - 0"	7' - 0"	0' - 2"	Hollow Metal	Paint	Hollow Metal	Paint	Right
107A	2	3' - 0"	7' - 0"	0' - 2"	Hollow Metal	Paint	Hollow Metal	Paint	Left
107B	2	3' - 0"	7' - 0"	0' - 2"	Hollow Metal	Paint	Hollow Metal	Paint	Right

Room Finish Schedule							
Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Height	Comments
101	Vestibule	Polished Concrete	Vinyl	GYP.	GYP.	9' - 0"	
102	Office	Polished Concrete	Vinyl	GYP.	ACT.	9' - 0"	
103	Conference Room	Polished Concrete	Vinyl	GYP.	ACT.	9' - 0"	
104	Mech.	Polished Concrete	Vinyl	GYP.			
105	Office Restroom	Ceramic Tile	Ceramic Tile	Ceramic/GYP.	ACT.	9' - 0"	
106	Shop Restroom	Ceramic Tile	Ceramic Tile	Ceramic/GYP.	ACT.	9' - 0"	
107	Shop	Sealed Concrete	N/A	IMP	N/A		

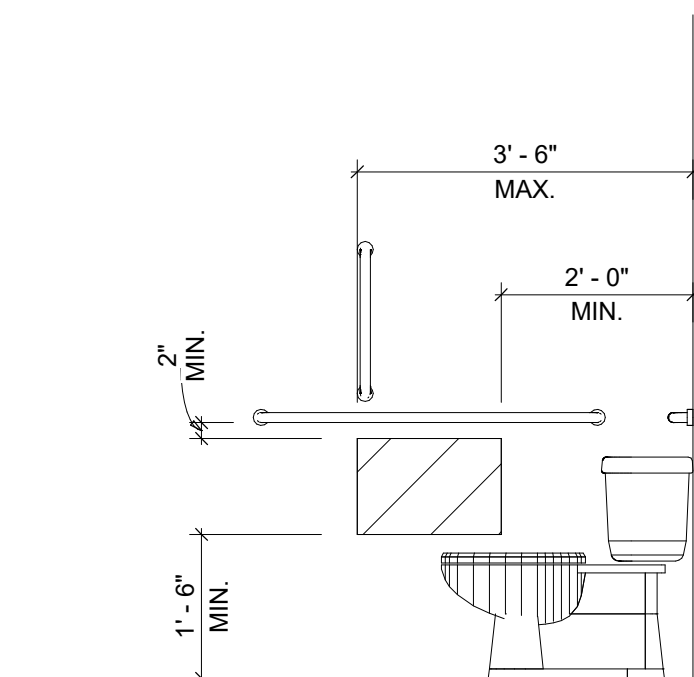


3 Women's Restroom 105-3
A5.1 1/2" = 1'-0"

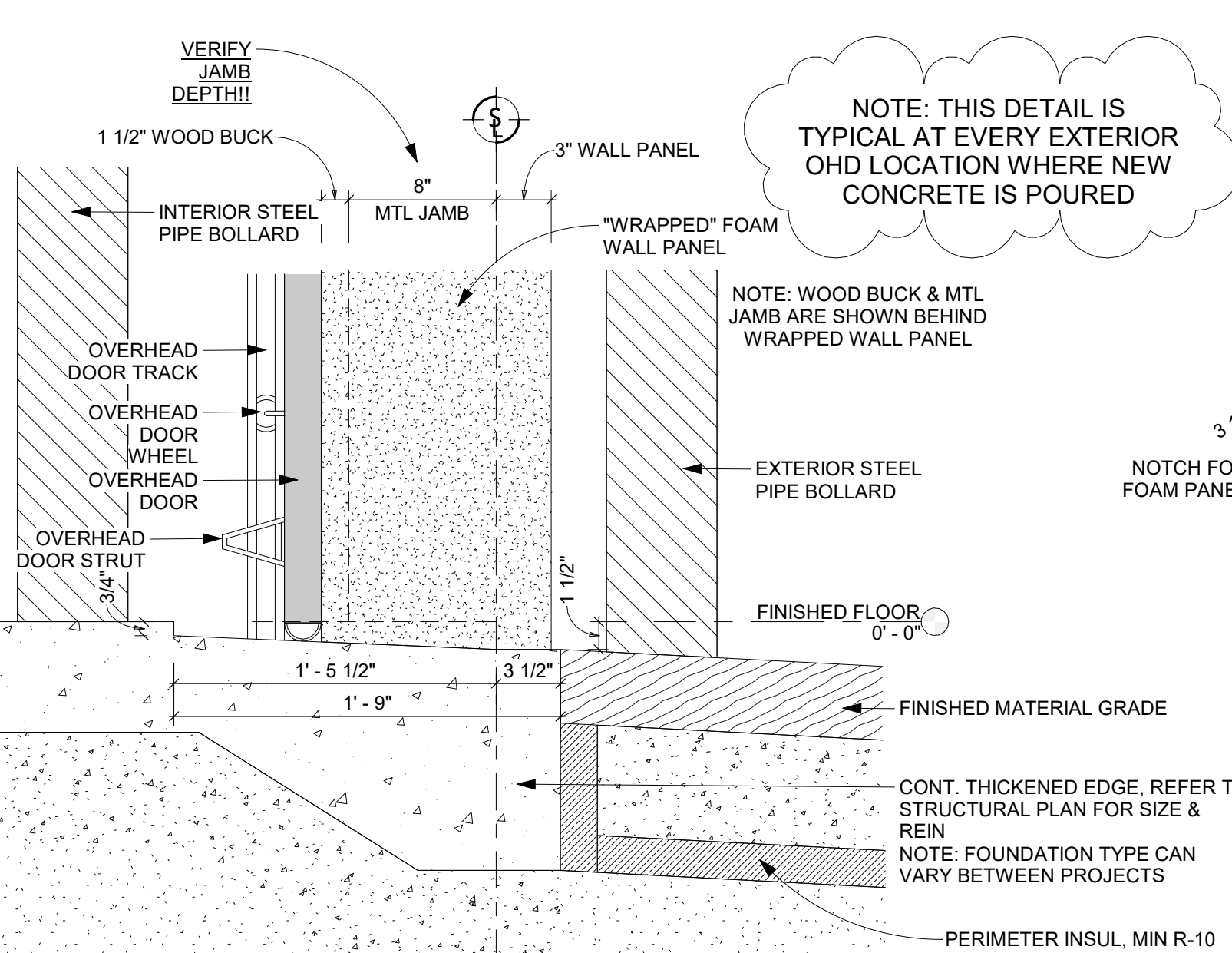
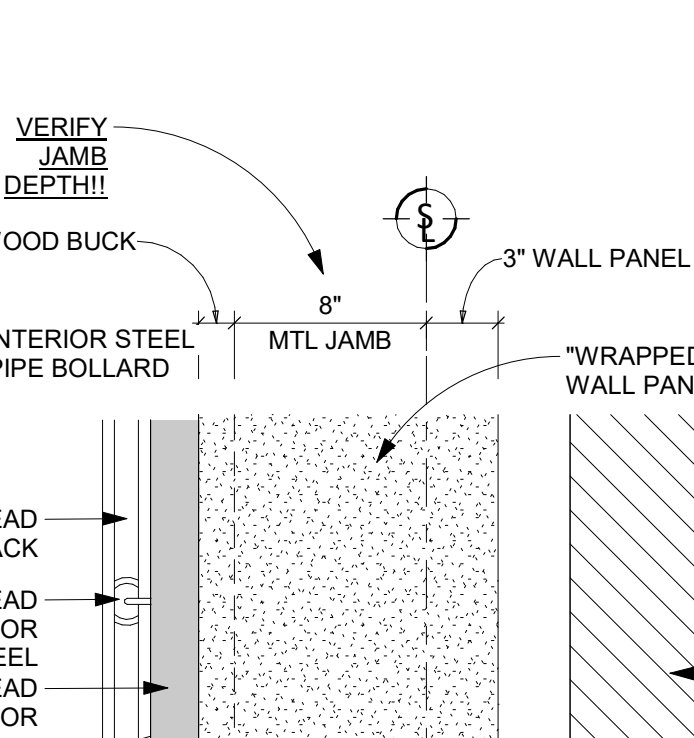


6 Men's Restroom 106-6
A5.1 1/2" = 1'-0"

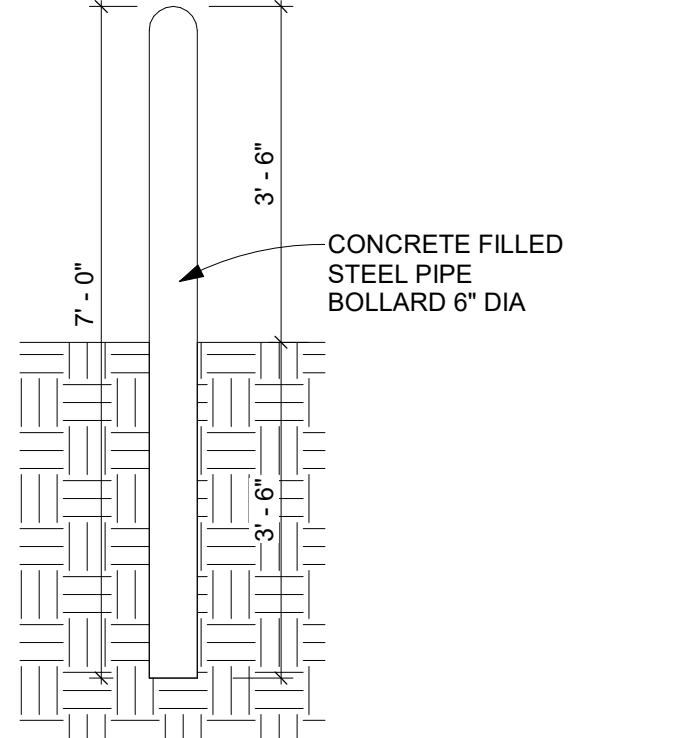
7 3D Restroom
A5.1 1/4" = 1'-0"



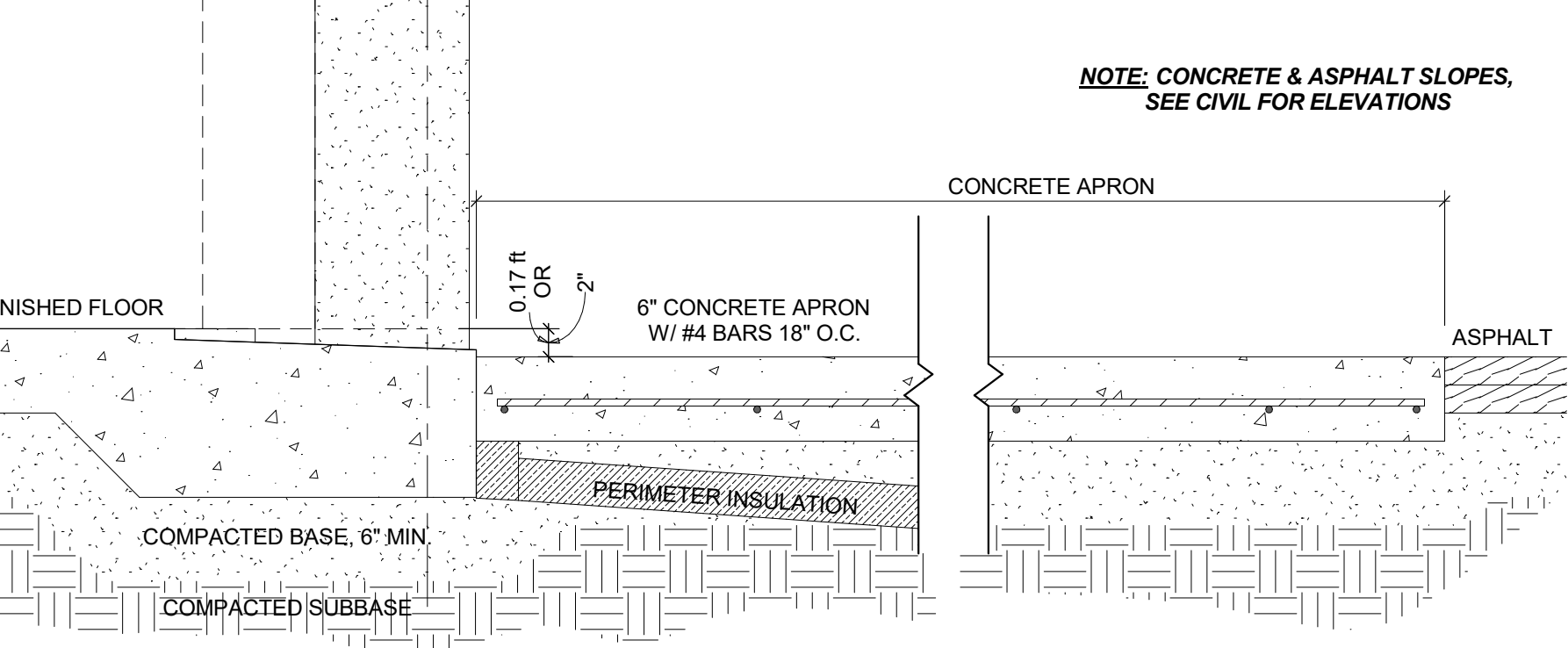
8 Dispenser Location
A5.1 1/2" = 1'-0"



12 Typical Detail - Concrete Notch at Overhead Door
A5.1 1 1/2" = 1'-0"

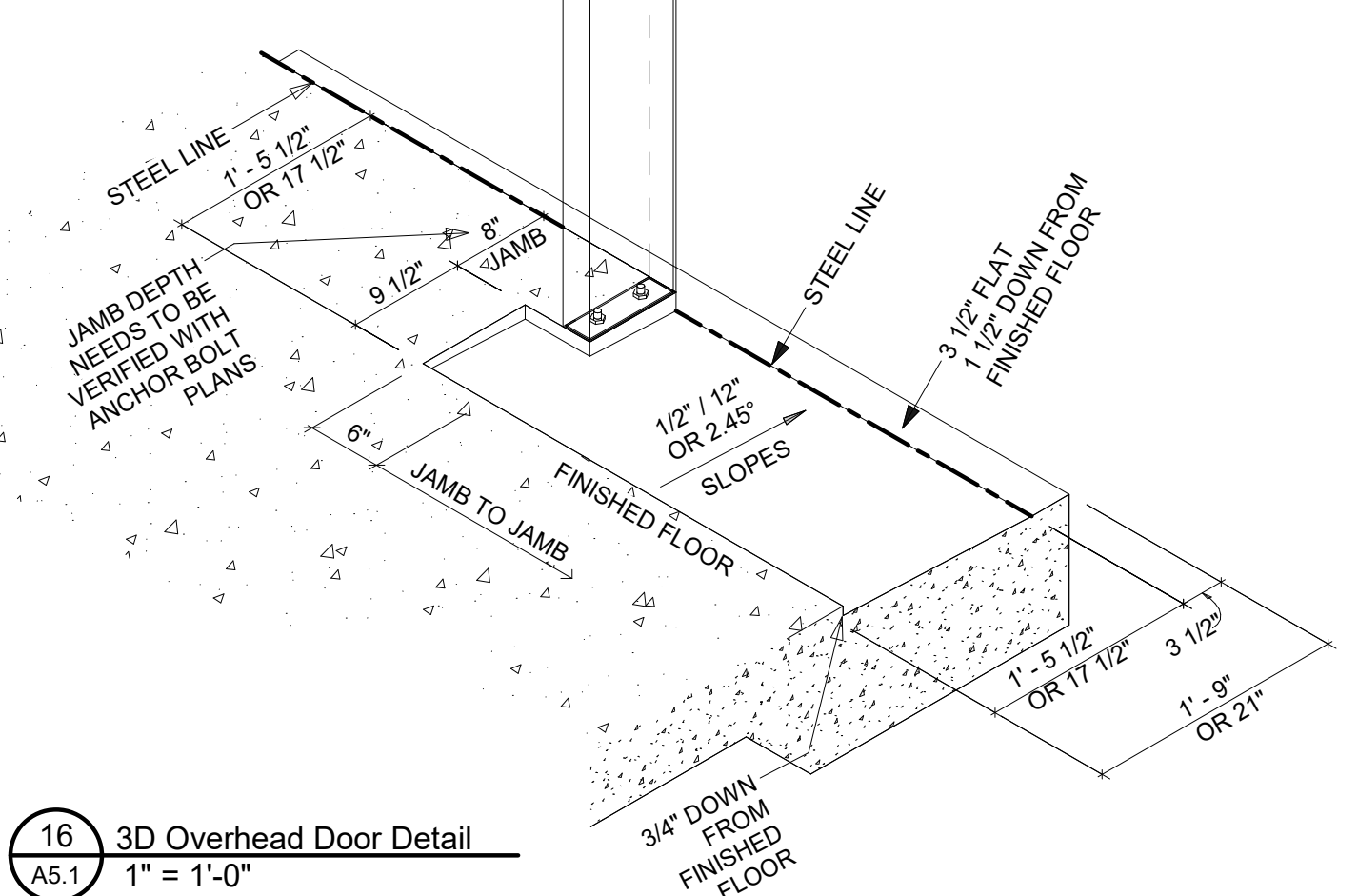
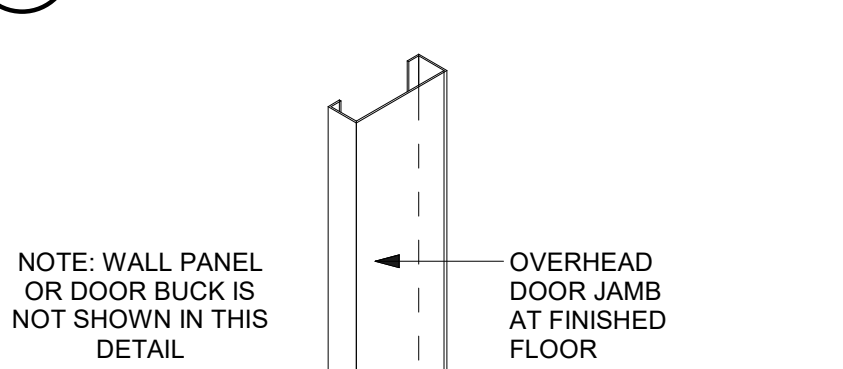


10 Typical Pipe Bollards
A5.1 1/2" = 1'-0"



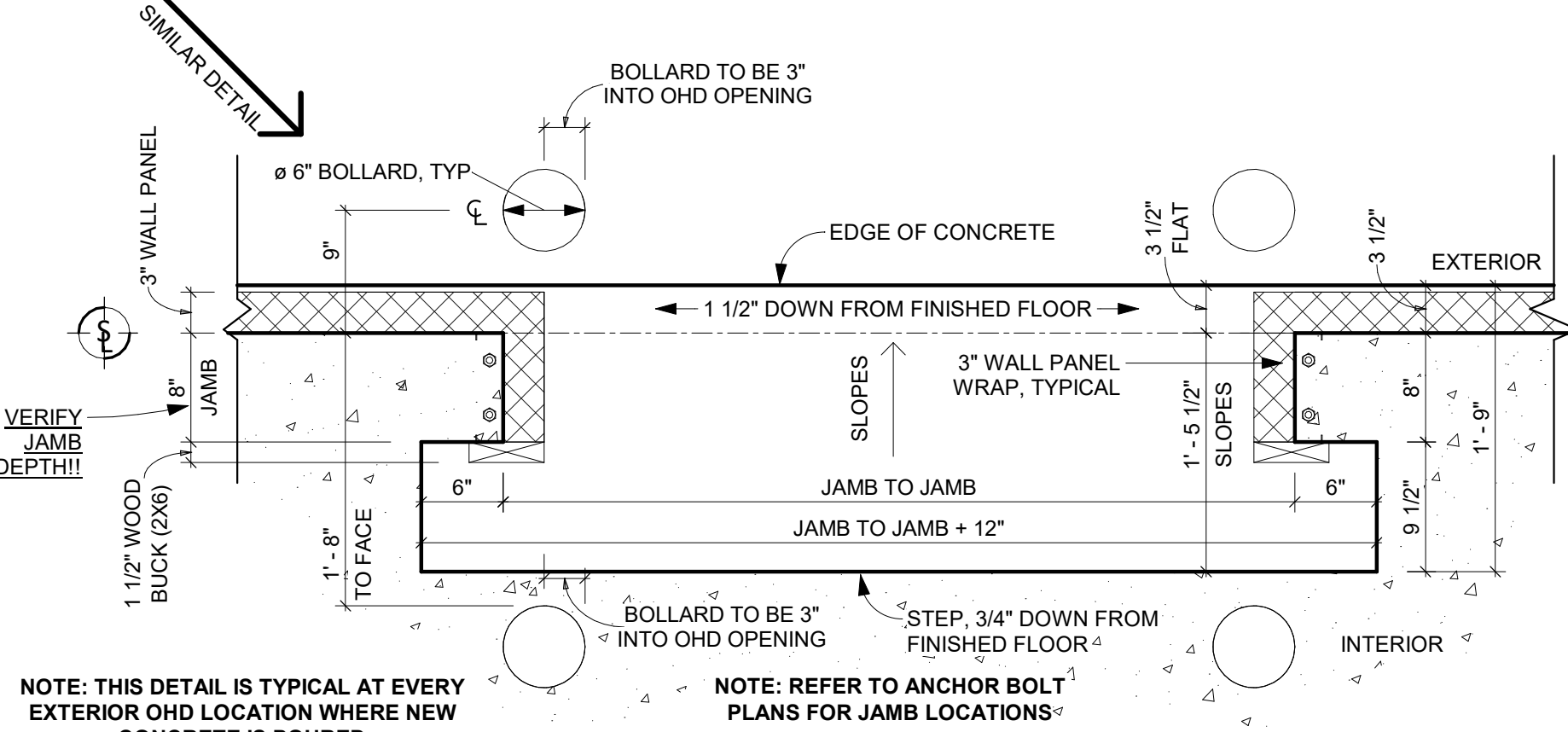
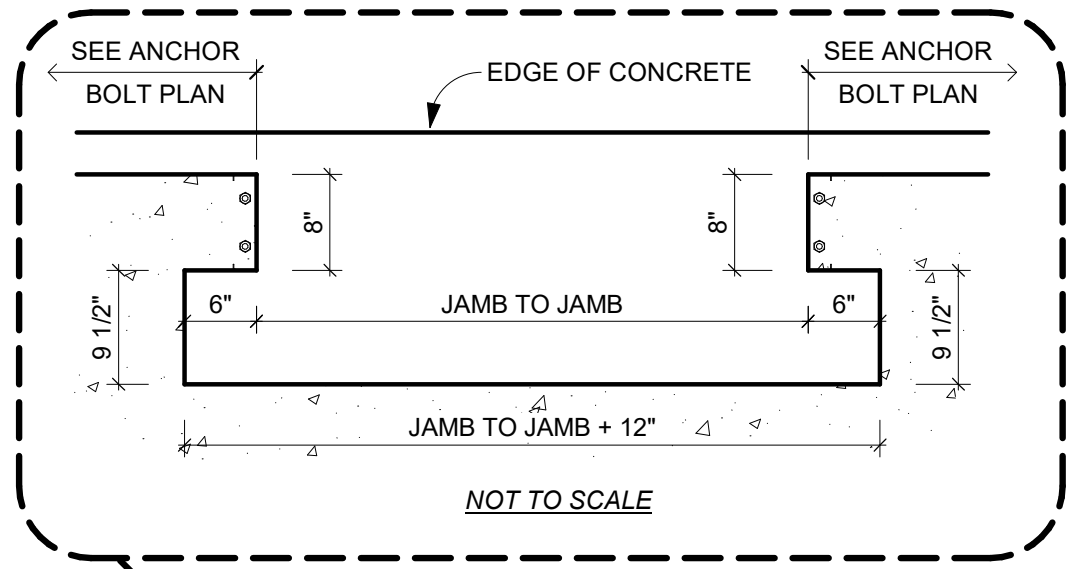
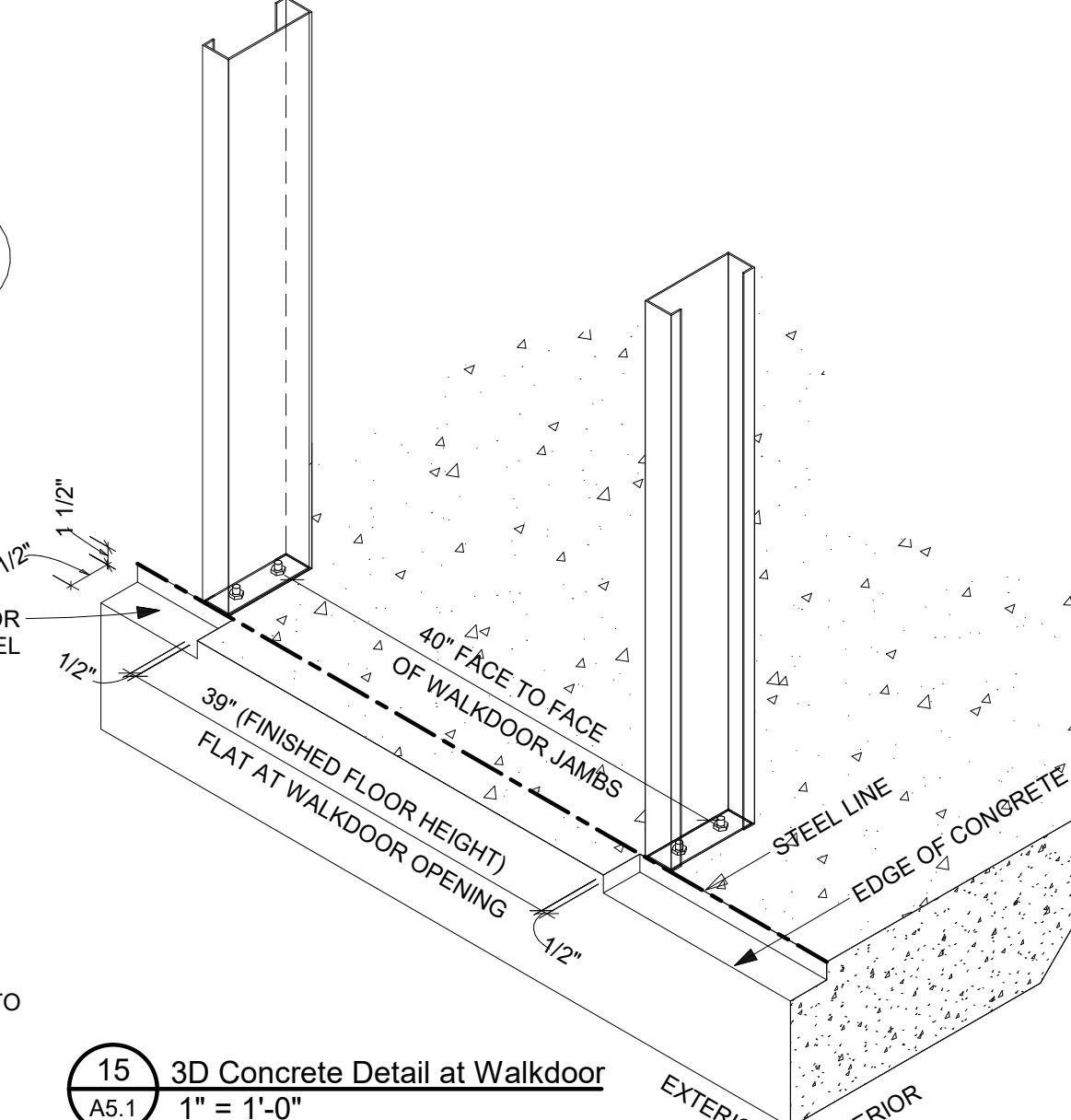
9 Typical Section at Concrete Apron
A5.1 1" = 1'-0"

11 Typical Exterior Hollow Metal Door Concrete Detail
A5.1 3/4" = 1'-0"

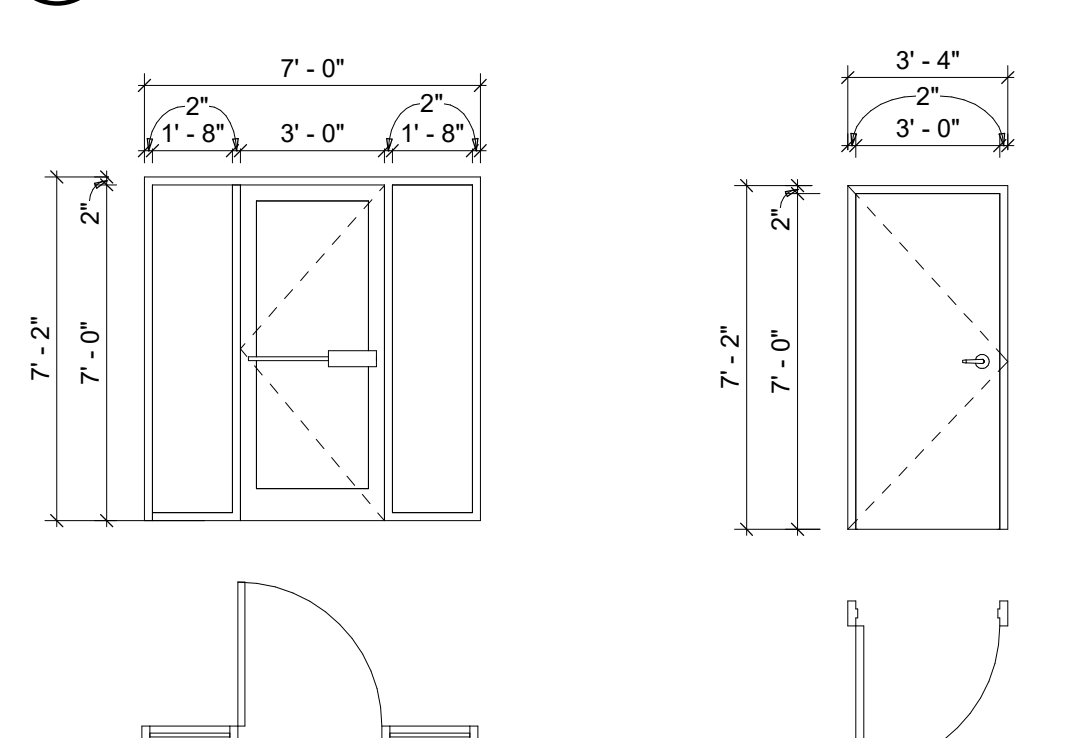


16 3D Overhead Door Detail
A5.1 1" = 1'-0"

15 3D Concrete Detail at Walkdoor
A5.1 1" = 1'-0"



14 Typical Bollard & Concrete Notch Locations At Overhead Door
A5.1 1" = 1'-0"



DOOR TYPE 1

DOOR TYPE 2

WINDOW TYPE A



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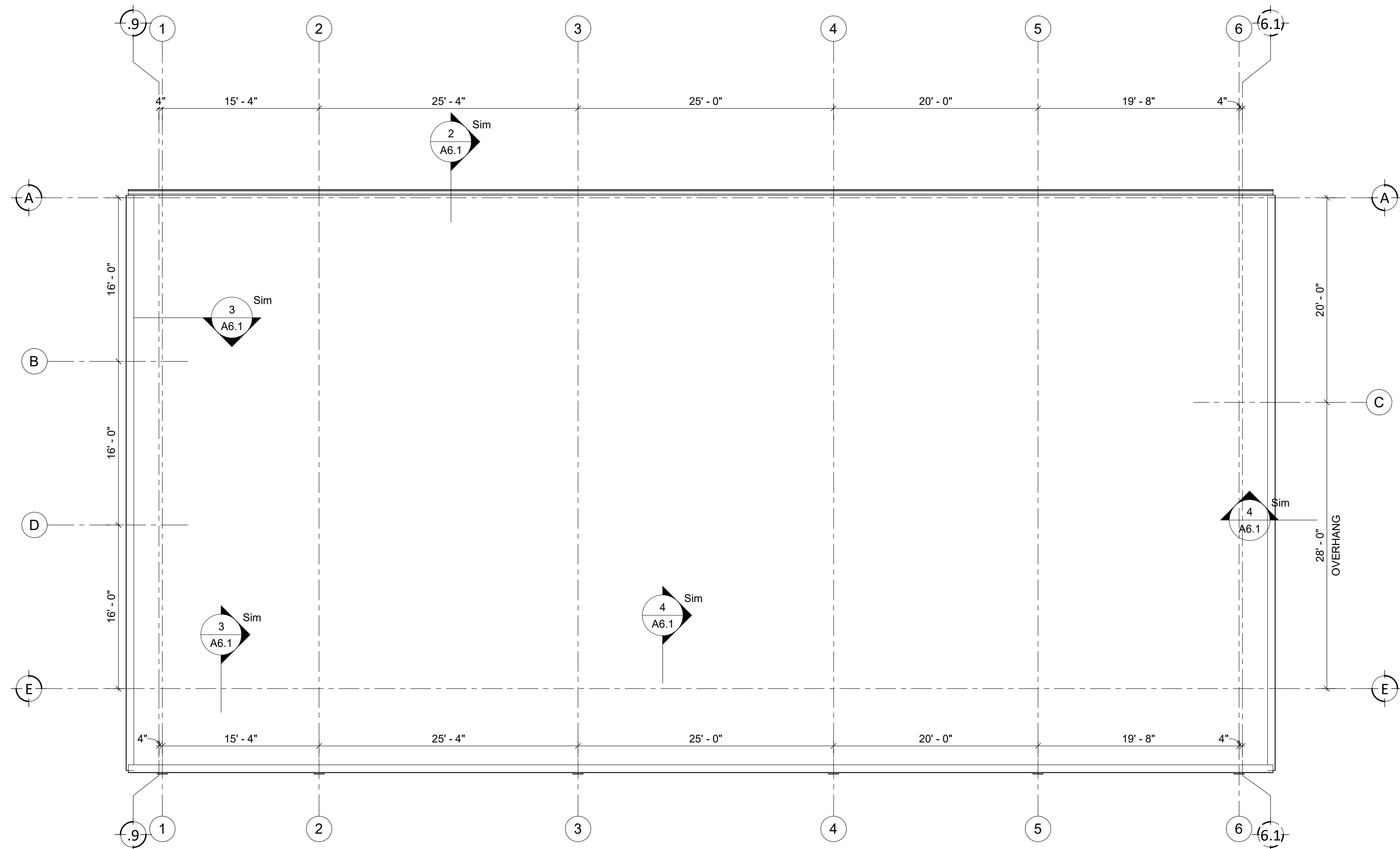
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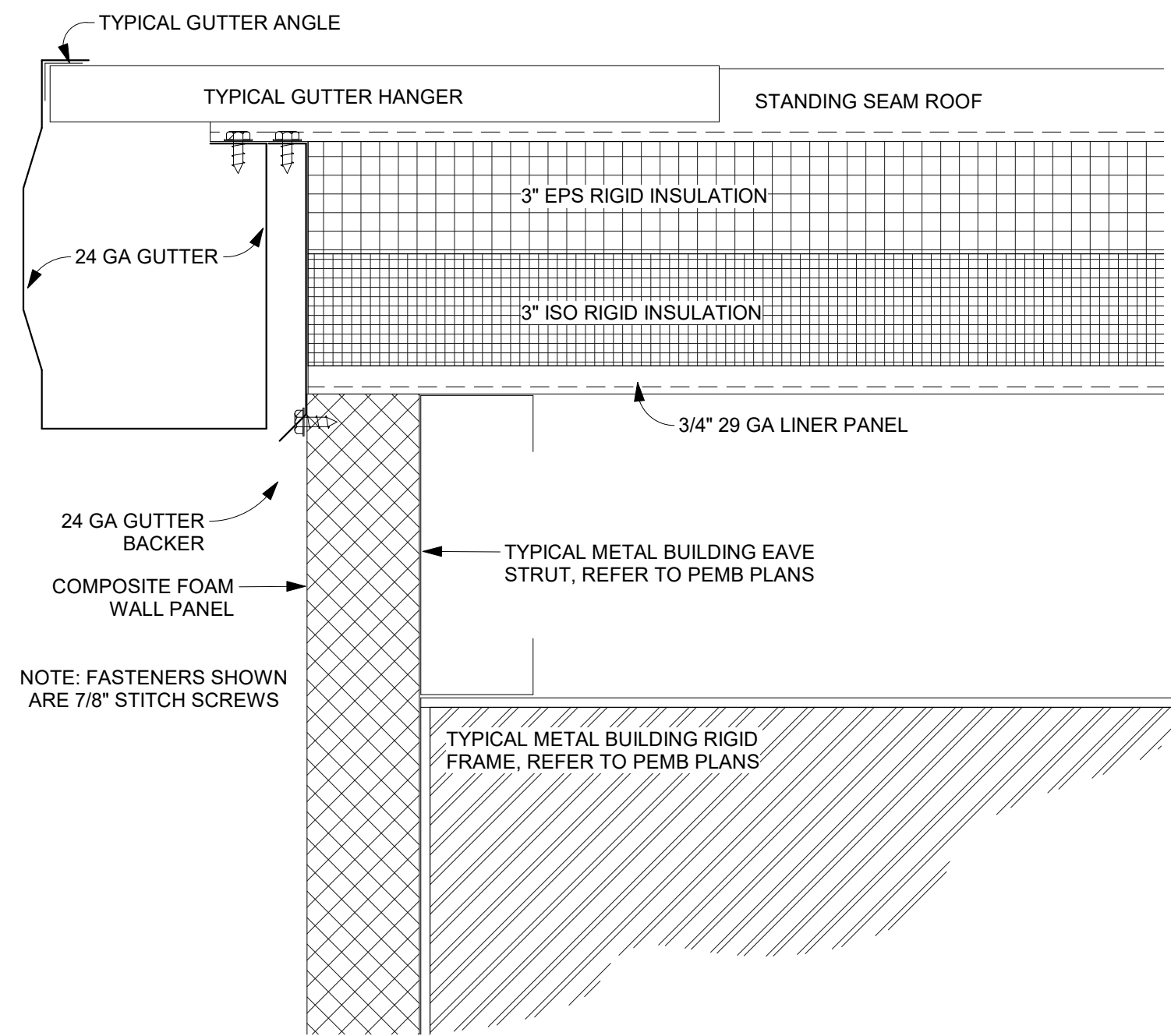
Michael J. Morn Registration No: 21772 1/31/2021

Healing Garden
Inver Grove Heights, MN
ROOF PLAN

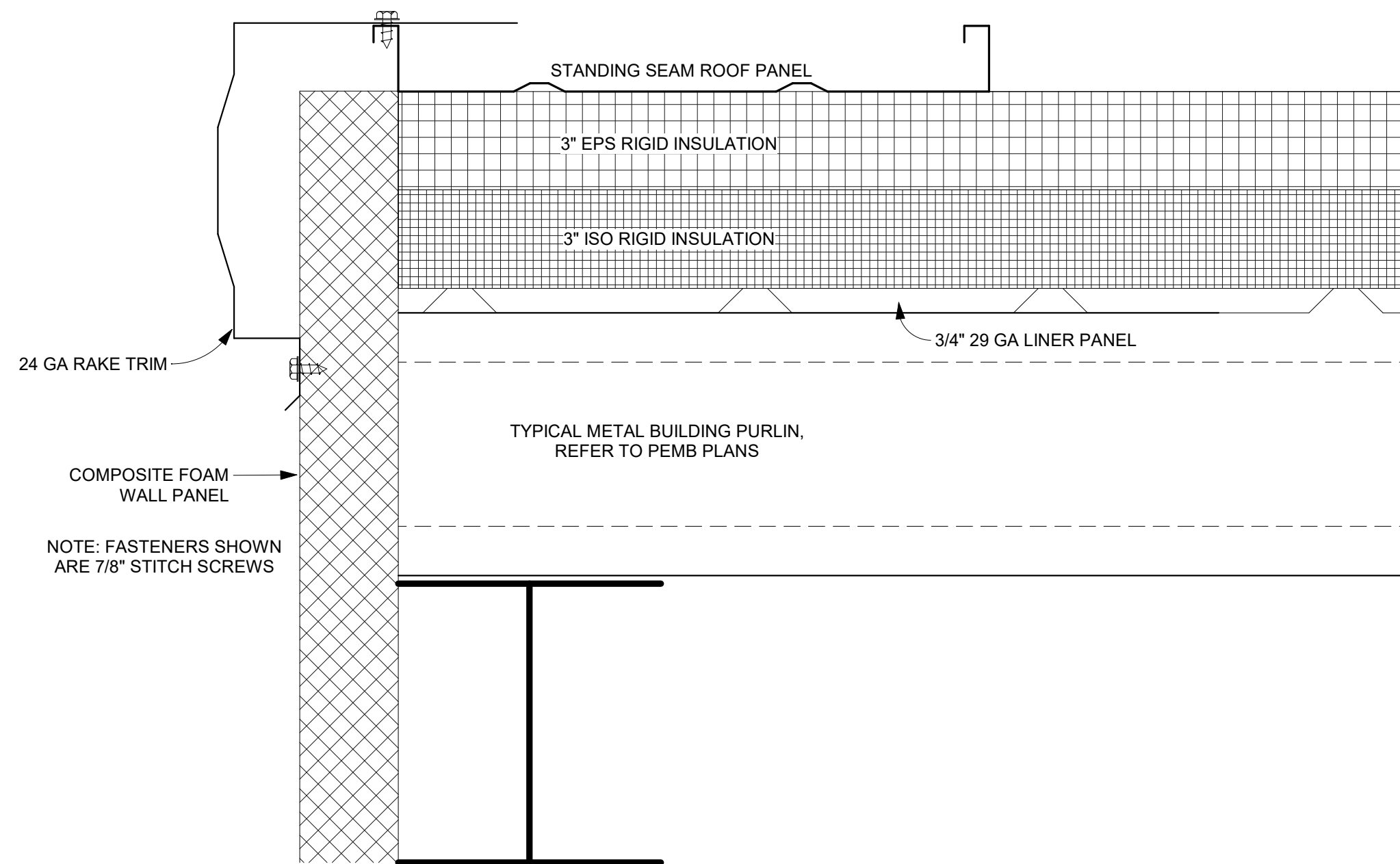
A6.1
Project #**Project Number**
Date **03.30.21**
Scale **As indicated**



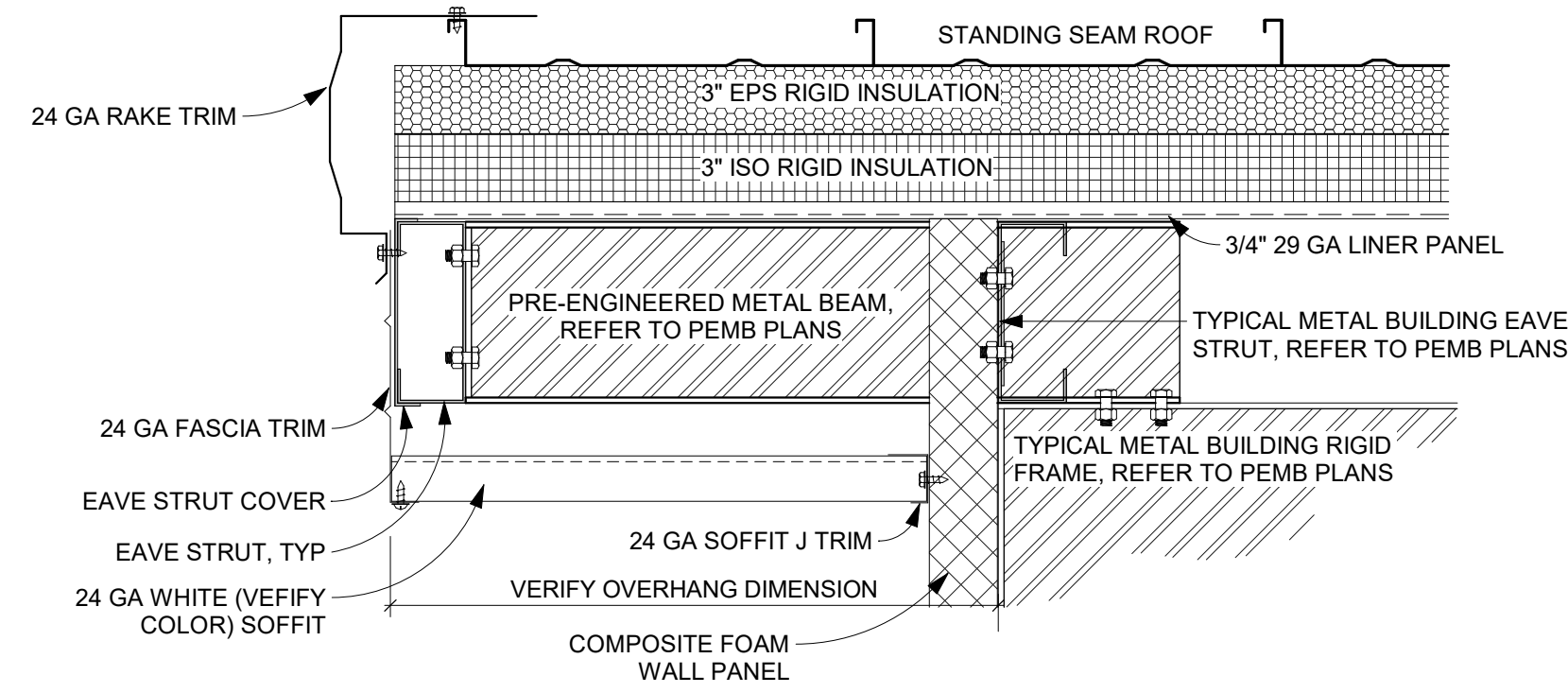
1 Roof Plan
1/8" = 1'-0"



2 Roof Detail - Gutter
3" = 1'-0"



3 Roof Detail - Rake Trim Detail
3" = 1'-0"



4 Typical Detail - Rake Trim Detail W/ Overhang
1 1/2" = 1'-0"



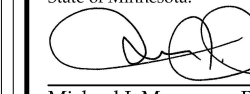
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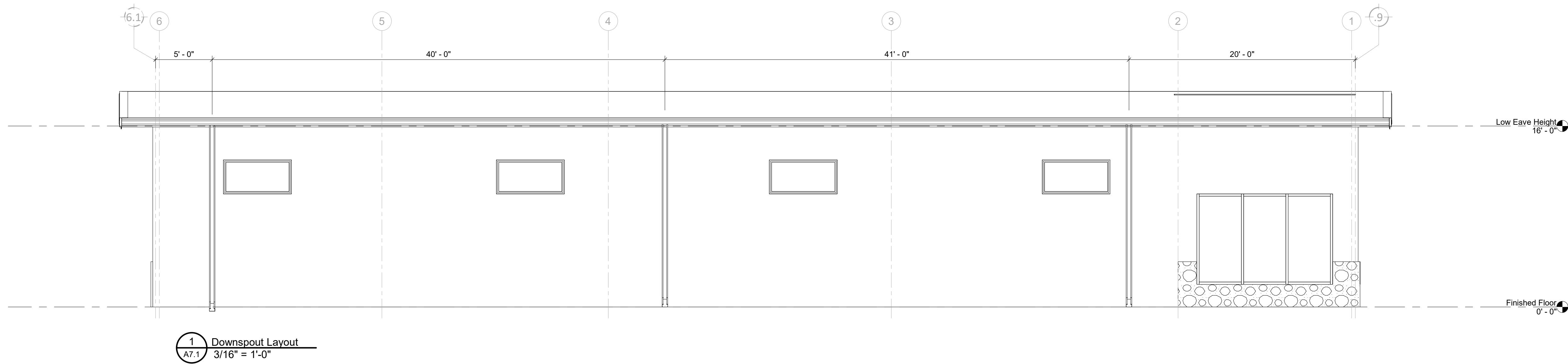
Healing Garden
Inver Grove Heights, MN
DOWNSPOUT LAYOUT

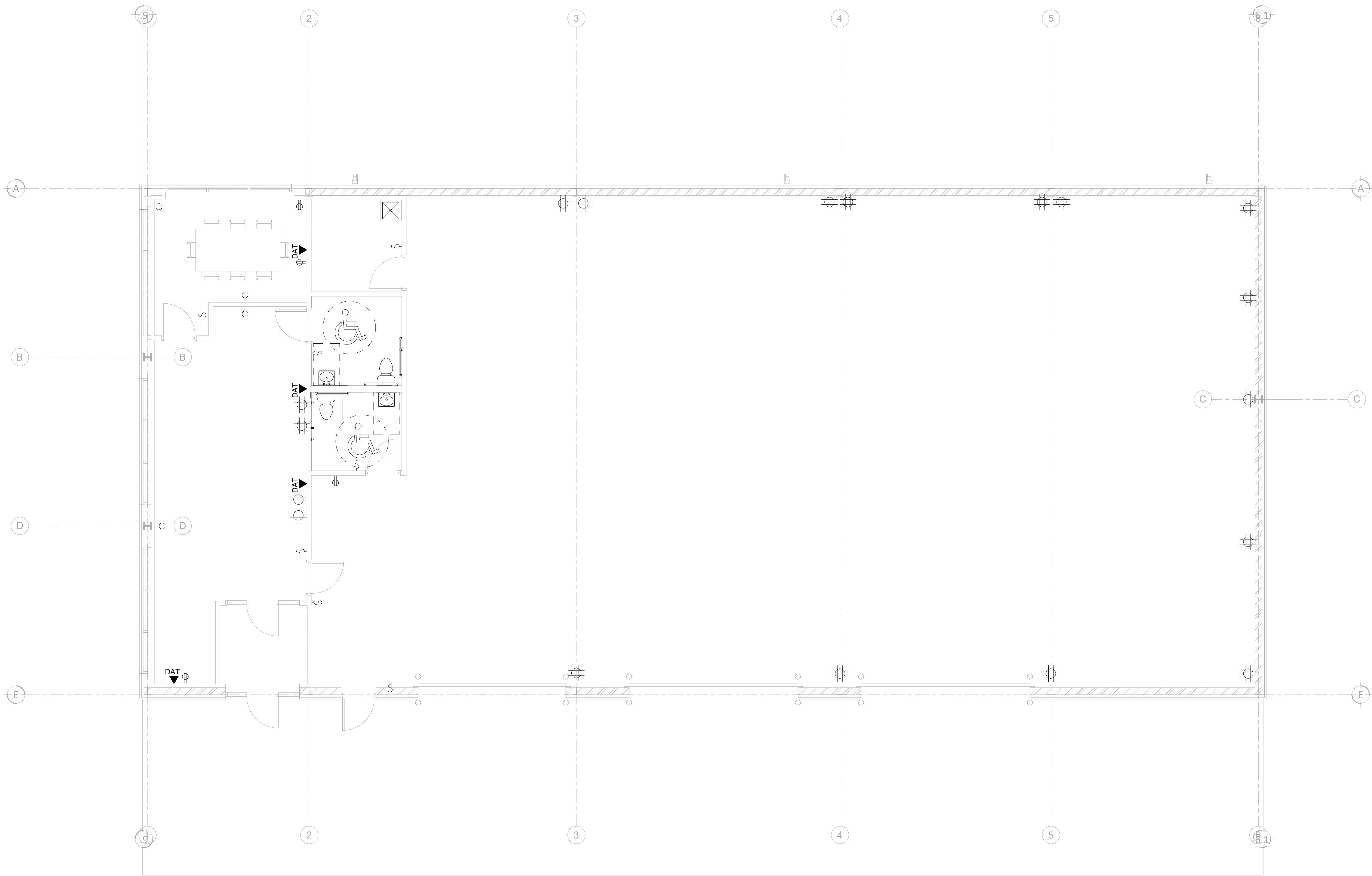
A7.1

Project #**Project Number**

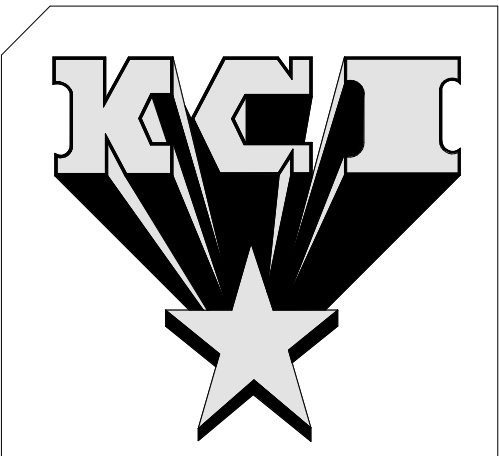
Date **03.30.21**

Scale **3/16" = 1'-0"**





ELECTRICAL LEGEND			
50A	50 AMP	⊕	DUPLEX
30A	30 AMP	⊕	SINGLE
AIR		⊕	QUADPLEX
E	2 HP EXHAUST	⊕	SINGLE
⊕	DEDICATED	⊕	3 WAY
DAT	DATA/TEL	220A	220A WELDER



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Healing Garden
Inver Grove Heights, MN
ELECTRICAL CONCEPT PLAN

E1.1	
Project #	Project Number
Date	03.30.21
Scale	As indicated

1 First Floor Concept Electrical Plan
E1.1 3/16" = 1'-0"

CONSTRUCTION NOTES:
1. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE ARISING OUT OF FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

LEGEND

EXISTING SANITARY SEWER	—>>—
EXISTING STORM MANHOLE	⊙
EXISTING STORM SEWER	—>—
EXISTING SANITARY MANHOLE	⊙
EXISTING WATER MAIN	— —
EXISTING GATE VALVE	⊕
TELEPHONE PEDESTAL	⊕
TELEPHONE CABLE	— —
TELEPHONE MANHOLE	⊙
FIBER OPTIC CABLE	— —
FIBER OPTIC HAND HOLE	⊕
OVERHEAD WIRES	— —
ELECTRICAL BOXES	⊕
GAS MAIN	— —
UTILITY POLE	⊕
GUY OR ANCHOR	⊕
STREET LIGHT	⊕
GUARD POST	⊕
SIGN	⊕
PROPOSED BITUMINOUS	▨
PROPOSED CONCRETE	▩

ELFERING & ASSOCIATES
10002 FLORENCE ST NE
BLAINE, MN 55449
PH: 763-700-0460

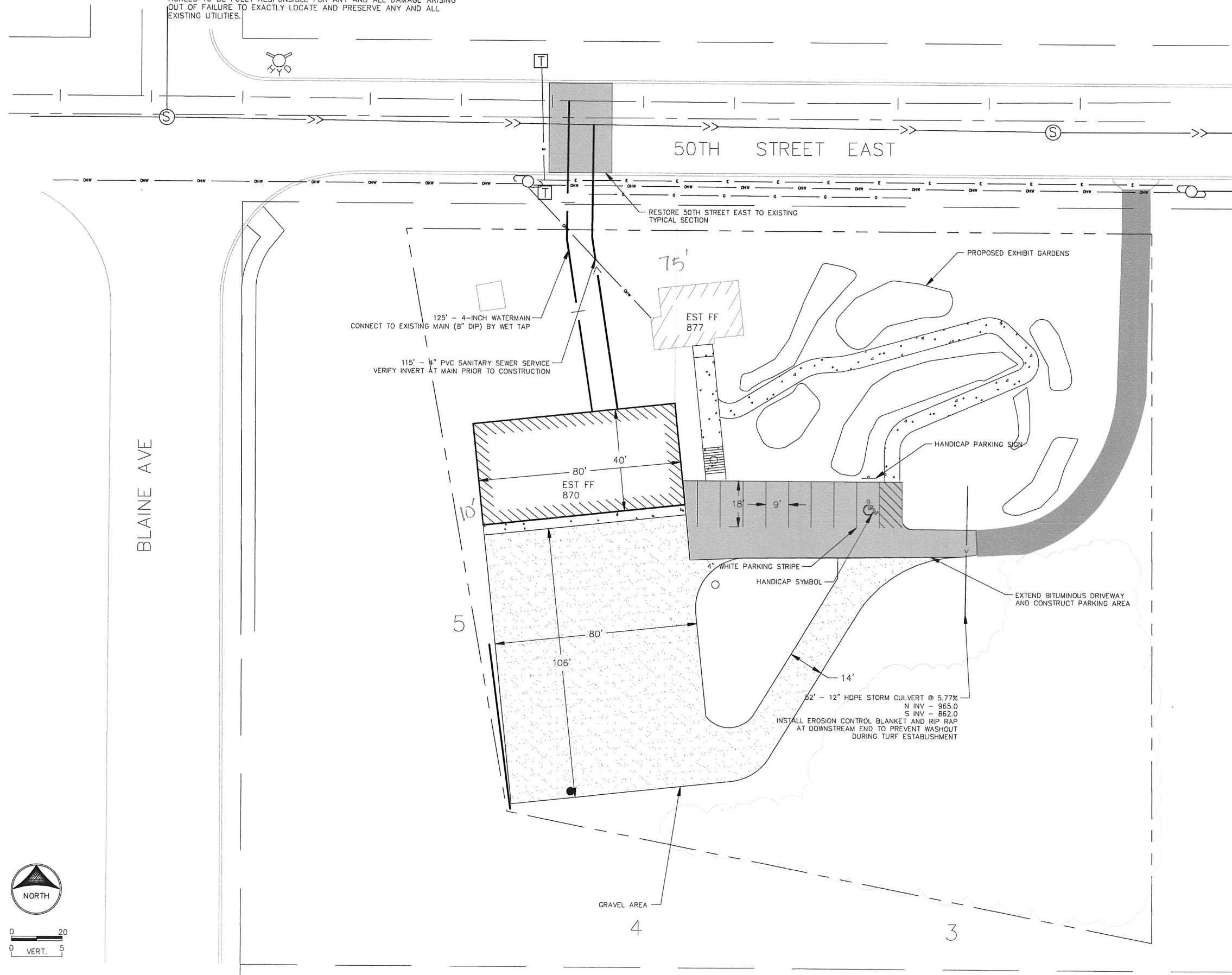
NO.	DATE	BY	REVISION DESCRIPTION

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.
SIGNATURE: *Kristina Elfering* DATE: 7/1/19
PRINTED NAME: KRISTINA ELFERING LIC. NO. 42350

HEALING GARDEN REMODEL
2660 50TH ST E, INVER GROVE HEIGHTS
SITE AND UTILITY PLAN

DESIGNED BY: KJE
APPROVED BY: KJE
DRAWN BY: LWE
JOB NUMBER: 900058E
CAD DATE: 6/3/19
CAD FILE: GRADING PLAN

SHEET
C3.0



Allan Hunting

From: Ed Colon <ed.colon@comcast.net>
Sent: Wednesday, March 31, 2021 2:37 PM
To: Allan Hunting
Subject: Re: Case No. 21-19CV

Thanks for your response Allan. This information is helpful. I don't see much to be concerned about in the plan, especially given, as you note below, the elevation of the site they will be building on.

However, can residents convey to the builder and Livingspace the hope that both will take care to maintain or enhance the view of this property that LPE residents will have? Either from their homes, or from entering/exiting the entrance to the development. What kind of signage will they put up? Will the perimeter be landscaped at all? Can they provide the perspective of the site from the vantage point of the entrance/exit to our development as noted in the Landscape Section of the application?

Is there any chance of any significant increase in levels of noise from trucks entering or exiting the business or the operation of any heavy equipment on the property itself? If the construction company and business owner could elaborate on these things at the upcoming meeting I'm sure it would be appreciated.

Please note that these questions are not meant to impede this project but ensure that both the construction company and business are taking the residences adjacent to the property into account in their planning. I can send these questions to Kim for the meeting, but thought I'd see if you have any thoughts as well. Thanks again for your assistance,

Ed Colon
Resident, Lafayette Park East

> On Mar 31, 2021, at 1:46 PM, Allan Hunting <ahunting@ighmn.gov> wrote:
>
> Mr. Colon,
>
> I am responding to your questions regarding project at 260 50th Street.
>
> The name of the business that will be occupying the property is Livingspace Landscapes. They are a design installation landscape company. This operation does not have a retail sales component.
>
> This use for a landscape contractors yard was approved in 2019 but did not start construction at that time. The request is an amendment to the plan as they are pushing the building to the back side of the property towards the highway and away from 50th. The plans do not identify tree removal along 50th Street except for some removal to install sewer and water lines. Most removal will be interior to the site for the new building and parking area. The floor elevation of the building will be approximately 20 feet below street grade and the building is only 18 feet high. We are awaiting a revised landscape plan to review.
>
> Allan Hunting
>
> -----Original Message-----
> From: Edward Colon <ed.colon@comcast.net>
> Sent: Monday, March 29, 2021 10:20 AM
> To: Kim Fox <kfox@ighmn.gov>

> Cc: Edward Colon <ed.colon@comcast.net>
> Subject: Re: Case No. 21-19CV
>
> Thanks Kim. This is helpful. What I think many residents will want to know and what the plan seems to lack is a specific plan to landscape/screen the outer perimeter that residents will see. Is this a subject matter for the hearing? Finally, I'm curious to know why the name of the landscape business isn't provided. I don't see it anywhere and I would think that residents would want to know what business will be bordering on their property. Any chance of obtaining that information?
>
> Thanks,
>
> Ed
>
>> On Mar 29, 2021, at 9:59 AM, Kim Fox <kfox@ighmn.gov> wrote:
>>
>> Mr. Colon:
>>
>> Attached is the information regarding the request for the property at 2660 - 50th Street. If you have additional questions I would recommend contacting Allan Hunting as he is the staff person most familiar with this request. He can be reached at 651-450-2554 or ahunting@ighmn.gov.
>>
>> Kim
>>
>> -----Original Message-----
>> From: Edward Colon <ed.colon@comcast.net>
>> Sent: Monday, March 29, 2021 9:34 AM
>> To: Kim Fox <kfox@ighmn.gov>
>> Cc: Edward Colon <ed.colon@comcast.net>
>> Subject: Case No. 21-19CV
>>
>> Hi Kim,
>>
>> My name is Ed Colon. I am a resident of Lafayette Park East HOA located at 50th St. and Blaine Avenue directly across from 2660 50th Street where Kim Construction is seeking a conditional use permit to build a contractors shop. Since this would replace green space directly across from our development and be in a highly visible location I was wondering if more information is available about the specifics of this proposal.
>>
>> Thank You,
>>
>> Ed Colon
>> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>>
>>
>>
>> _____
>> Kim Fox | Community Development Support Specialist
>> Tel: (651) 450-2545
>> City of Inver Grove Heights | 8150 Barbara Avenue | Inver Grove
>> Heights | Minnesota | 55077 kfox@ighmn.gov |
>> www.ighmn.gov<<http://www.ighmn.gov>>
>>

>> [City of Inver Grove Heights] [City of Inver Grove Heights - Facebook]
<<https://www.facebook.com/cityofinvergroveheights/>>
>>
>>
>> <Kiehm Construction - Public Hearing Notice and Associated
>> Materials.pdf>
>
>
>
>
> _____
> Kim Fox | Community Development Support Specialist
> Tel: (651) 450-2545
> City of Inver Grove Heights | 8150 Barbara Avenue | Inver Grove
> Heights | Minnesota | 55077 kfox@ighmn.gov |
> www.ighmn.gov<<http://www.ighmn.gov>>
>
>
>
>
> _____
> Allan Hunting | City Planner
> Tel: (651) 450-2554
> City of Inver Grove Heights | 8150 Barbara Avenue | Inver Grove
> Heights | Minnesota | 55077 ahunting@ighmn.gov |
> www.ighmn.gov<<http://www.ighmn.gov>>
>
> [City of Inver Grove Heights] [City of Inver Grove Heights - Facebook]
<<https://www.facebook.com/cityofinvergroveheights/>>
>
>

Allan Hunting

From: Michael Holmgren <mholmgren0805@gmail.com>
Sent: Thursday, April 1, 2021 7:53 AM
To: Kim Fox
Cc: Barb Holmgren; Sheila Waltz
Subject: Fwd: Kiehm Construction Case No. 21-19CV

Sent from my iPhone

Begin forwarded message:

From: Michael Holmgren <mholmgren0805@gmail.com>
Date: April 1, 2021 at 7:43:33 AM CDT
To: kfox@igmn.gov
Subject: Kiehm Construction Case No. 21-19CV

To:

The Planning Commission

The area where this request is being proposed is in a strictly residential area. The north side of 494 is populated by all homes and townhouses from hwy 494 to Southview Blvd.

The only exception being the storage units located on the west side of Blaine Ave that you allowed to be built two years ago. Since storage units can be useful to a neighborhood and have very little traffic to affect the residents, I was not concerned about their being located in the area.

A commercial construction company is a different situation. It would be adding large trucks and noise to a residential neighborhood. It would also cause a dangerous situation for the children who play and ride their bikes in the area and for the residents who walk their dogs and walk in the area.

Approval of this proposal would cause a decrease in the value of homes in the area and a decrease in city tax revenue because of it.

Please keep our residential areas safe and free from commercial road traffic.

Please do not allow a development that would decrease the value of homes in the area by tens of thousands of dollars each (a decrease of millions of dollars of taxable revenue to the city).

Thank you for considering the information in this e-mail.

Sincerely,

Michael P. Holmgren
4892 Bolger Trail
Inver Grove Heights, MN

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



PLANNING REPORT

CASE NO: 21-21V

APPLICANT: Precision Signs, Service, and Installation

PROPERTY OWNER: Swift Transportation

REQUEST: Variance to allow freestanding signs less than 200 feet apart

HEARING DATE: April 6, 2021

LOCATION: 11380 Courthouse Blvd

COMPREHENSIVE PLAN: GI, General Industrial

ZONING: I-2, General Industry

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is proposing two freestanding signs 110 feet apart whereas 200 feet is required between signs. The signs would be about 24 square feet in size and located on each side of the main driveway.

Within the B-3, I-1 and I-2 Districts, more than one free standing sign is permitted provided the signs are at least 200 feet apart. The property is 25 acres in size and has a road frontage of over 850 feet.

EVALUATION OF THE REQUEST

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

North: I-State; zoned I-1, Limited Industry; guided LI, Light Industrial

East: Open space; zoned A, Agricultural; guided Public Open Space

West: Hwy 52 and mining operation; zoned I-2, General Industry; guided GI, General Industrial

South: Industrial; zoned I-1, Limited Industry; guided LI, Light Industrial

VARIANCE

City Code Title 10, Chapter 3. Variances, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

The intent of the signage section of the zoning ordinance is to allow for signage visibility and safe identification for a property. Massing and scale allowed for signs, varies by zoning category based on the general allowed intensity of each district. Even though the applicant would be complying with setbacks and size requirements, staff does not believe the variance request is consistent with, or in harmony with the zoning ordinance and comprehensive plan.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

The sign ordinance is in place to prevent sign clutter and "sign pollution". The property can be used in reasonable manner without the need for a variance. The property is over 850 feet in length, there is room on the property to comply with the sign ordinance.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

There do not appear to be any unique circumstances not created by the landowner.

The nature of the use is a destination oriented business, not a drive by and decide to stop. When traveling down the frontage road the entrance sign would be able to be seen on either side of the driveway. If there is concern of visibility the sign size could increase up to 100 square feet in size.

4. *The variance will not alter the essential character of the locality.*

The properties along the frontage road are developed industrial properties that are in compliance with sign requirements. Approving a variance for signs closer together may set a precedent for other businesses wanting to do the same.

5. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis or a sole basis for either of these requests.

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 the **Variance** to allow two signs to be spaced less than 200 feet part subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. The sign shall be located at least 15 feet from the front property line, out of the sanitary sewer easement that runs along the front property line.

Hardship: To be stated

B. Denial. If the Planning Commission does not favor the proposed variance request, it should be recommended for denial, which could be based on the following rationale:

1. Denying the variance request does not preclude the applicant from reasonable use of the property.
2. The property has over 850 feet of road frontage. Approval of the variance could set a precedent for other signs to be spaced closer than 200 feet apart.
3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance. Allowing the signs to be closer in distance appears to be a convenience to the landowner and not dictated by unique circumstances of the property.

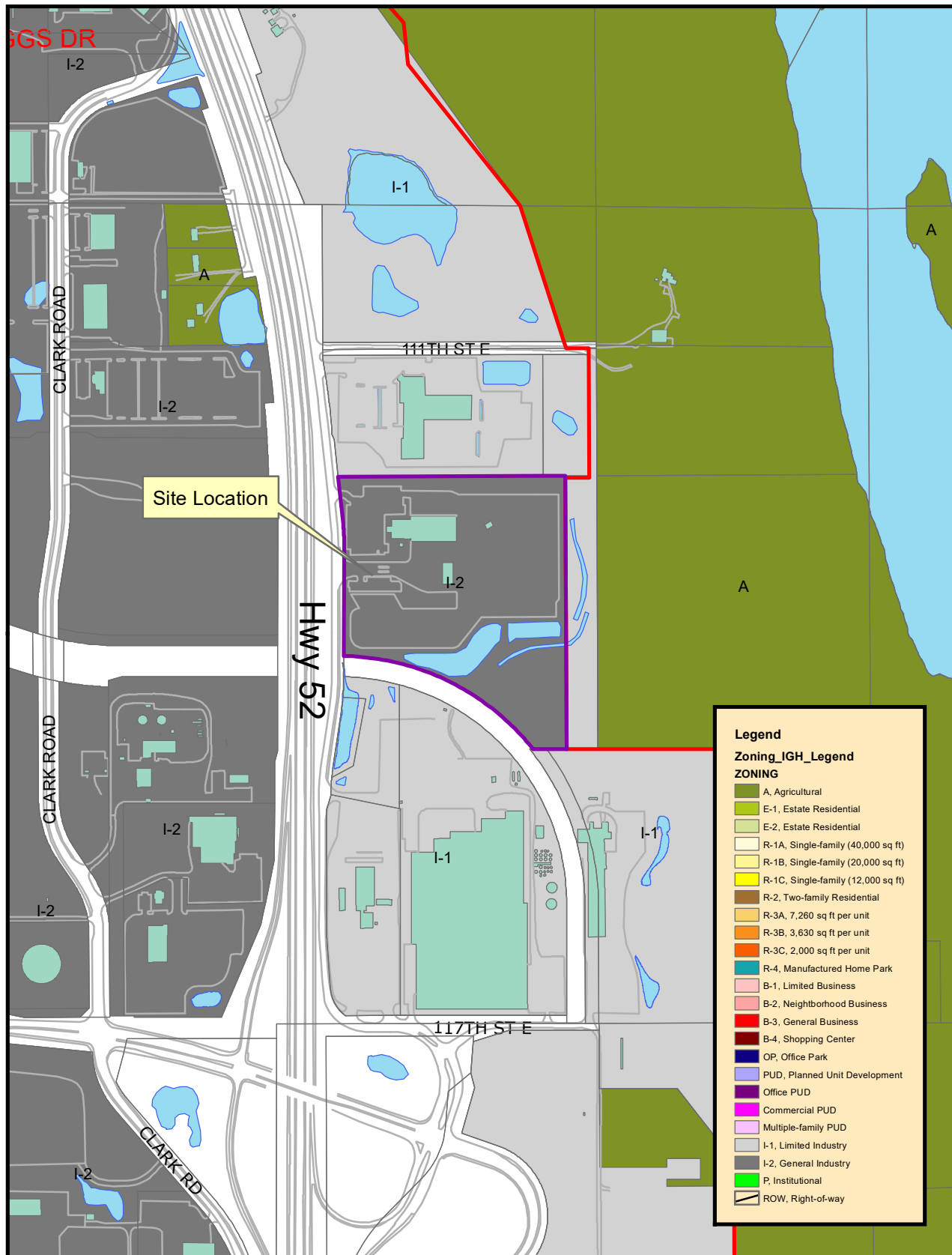
RECOMMENDATION

Staff does not believe the criteria for a variance has been shown and therefore for the reasons listed in alternative B staff is recommending denial of the proposed variance request.

Attachments: Zoning and Location Map
Site plan
Proposed sign



11380 Courthouse Blvd Case No. 21-21V



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED RECORD. 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.
Copyright© City of Inver Grove Heights 2020

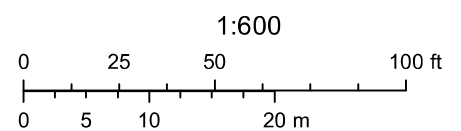
Exhibit A Zoning and Location Map

Map not to scale

Iron Maintenance



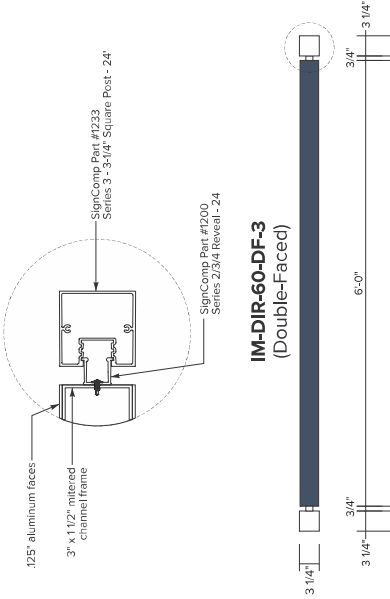
October 30, 2020



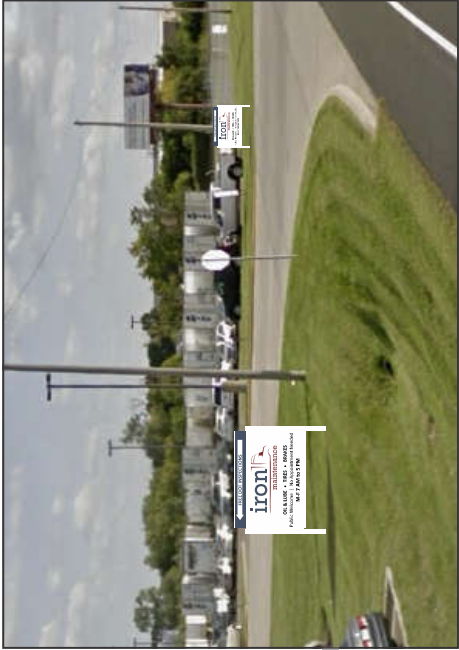
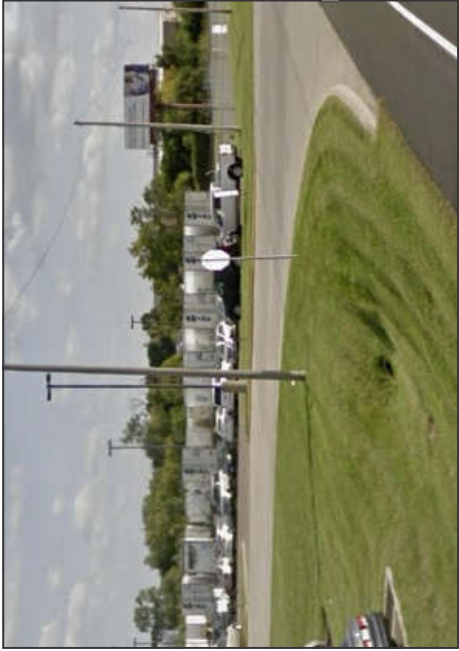
Property Information

D/F Post and Panel Sign (Qty. 2)

Install new post and panel signs as shown.



IM-DIR-60-DF-3
(Double-Faced)

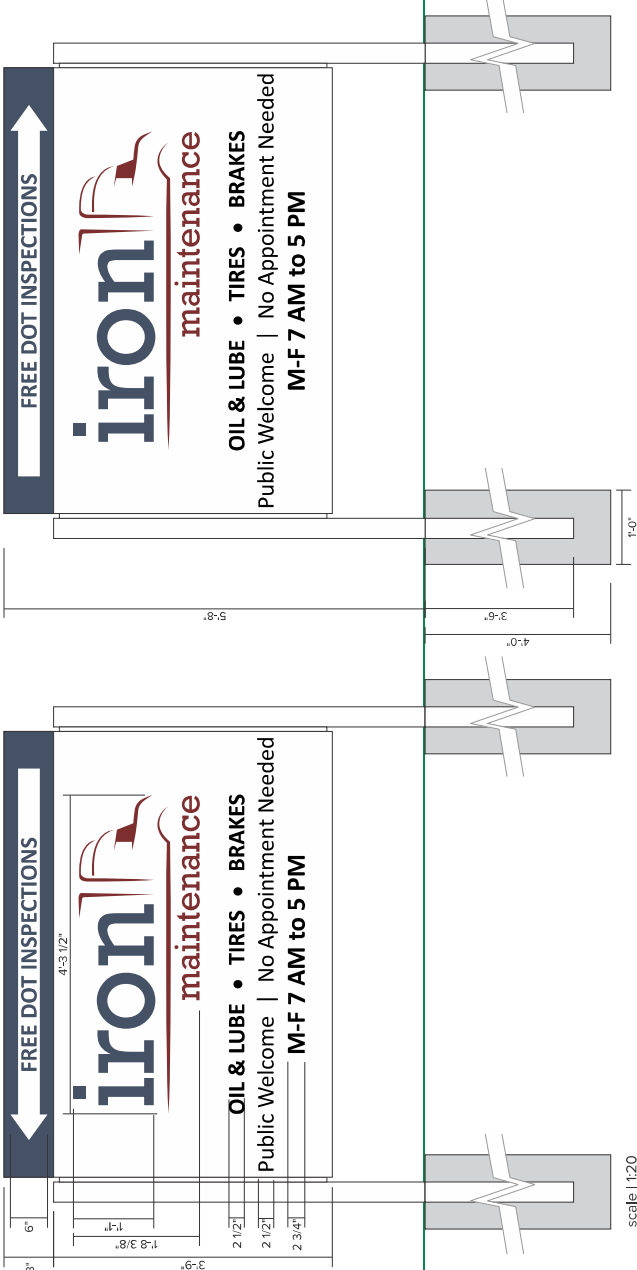


POSTS, SIGN FACES & REVEALS

- All surfaces: Paint N202SP White
- Top Panel: Paint to match navy vinyl

VINYL GRAPHICS

- Film (Logo): 3M #7725-197 Light Navy Film (first surface)
- Film (Logo): 3M #7725-58 Burgundy Film (first surface)
- Film (Copy): 3M #7725-12 Black Film (first surface)
- Film (Arrow): 3M #7725-10 White Film (first surface)



scale | 1/20

X	X
X	X
X	X
X	X
X	X



PLANNING REPORT

CASE NO.: 21-22SV

APPLICANT: Alliant Ventures

PROPERTY OWNER: Alliant Ventures

REQUEST: Rezoning, Preliminary plat, conditional use permit for multiple family development and variance

LOCATION: Cahill Avenue, west of Inver Grove Trail

HEARING DATE: April 6, 2021

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: E-1, Estate Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to develop the second phase of the Pine Bend Estates project. The first phase consisted of 14 single family homes. The second phase consists of 20 townhome units on the west 5.5 acres of the site. A new public street is proposed to serve the units. A conditional use permit is required for all multiple family developments. Variances are being requested from front yard setback and separation between buildings.

REQUESTS

The specific requests for the project include the following:

1. Rezoning of the 5.5 acre parcel from E-1, Estate Residential to R-3B, Multiple Family Residential District.
2. Preliminary Plat for a 20 lot and one common lot plat to be known as Pine Bend Estates 2nd Addition.
3. Conditional Use Permit for the 20 townhome units.
4. Variance from front yard setbacks to 25 feet and from building separation to 20 feet.

EVALUATION OF THE REQUEST

Rezoning. The applicant is proposing to rezone the property to R-3B. The total acreage for the two phases is 14.5 acres. This phase would have a density of 3.63 units per acre. The total overall density of both phases would be 2.3 units per acre which would be consistent with comprehensive guiding for the property.

Preliminary Plat

Lot size and Width.

Townhouse plats do not have minimum lot size or width requirements for each lot. The plat consists of 20 townhome lots and one common lot that surrounds the project. One public street would be constructed for the neighborhood giving access to Cahill Avenue. Total length of the cul-de-sac is about 450 feet which falls within maximum allowed. The balance of the parcel on the east side of the proposed street is encumbered by easement for overhead powerlines. No further development can occur on the site.

Building Setbacks.

The project is proposed with setbacks listed in table below.

Multi Family Neighborhood Townhomes	R-3B Standard	Proposed
Front Yard Setback	30 feet	25 feet
Side Yard	20 feet	N/A
Rear Yard	30 feet	40 feet
Separation between buildings	30 feet	20 feet

Variances from standards are discussed later in report.

Impervious surface and building coverage.

The R-3B district has a maximum building coverage of 20% and maximum impervious surface coverage of 40%. Total impervious surface for the buildings and driveways is 18% of the site which would comply with both standards.

Tree Preservation/Landscaping.

The applicant has provided a tree preservation plan and general landscape plan. Tree removal exceeds the threshold and therefore replantings are required. A total 33 trees must be replanted. Landscaping ordinance requires one tree per unit or 20 trees. Total trees to be planted shown on the landscape plan equal 54 trees which satisfy the requirements.

Park Dedication.

Park dedication would consist of a cash contribution for all the lots. R-3B, Multiple Family cash contribution is \$4,000 per unit. Fees are payable at time of final plat release.

Access/Streets.

The project would include a public street with a cul-de-sac. Street would be 28 feet wide allowing parking on one side. Access location has been reviewed and found to be acceptable.

Off street parking is satisfied with each unit have a two-car garage and driveway. Sufficient guest parking would be provided on the street.

The applicant has provided a traffic study to review traffic volumes from the new development and if any road improvements are necessary. The report identifies the project would have a

negligible impact on current traffic conditions and new traffic does not warrant a right turn lane need.

Grading, drainage, stormwater and utilities.

Barr Engineering is conducting a review of the plans for storm water management. The first phase of development was designed so the ponds created in that phase were sized to accommodate this future development. A condition of approval is final review and approval of plans by the City Engineer.

Building Exteriors. Exterior elevations have not been submitted at this time. All townhouses must comply with the exterior standards for residential units as found in the zoning ordinance.

Development contract.

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All the agreements will be approved by the City Council as part of the final PUD review.

General Conditional Use Permit Criteria 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 surrounding area is developed with a mix of single family including larger lot and smaller lot single family. This lot abuts MnDOT right-of-way and Cahill Avenue. Typical residential density transition is a higher density along major roadways and blend to lower density away from the main roads. The overall project density of both phases of Pine Bend Estates is 2.3 units per acre which falls within the LDR density range of 1-4 units per acre.

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 project is consistent with the performance standards of the R-3B district except for two parameters which applicant is requesting variances.

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

The use follows the typical density transition for residential from major roadways. The unit count is relatively small and therefore would not appear to have a negative effect on the neighborhood.

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.*

All municipal services exist for the lot and the development would not require upgrading of any services or utilities.

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

i. Aesthetics/exterior appearance

Building materials must comply with exterior standards found in the zoning ordinance.

ii. Noise

The project would not be out of character.

iii. Fencing, landscaping and buffering

The applicant is providing landscaping along the backyards of the properties to provide some additional screening/buffering from the highway.

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 proposed use fits in well with the limitations that exist on the site. There is a wide electric overhead powerline easement that runs through the eastern side of the lot. This dictates all improvements must be on the west side of the powerline easement which pushes the units to the far west side of the lot.

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.*

The development must follow all current stormwater standards which include on-site ponding and there will be improvements made to address existing storm water in the area.

VARIANCE

City Code Title 10, Chapter 3. Variances, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

Allowing the two variances do not appear to be contrary to the general purpose and intent of the code. The project is isolated and the variances would not negatively impact surrounding properties.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

The property is being used in a reasonable manner. The variances do not affect how the property is used.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The eastern half of the site is greatly impacted by the powerline easement. No structures can be within the easement so development can only occur on the west side. Allowing a small reduction in front yard setback provides some flexibility in design

4. *The variance will not alter the essential character of the locality.*

The variances do not appear to alter the character of the neighborhood. The single family phase 1 of the project was approved with some reduced front yard setbacks.

5. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis or a sole basis for either of these requests.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

- A. Approval: If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:
 - Approval of the Rezoning from E-1, Estate Residential District to R-3B, Multiple Family Residential District.
 - Approval of the Preliminary Plat, of Pine Bene Estates 2nd Addition and the Conditional use Permit subject to the following conditions:
 1. The final plat and 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.

Preliminary Plat	dated 2/26/21
Preliminary Site Plan	dated 2/26/21
Preliminary Grading Plan	dated 2/26/21
Preliminary Erosion Control Plan	dated 2/26/21
Preliminary Sanitary & Watermain	dated 2/26/21
Preliminary Storm Sewer	dated 2/26/21
Preliminary Street Plan and Profiles	dated 2/26/21

Preliminary Landscape Plan	dated 2/26/21
Preliminary Tree Preservation Plan	dated 2/26/21
Impervious Surface Plan	dated 3/24/21

***The final list of approved plans and date of plans shall be identified in the development contract.**

2. Park dedication shall be a cash contribution per 20 units at the current rate to be paid at time of plat release.
 3. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
 4. Drainage and Utility easements shall be provided on the final plat as required by the Director of Public Works.
 5. A development contract shall be approved by the City Council with the approval of the final plat.
 6. The Final plat and development contract shall be filed with Dakota County prior to any building permits being issued for the site.
 7. Streetlights shall be required to be installed by the developer anticipated to be at the Cahill Avenue intersection and the cul-de-sac. The location and number of streetlights to be determined by the local electric company. A street light agreement shall be entered into between the City and developer.
- o Approval of the variances from front yard setbacks and building separation subject to the following condition:
 1. The final plat and 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.

Preliminary Plat	dated 2/26/21
Preliminary Site Plan	dated 2/26/21
Preliminary Grading Plan	dated 2/26/21
Preliminary Erosion Control Plan	dated 2/26/21
Preliminary Sanitary & Watermain	dated 2/26/21
Preliminary Storm Sewer	dated 2/26/21
Preliminary Street Plan and Profiles	dated 2/26/21
Preliminary Landscape Plan	dated 2/26/21
Preliminary Tree Preservation Plan	dated 2/26/21
Impervious Surface Plan	dated 3/24/21

Practical difficulty being the impact to the developable area of the site due to the large powerline easement over most of the eastern half of the site which limits the developable area of the site.

- B. Denial:** Should the proposed request, or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

A technical review of the project shows that it meets performance standards except for the two variances being requested. Staff feels there is justification to support the variances.

Staff would recommend approval of the rezoning, preliminary plat, conditional use permit and variances with the conditions listed.

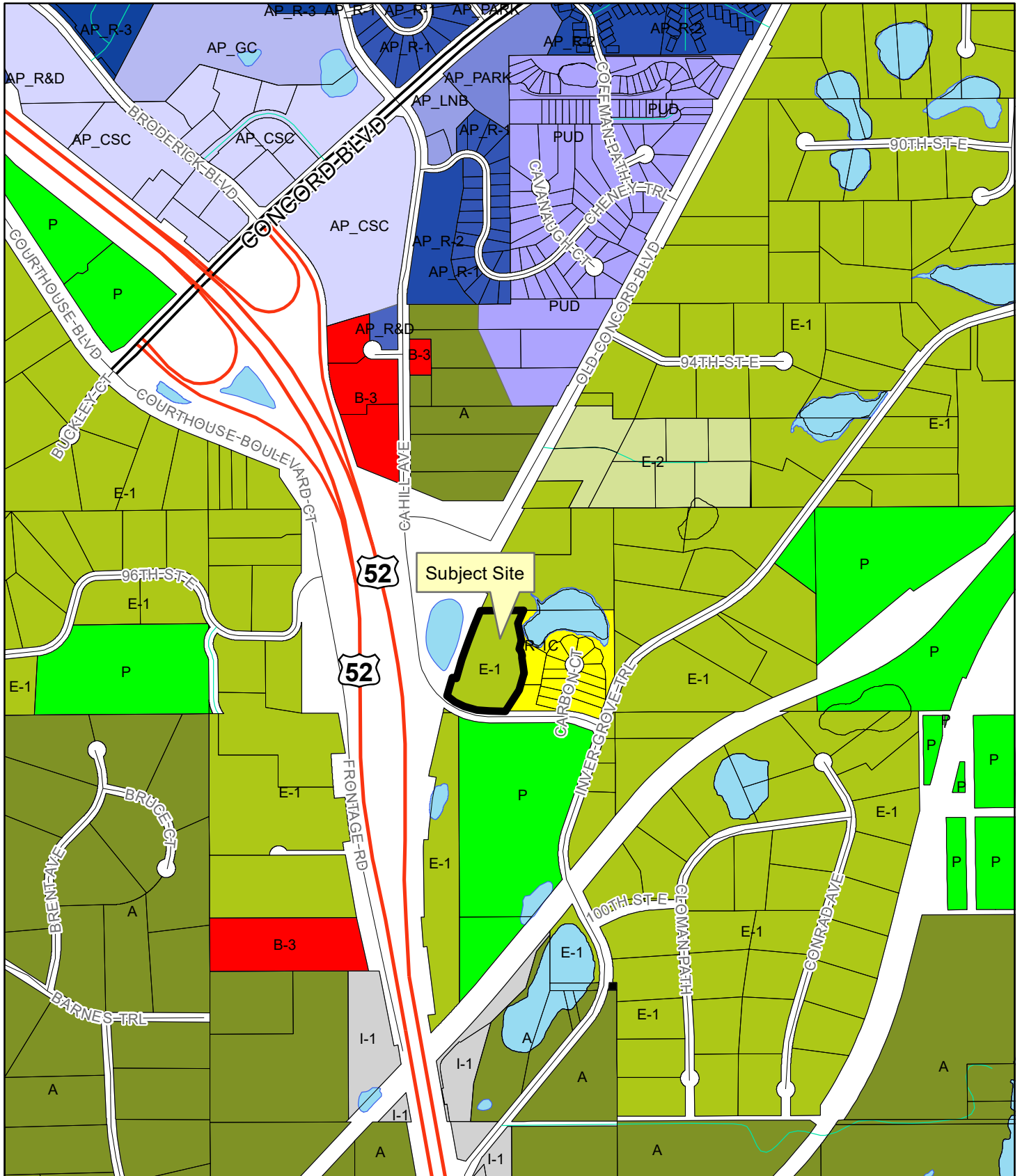
Attachments:

Location/Zoning Map
Applicant Narrative
Cover Sheet
Preliminary Plat
Preliminary Site Plan
Preliminary Grading Plan
Preliminary Erosion Control Plan
Preliminary Sanitary & Watermain
Preliminary Storm Sewer
Preliminary Street Plan and Profiles
Preliminary Landscape Plan
Preliminary Tree Preservation Plan
Impervious Surface Plan
Traffic Study



Location Map

Case No. 21-22SV





To: City of Inver Grove Heights
From: Alliant Ventures III, LLC
Robert J. Machacek, Chief Operating Officer

Re: Pine Bend Estates 2nd Addition

Date: March 8, 2021

Thank you in advance for taking the time to review the preliminary plat application for Pine Bend Estates 2nd Addition.

The Property

The 2nd Addition consists of about 5.5 acres of the 14.5 total project acreage located in the northwest corner of Cahill Avenue and Inver Grove Trail on the east side of town. Pine Bend 1st addition single family homes are located directly east. This 2nd addition is a continuation of that neighborhood. Highway 52 (Courthouse Boulevard) is west of the site. The property is rolling with a 200' powerline easement running through the property.

Comprehensive Plan

The Property is currently guided for low density residential which allows 1-4 units/acre. The entire Pine Bend development including both 1st and 2nd additions is 14 single family and the proposed 20 townhome units for a total of 34 units. Both additions are a total of about 14.5 acres which puts both additions at 2.3 units/acre.

Zoning

This project will be zoned R-3B multiple family residential.

Variances

We are following the zoning ordinance for R-3B districts. The only bulk standard we are asking for deviation from is the front setback. We are requesting the 30' requirement become 25' front setback.

As per state and local statutes, variances may be permitted if they meet the three-part practical difficulties test:

1. Reasonableness. The property owner proposes to use the property in a reasonable manner. We are proposing a row of townhome buildings with Highway 52 located west of the site and a 200' overhead powerline encumbering the east edge of these proposed townhomes. The addition of this townhome neighborhood still allows the entire Pine Bend development to fit within the comprehensive plan density requirement of 1-4 units/acre. This variance request reduces the front yard setback to 25' which is in line with a standard building commonly allowed not only within Inver Grove Heights but also many other communities in the Twin Cities. Pine Bend 1st Addition used 25' front yard setbacks.

2. Uniqueness. These townhomes are pinched in between the right-of-way of Highway 52 and a large powerline easement. This reduced setback allows for more efficient utility services and reduces driveway pavement and impervious surface coverage.
3. Essential character. The variance will not alter the essential character of the locality. By reducing the front yard setback from 30' to 25', we will be reducing impervious surface coverage and providing for more efficient service lengths. This deviation from the ordinance will not be visibly noticeable.

The table below shows the minimum bulk standard requests requiring variances.

	R-3B	Variances	Units
Lot Width	100'		
Lot Area	3,630 sf		
Front Setback	30'	25'	All
Rear Setback	30'		
Side Setback	20'		

Please see the enclosed Preliminary Site Plan page for a diagram of the proposed project with the lot layout.

Phasing

We would like to have entitlements in place as soon as possible with construction beginning immediately with the hopes we could have finished, developed lots ready for building by this Fall.

We are excited to finish the Pine Bend Development with this 2nd Addition and we look forward to working with the City as we move forward in the entitlement process.

Sincerely,

ALLIANT VENTURES III, LLC



Robert J. Machacek
Chief Operating Officer

MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	40 FEET
MINIMUM SETBACK BETWEEN BUILDINGS	20 FEET
MINIMUM SIDE STREET SETBACK	25 FEET



0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK
TNH 400' WEST CAHILL
AVE. & INVER GROVE
TRAIL INT.
ELEV=870.62

2.PNG-11600.SHEET.SITE

1.3 of 15

PINE BEND ESTATES
NORWICH HEIGHTS, MINNESOTA

ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 100
EAGAN, MN 55122

PRELIMINARY SITE PLAN

Date	2-26-2021
Designed	JMM
Drawn	JMM/PDS

evolution

I hereby certify that this plan was prepared by
me or under my direct supervision and that I
am a duly Licensed Professional Engineer

Name: John M. McHenry

Signature: [Signature]

DATE: 06-06-2006

(651) 681-1914
Fax: 681-9488
www.nicomene.com

422 Enterprise Drive
Minnetonka Heights, MN 55120

PIONEER *engineering*

422 Enterprise Drive
Minnetonka Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneers.com

422 Enterprise Drive
Menota Heights, MN 55120

**RE: Neighborhood Informational Meeting
Pine Bend Estates 2nd Addition
Held via Zoom on February 23, 2001
7:00 PM**

The attached provide evidence of the radius report provided by Land Title, Inc. for the mailing of meeting information to potential meeting participants along with the Zoom meeting information and a copy of the plan rendering shared with neighbors at the meeting.

Three people joined in and participated at the meeting.

There were just general questions about the project and projected timing of the construction. There were no negative comments received.

The meeting was ended at 7:25 PM.

Respectfully Submitted,

ALLIANT VENTURES III, LLC



**Robert J. Machacek
Chief Operating Officer**

Neighborhood Informational Meeting

**RE: Proposed Development
Second Phase of Pine Bend Estates
Inver Grove Heights, MN**

This letter is being sent to you informing you of a neighborhood meeting that will be **held on Tuesday, February 23, 2021 at 7:00 PM.**

The meeting's purpose will be to discuss proposed development at the above noted site.

Due to the COVID-19 health pandemic, this meeting is not available and is not open to the public.

This meeting will be held virtually and via ZOOM.

The following are the instructions for the public to join the meeting:

Zoom Meeting Info

Topic: Pine Bend Second Informational Meeting

Time: Feb 23, 2021 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/95734457455?pwd=N1M0cnVOK1M4WHgxTkZ4S1FoeGhUT09>

Meeting ID: 957 3445 7455

Passcode: 2232021

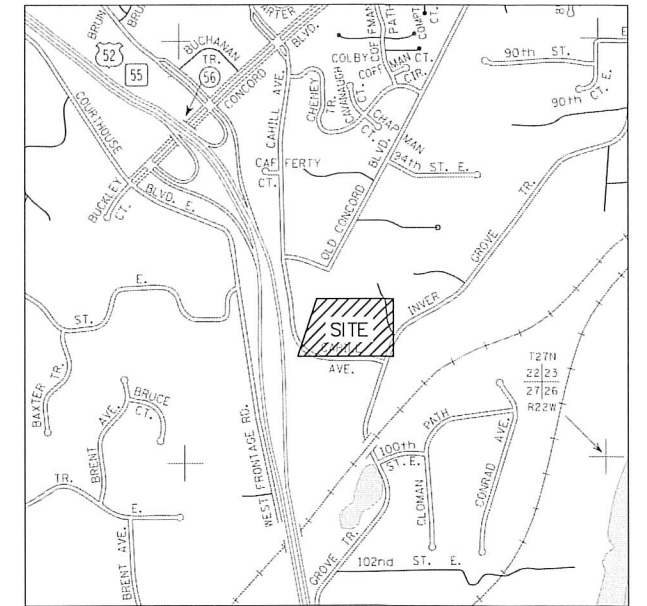
Dial by your location

+1 312 626 6799 US

Meeting ID: 957 3445 7455

Passcode: 2232021

PINE BEND ESTATES PRELIMINARY PLAT 2ND ADDITION INVER GROVE HEIGHTS, MINNESOTA



LOCATION MAP

PRELIMINARY ZONING REQUIREMENTS WITH VARIANCES:

MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	40 FEET
MINIMUM SETBACK BETWEEN BUILDINGS	20 FEET
MINIMUM SIDE STREET SETBACK	25 FEET

LOW FLOOR = HWL+2'
LOWEST OPENING = EOF+1'
LOW FLOOR = NOF+1'

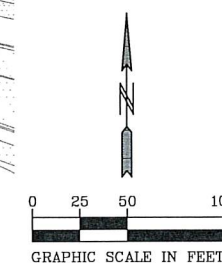
SITE DATA:

EXISTING ZONING: R-38 MULTI FAMILY RESIDENTIAL
PROPOSED ZONING: PUD
NET AREA: 5.4 ACRES
TOTAL TOWNHOME UNITS: 20
GROSS DENSITY: 3.7 UNITS PER ACRE

SHEET INDEX

- 0.1. COVER SHEET
- 0.2. LEGEND SHEET
- 1.1. EXISTING CONDITIONS
- 1.2. PRELIMINARY PLAT
- 1.3. PRELIMINARY SITE PLAN
- 2.1. PRELIMINARY GRADING PLAN
- 2.2. PRELIMINARY EROSION CONTROL
- 2.3-2.5. PRELIMINARY GRADING DETAILS
- 3.1. PRELIMINARY SAN. & WM. PLAN
- 3.2. PRELIMINARY UTILITY PROFILES
- 4.1. PRELIMINARY STORM SEWER PLAN
- 5.1. PRELIM. STREET PLAN & PROFILES
- 6.1. PRELIMINARY 3:1 SLOPES

- L1. PRELIMINARY LANDSCAPE PLAN
- T1. TREE PRESERVATION PLAN



Know what's below.
Call before you dig.

BENCH MARK
TNH 400' WEST CAHILL
AVE. & INVER GROVE
TRAIL INT.
ELEV=870.62

02-ENG-119050-SHEET-COVR

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Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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

Name John M. Molinaro
Reg. No. 45831 Date 2-26-2021

Revisions

Date 2-26-2021
Designed JMM
Drawn BNM/PDS

COVER SHEET

ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

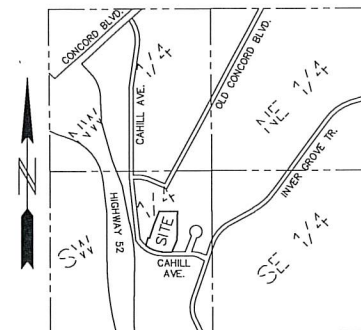
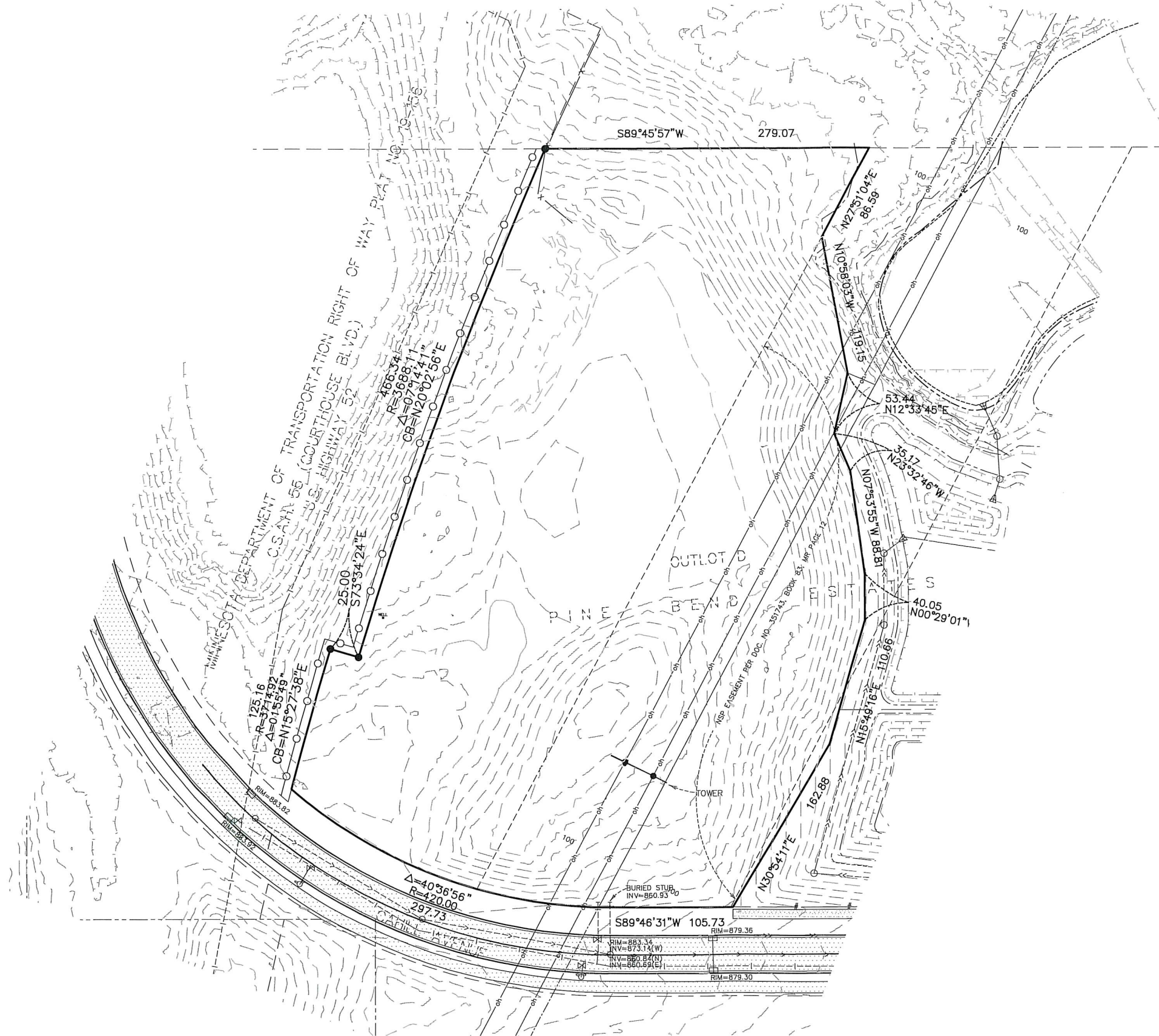
PINE BEND ESTATES
INVER GROVE HEIGHTS, MINNESOTA

0.1 OF 15

LEGEND			
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
			FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
			PERFORATED DRAINTILE
			SOLID DRAINTILE SERVICE
			CASING
			UNDERGROUND ELECTRIC LINE
			UNDERGROUND FIBER OPTIC LINE
			UNDERGROUND GAS PIPELINE
			UNDERGROUND PETROLEUM PIPELINE
			UNDERGROUND TELEPHONE LINES
			UNDERGROUND TELEVISION LINE
			OVERHEAD UTILITY LINES
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
			2' CONTOUR LINE
			10' CONTOUR LINE
			BASIN OUTLET LINE
			BASIN HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
			WETLAND BUFFER
			TREE LINE
			FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
			FENCE (BARBED WIRE)
			FENCE (CHAIN LINK)
			FENCE (WOOD)
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS
HATCH PATTERNS			
	GRAVEL SURFACE		WETLAND
	BITUMINOUS SURFACE		WETLAND UPLAND BUFFER
	CONCRETE SURFACE		WETLAND MITIGATION
	RIP RAP		PERMANENT TURF RESTORATION
	SELECT BACKFILL MATERIAL		PERMANENT WET BASIN SEEDING
	EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN		UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS	
	CATCH BASIN
	CATCH BASIN BEEHIVE
	FLARED END SECTION
	GATE VALVE
	HYDRANT
	WATER SERVICE
	WATER WELL
	MONITORING WELL
	CLEANOUT
	HAND HOLE
	MANHOLE OTHER THAN SANITARY OR STORM
	SANITARY OR STORM MANHOLE
	LAWN SPRINKLER VALVE
	LAWN SPRINKLER HEAD
	UTILITY POLE
	TRANSFORMER BOX
	FIBER OPTIC BOX
	ELECTRIC BOX
	NATURAL GAS METER
	LIGHT POLE
	SEMAPHORE
	TELEPHONE BOX
	CABLE BOX
	CAST IRON MONUMENT
	FOUND IRON PIPE
	JUDICIAL LAND MARK
	PK NAIL
	CONTROL POINT
	SPIKE
	FLAG POLE
	TEST HOLE
	MAILBOX
	SIGN
	BOLLARD
	CONSERVATION POST
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB / BUSH
EROSION & SEDIMENT CONTROL	
	STANDARD EROSION CONTROL
	HEAVY-DUTY EROSION CONTROL
	SECONDARY EROSION CONTROL FENCE
	EROSION CONTROL AT BACK OF CURB
	TREE FENCE
	TEMPORARY DIVERSION DITCH
	CATCH BASIN INLET PROTECTION
	STRAW BIO ROLLS
	ROCK BERM
	SUMPED RIP RAP PERMANENT ENERGY DISSIPATER
	DISCHARGE LOCATION
	GRAVEL CONSTRUCTION ENTRANCE
	TEMPORARY OUTLET FLOATING SKIMMER
	BASIN ACCESS 8% SLOPE MAX.
	STABILIZED EMERGENCY OVERFLOW
	STEEP SLOPE 3:1 (H:V) (33.3%) OR STEEPER GRADE

ABBREVIATIONS	
A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
CL	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT
LOT INFORMATION	
(TYPICAL SECTION NOT TO SCALE)	
	BLOCK NO. LOT NO. HOUSE TYPES R — RAMBLER OR SPLIT ENTRY LO — RAMBLER LOOKOUT OR SPLIT ENTRY WALKOUT WO — RAMBLER WALKOUT SE — SPLIT ENTRY SEWO — SPLIT ENTRY WALK OUT SLO — SIDE LOOKOUT SWO — SIDE WALKOUT



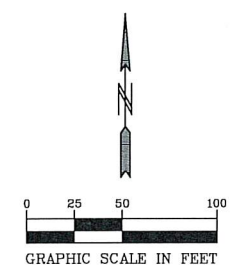
SECTION 22, TWP. 27, RGE. 22
LOCATION MAP

LEGEND

- | | | | |
|--|---|--|-----------------------------------|
| | Denotes concrete | | Denotes storm sewer line |
| | Denotes gravel | | Denotes sanitary sewer line |
| | Denotes bituminous | | Denotes water line |
| | Denotes utility pole | | Denotes overhead utility lines |
| | Denotes found iron pipe | | Denotes underground gas line |
| | Denotes restricted right of access per Minnesota department of transportation right of way plat no. 19-156. | | Denotes fence (wood) |
| | | | Denotes catch basin |
| | | | Denotes flared end section |
| | | | Denotes water well |
| | | | Denotes gate valve |
| | | | Denotes hydrant |
| | | | Denotes sanitary or storm manhole |

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

OUTLOT D, PINE BEND ESTATES, DAKOTA COUNTY, MINNESOTA.



BENCH MARK
TNH 400' WEST CAHILL
AVE. & INVER GROVE
TRAIL INT.
ELEV=870.62

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota

Name: Peter J. Hawkinson
Reg. No. 42299 Date 2-26-2021

Revisions

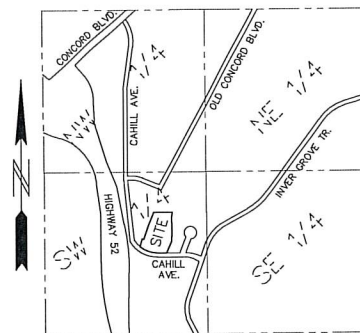
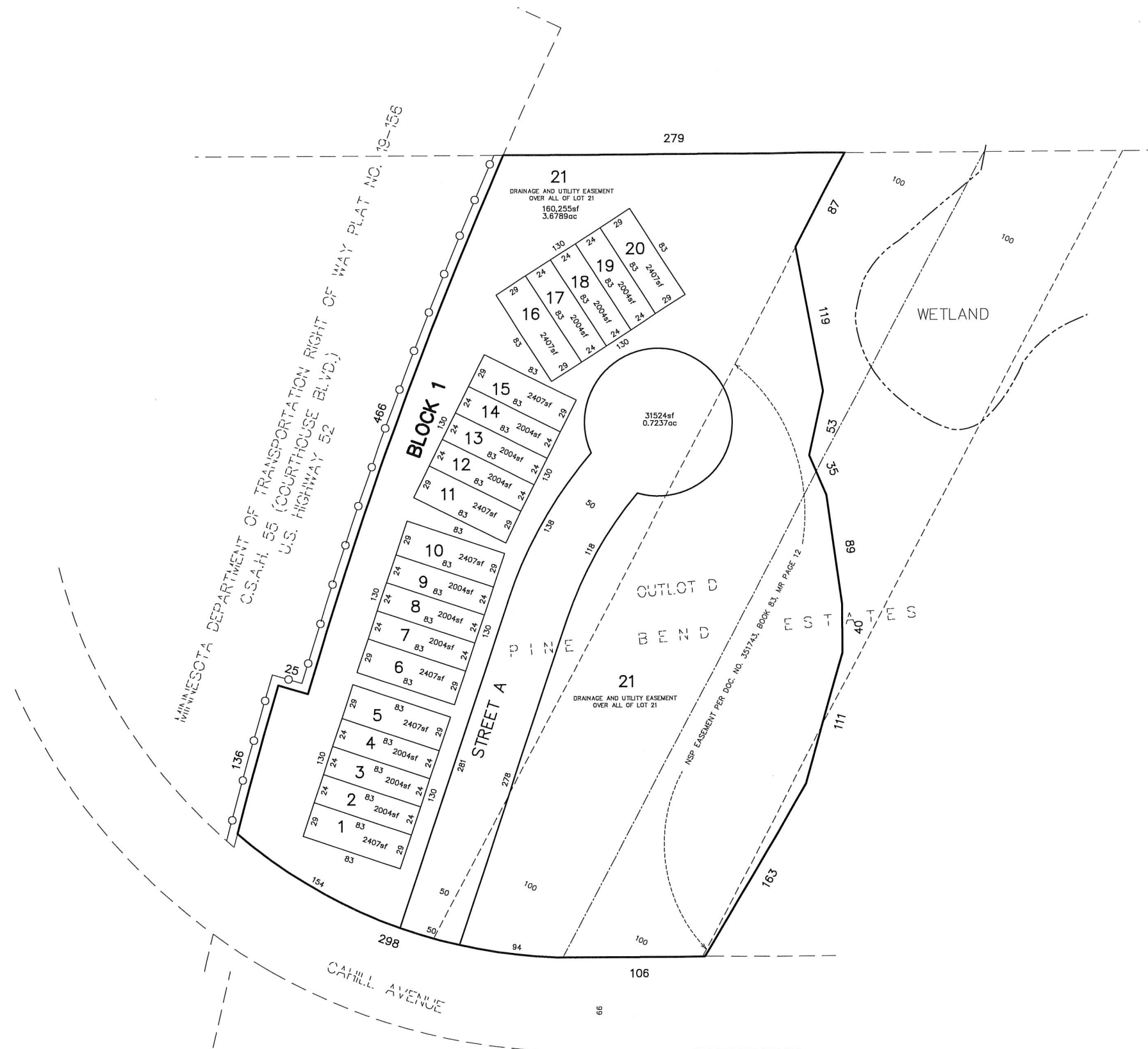
Date: 2-26-2021
Designed: JMM
Drawn: BNM/PDS

EXISTING CONDITIONS

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EAGAN, MN 55122

PINE BEND ESTATES
INVER GROVE HEIGHTS, MINNESOTA

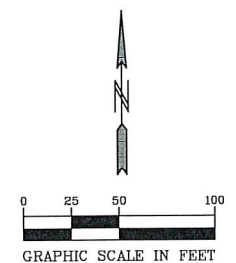
1.1 OF 15



SECTION 22, TWP. 27, RGE. 22
LOCATION MAP

TOTAL GROSS AREA	5.3968	ACRES
TOTAL LOT AREA	0.9941	ACRES
NUMBER OF LOTS	20	
COMMON LOTS	1	
COMMON AREA	3.6789	ACRES
TOTAL RIGHT OF WAY AREA	0.7237	ACRES
GROSS DENSITY	3.7058	LOTS/ACRE
NET DENSITY (EXCLUDES RIGHT OF WAY)	4.2798	LOTS/ACRE

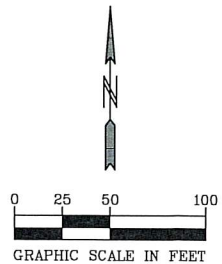
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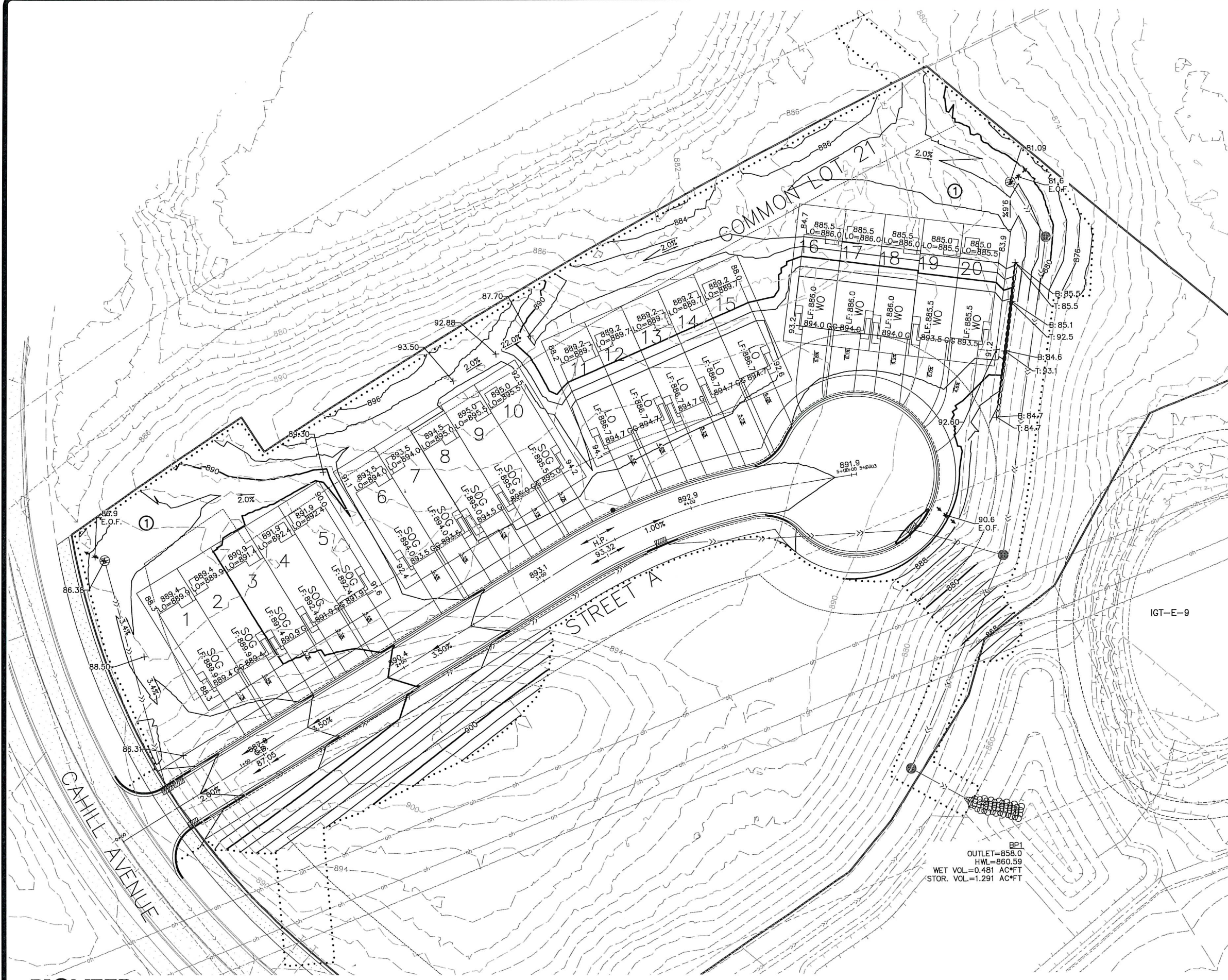
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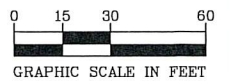


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LOW FLOOR = HWL+2'
LOWEST OPENING = EOF+1'
LOW FLOOR = NOF+1'

- TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:
- MAY 1 - AUGUST 1: MINNESOTA STATE SEED MIXTURE 22-111 (OATS COVER CROP) @ 100.0 LBS. PER ACRE OR APPROVED EQUAL.
 - AUGUST 1 - OCTOBER 1: MINNESOTA STATE SEED MIXTURE 22-111 (WINTER WHEAT COVER CROP) @ 100.0 LBS. PER ACRE OR APPROVED EQUAL.
 - MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
 - MNDOT 3881, TYPE 1 COMMERCIAL FERTILIZER, 10-10-20 @ 200 LBS. PER ACRE.
- PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 25-141 (MESIC GENERAL ROADSIDE) AT 59 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
 - MNDOT 3881, TYPE 3 SLOW-RELEASE FERTILIZER, 22-5-10, MINIMUM 70% WATER-INSOLUBLE NITROGEN @ 350 LBS PER ACRE.
- PERMANENT BASIN SEEDING SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
- WET BASIN BENCH/(IN)FILTRATION BASIN: MINNESOTA STATE SEED MIXTURE 33-261 (STORMWATER SOUTH AND WEST) AT 35 POUNDS PER ACRE.
 - ABOVE BASIN BENCH TO HIGH WATER LEVEL: MINNESOTA STATE SEED MIXTURE 35-241 (MESIC PRAIRIE GENERAL) AT 35.5 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL.
 - MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 @ 120 LBS PER ACRE OR 17-10-7 @ 150 LBS PER ACRE.
- UPLAND/NATURAL AREA SEEDING SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 35-621 (DRY PRAIRIE SOUTHEAST) AT 11.0 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL.
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Name: John M. Molinaro
Reg. No.: 45831
Date: 2-26-2021

Revisions

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PRELIMINARY GRADING PLAN

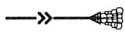
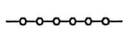
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PINE BEND ESTATES
INVER GROVE HEIGHTS, MINNESOTA

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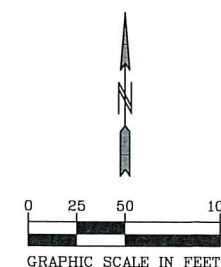


LEGEND

-  CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
-  CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
-  SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
-  STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST.
-  ROCK CONSTRUCTION ENTRANCE. INSTALL BEFORE START OF GRADING.
-  PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING.
-  SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
-  2' SOD OR EROSION CONTROL FENCE AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF SIDEWALK CONSTRUCTION.
-  MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION.
-  STABILIZED EMERGENCY OVERFLOW.

EROSION CONTROL NOTES

1. ENERGY DISSIPATION AT PIPE OUTLETS INSTALLED WITHIN 24 HOURS OF BEING PUT ONLINE.
2. OFFSITE INLET PROTECTION TO BE INSTALLED PRIOR TO BEGINNING CONSTRUCTION.
3. ONSITE STORM DRAIN INLET PROTECTION MUST BE INSTALLED WHEN BROUGHT ONLINE.
4. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL.
5. ROCK CONSTRUCTION ENTRANCE MUST BE INSTALLED AS A TRACKING BMP.
6. SILT FENCE INSTALLED CROSSING CONTOURS MUST HAVE "J" HOOKS ADDED.
7. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEETING REQUIREMENTS OF THE MPCA'S NPDES GENERAL PERMIT IS REQUIRED IN THE PLAN OR AS A SEPARATE DOCUMENT.
8. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED FOR AREAS THAT RECEIVE 10 ACRES OF DRAINAGE. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED IN THE LOCATION OF PERMANENT BASINS. INFILTRATION/FILTRATION BASIN AREAS MAY NOT FUNCTION AS TEMPORARY BASINS. "CONSTRUCT TEMPORARY SEDIMENTATION PONDS AND NECESSARY GRADING TO DIRECT SITE RUNOFF TO THE TEMPORARY PONDING AREA."
9. SITE INSPECTIONS BY A QUALIFIED INSPECTOR ARE REQUIRED WEEKLY OR FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER.



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Reg. No.: 45831
Date: 2-26-2021

Revisions

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Designed: JMM
Drawn: BNM/PDS

PRELIMINARY EROSION CONTROL
PLAN

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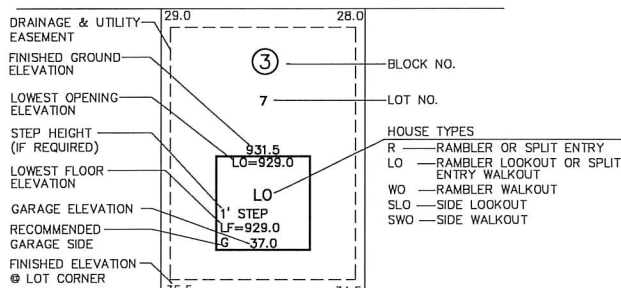
PINE BEND ESTATES
INVER GROVE HEIGHTS, MINNESOTA

02-ENG-119050-SHEET-EROS
2.2 OF 15

- GRADING SEQUENCE
1. INSTALL ROCK CONSTRUCTION ENTRANCE
 2. INSTALL PERIMETER SEDIMENT CONTROL DEVICES (SILT FENCE).
 3. STRIP TOPSOIL, STOCKPILE AND STABILIZE IN BERM FOR FUTURE SPREADING.
 4. DIG TEMPORARY SEDIMENT BASIN, BASIN TO BE 1800 CF/ACRE OF AREA STRIPPED. CLEAN TEMP BASIN ONCE 50% FULL.
 5. ALL SOILS WILL BE COMPACTED PER SPECIFICATIONS.
 6. MAINTAIN DRAINAGE DURING GRADING OPERATION TO TEMPORARY SEDIMENT BASIN.
 7. COMPLETE SITE GRADING PER PLAN.
 8. RESPAID TOPSOIL, MAINTAIN A MINIMUM OF 4" DEPTH.
 9. MAINTAIN DRAINAGE TO TEMP SEDIMENT BASIN UNTIL NEXT PHASE BEGINS.
 10. STABILIZE DENuded AREAS AND STOCKPILES WITHIN TIME FRAME LISTED IN EROSION PREVENTION PRACTICES

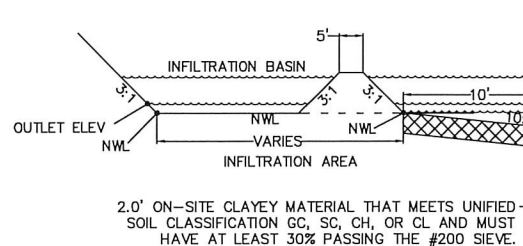
GENERAL NOTES

1. THE STORM WATER POLLUTION PREVENTION MANAGER SHALL BE A PERSON TRAINED, KNOWN/DEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs WHO WILL OVER SEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE AND DURING CONSTRUCTION.
2. CONTRACTOR TO ADHERE TO ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY N.P.D.E.S. PERMIT, INCLUDING THE REQUIREMENT TO MINIMIZE THE AREA DISTURBED BY GRADING AT ANY GIVEN TIME AND TO COMPLETE TURF RESTORATION WITHIN THE TIME REQUIRED BY THE PERMIT AFTER TEMPORARY CEASING GRADING OR COMPLETION OF GRADING.
3. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. BMP'S REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
5. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES. SOME EROSION CONTROLS SUCH AS CHECK DAMS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN THE SPECIFIC AREA. THEY SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
6. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS THAT MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
7. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIP LINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
8. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
9. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK--BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
10. TEMPORARY SEED SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3878. CONSISTING OF:
 - MN SEED MIX 22-111 @ 40 LBS. PER ACRE OR APPROVED EQUAL
 - MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA
 - TYPE 1 FERTILIZER, 10-10-20 @ 200 LBS. PER ACRE
10. PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3878. CONSISTING OF:
 - MN SEED MIX 35-241 AT 30 POUNDS PER ACRE FOR NON-BUILDABLE LOT AREAS.
 - MN SEED MIX 22-112 AT 50 POUNDS PER ACRE FOR BUILDABLE LOTS.
 - MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA
 - TYPE 3 FERTILIZER, 22-5-19 600X/LB @ 350 LBS PER ACRE.
11. SLOPES AT 3:1 OR STEEPER, AND/OR WHERE INDICATED ON THE PLANS SHALL BE SEEDED AND HAVE AN EROSION CONTROL BLANKET TYPE 3 INSTALLED OR MAY BE HYDROSEED WITH TACKIFIER MULCH. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN AN PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
12. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS.
13. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
14. WITHIN 7 DAYS OF COMPLETION OF THE SITE GRADING OPERATIONS THE ENTIRE SITE (EXCEPT ROADWAYS) SHALL HAVE BEEN SEEDD AND MULCHED AND SILT FENCE SHALL BE INSTALLED AROUND ALL PONDS.
15. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
16. THE MINIMIZATION OF SOIL COMPACTION MUST BE USED ON AREAS OUTSIDE OF SPECIFIC COMPACTION REQUIRED AREAS. THESE PRACTICES INCLUDE: PREVENTING HEAVY EQUIPMENT TRAFFIC AND CONSTRUCTION TRAFFIC FROM AREAS, USING PRACTICES TO PREVENT CONCENTRATED FLOW OCCURRING OVER THE SOIL, PROVIDE LIGHT TRACKED EQUIPMENT TO CONSTRUCT AREA TO FINAL GRADE. THE AREAS REQUIRING LOOSE SOIL INCLUDE ALL TOPSOIL PLACEMENT AND INFILTRATION/FILTRATION BASINS.



LOT INFORMATION

(TYPICAL SECTION NOT TO SCALE)



CONSTRUCTION ACTIVITY REQUIREMENTS

A. EROSION PREVENTION PRACTICES

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. THE CONTRACTOR MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES.
3. THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS.
4. FOR PUBLIC WATERS THAT THE MN DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIC FISH SPawning TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 7 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES.
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN AN PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.

B. SEDIMENT CONTROL PRACTICES

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMP'S ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL ALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMP'S TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3 OF THE PERMIT.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM REQUIRE SEDIMENT CONTROL PRACTICES AS SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW WATERLINE. IMMEDIATELY AFTER SHORT TERM CONSTRUCTION ACTIVITY IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY. PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT SEDIMENT BASINS AS REQUIRED IN SECTION 14 OF PERMIT.
12. IN ANY AREAS OF THE SITE WHERE VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
13. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
14. PERMITTEES MUST DIRECT DISCHARGES FROM BMP'S TO VEGETATIVE AREAS UNLESS INFEASIBLE.
15. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET FROM THE WATER UNLESS, DUE TO LACK OF AVAILABLE SPACE, NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCES CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
16. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURE OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

C. DEWATERING AND SURFACE DRAINAGE

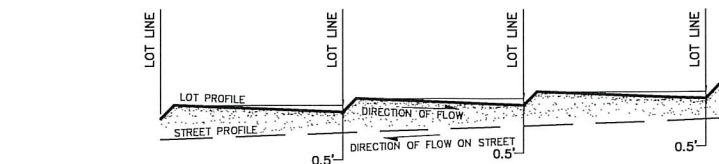
1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS WILL NOT RESULT FROM DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

D. INSPECTIONS AND MAINTENANCE

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN PERMIT, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/4 INCH IN 24 HOURS. (NOTE: LOCAL JURISDICTION MAY REQUIRE A MORE FREQUENT INTERVAL OF INSPECTION.)
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMP'S.
3. ALL NONFUNCTIONAL BMP'S MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED. DOCUMENTATION MUST BE RECORDED AS REQUIRED. (SEE MPCA NPDES PERMIT 11.4-11.11.)

E. POLLUTION PREVENTION MANAGEMENT MEASURES

1. MATERIALS ON SITE MUST BE STORED PROPERLY.
2. CHEMICALS ON SITE MUST BE HANDLED, STORED & DISPOSED OF PER M.P.C.A. REQUIREMENTS.
3. HAZARDOUS MATERIALS MUST BE STORED AND DISPOSED OF PER M.P.C.A. REQUIREMENTS.
4. SOLID WASTE MUST BE HANDLED, STORED & DISPOSED OF PER M.P.C.A. REQUIREMENTS.
5. SANITARY WASTE MUST BE HANDLED PER M.P.C.A. REQUIREMENTS.
6. SANITARY WASTE MUST BE HANDLED PER M.P.C.A. REQUIREMENTS.
7. DISCHARGE OR SPILLED CHEMICALS MUST BE HANDLED AND REPORTED PER M.P.C.A. REQUIREMENTS. ADEQUATE SUPPLIES MUST BE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS.
8. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.
9. EFFECTIVE CONTAINMENT FOR ALL WASHOUT OPERATIONS RELATED TO CONSTRUCTION ACTIVITY MUST BE OF M.P.C.A. REQUIREMENTS.

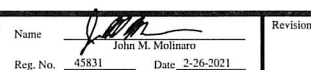


LOT BENCHING DETAIL

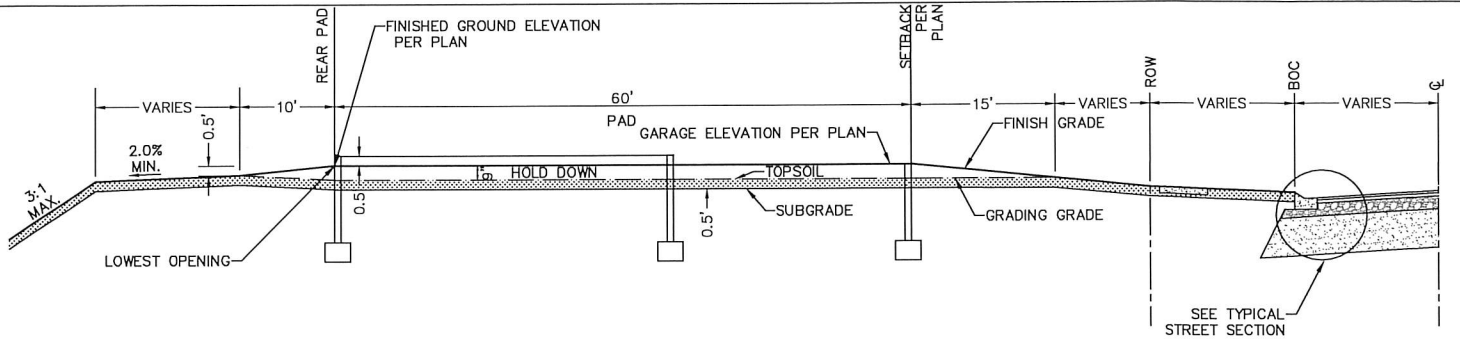
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STORM WATER BASIN SECTION

(TYPICAL SECTION NOT TO SCALE)

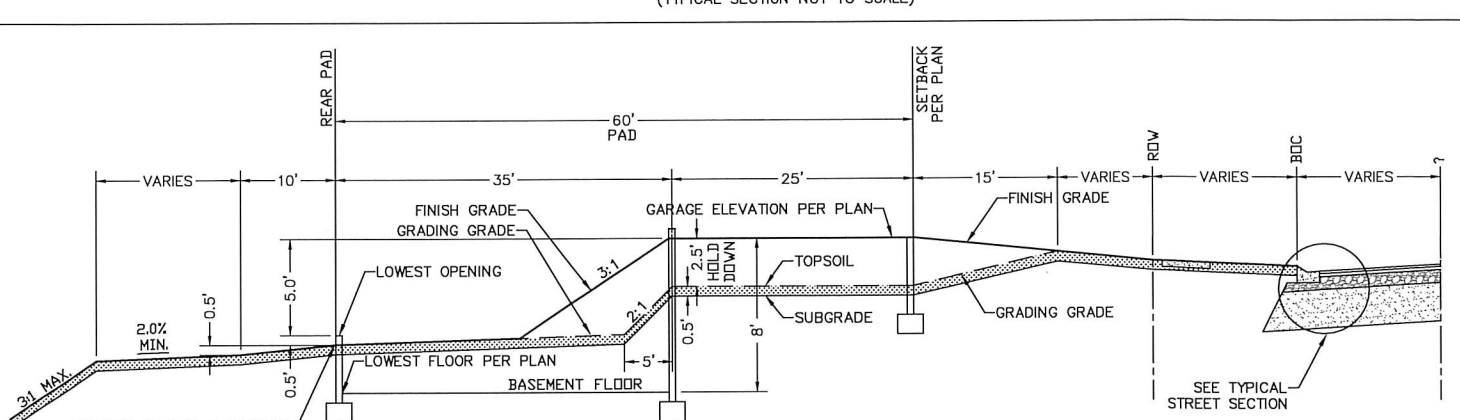


TOWNHOME HOLDDOWNS



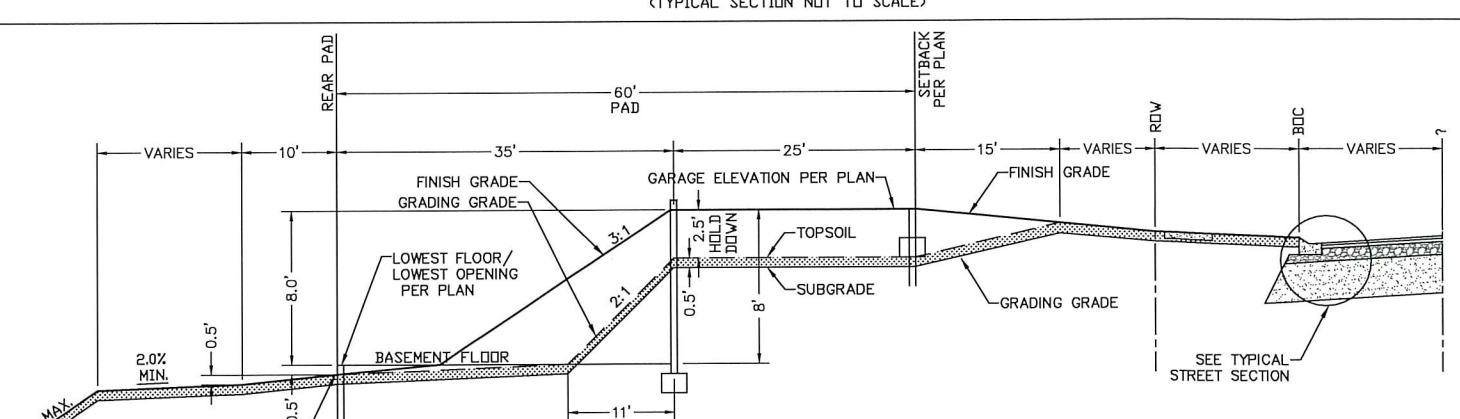
SLAB-ON-GRADE

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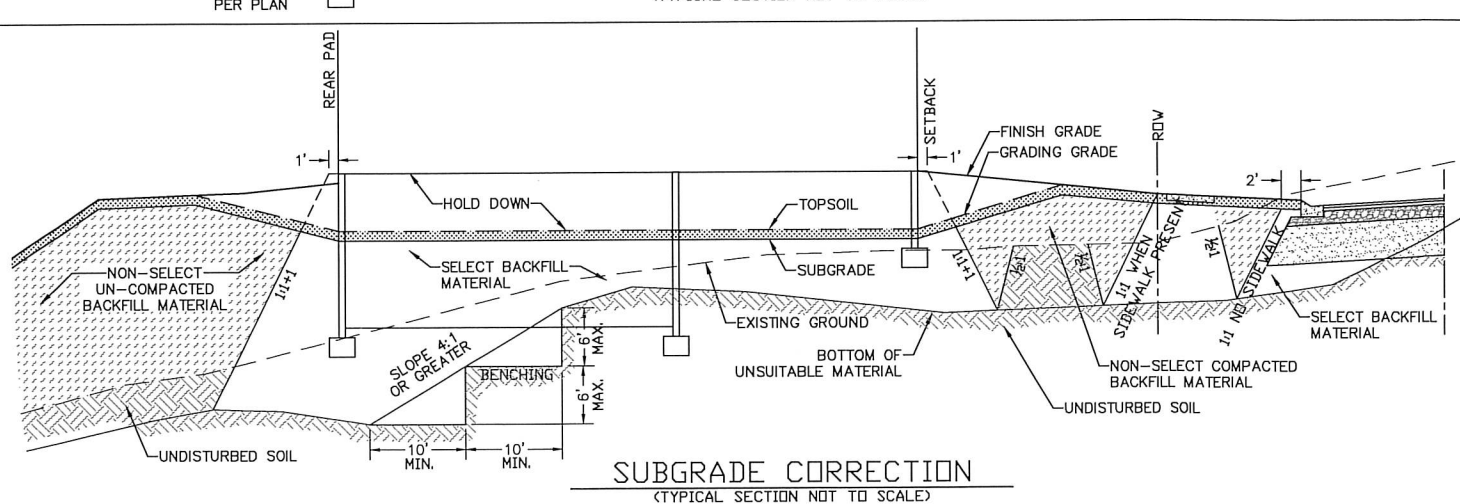
LOOKOUT

(TYPICAL SECTION NOT TO SCALE)



WALKOUT

(TYPICAL SECTION NOT TO SCALE)



SUBGRADE CORRECTION

(TYPICAL SECTION NOT TO SCALE)

PIONEER Engineering

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www.pioneereng.com

I hereby certify that this plan 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
Name: John M. Molinaro
Reg. No.: 45831 Date: 2-26-2021

Revisions

Date: 2-26-2021
Designed: JMM
Drawn: BNM/PDS

PRELIMINARY GRADING DETAILS

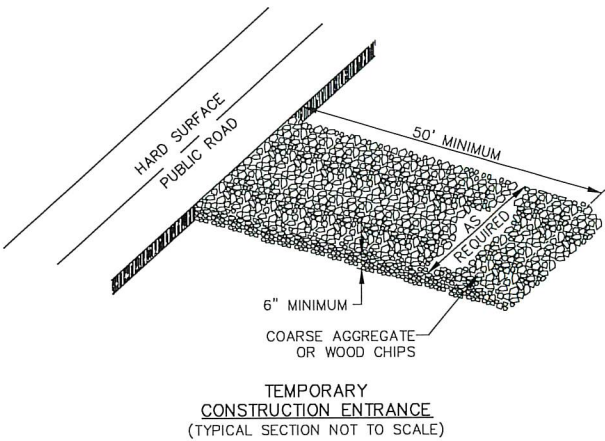
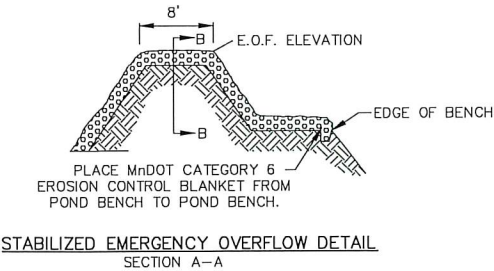
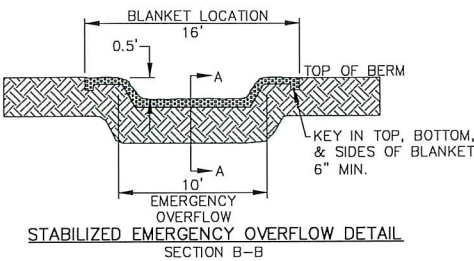
ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

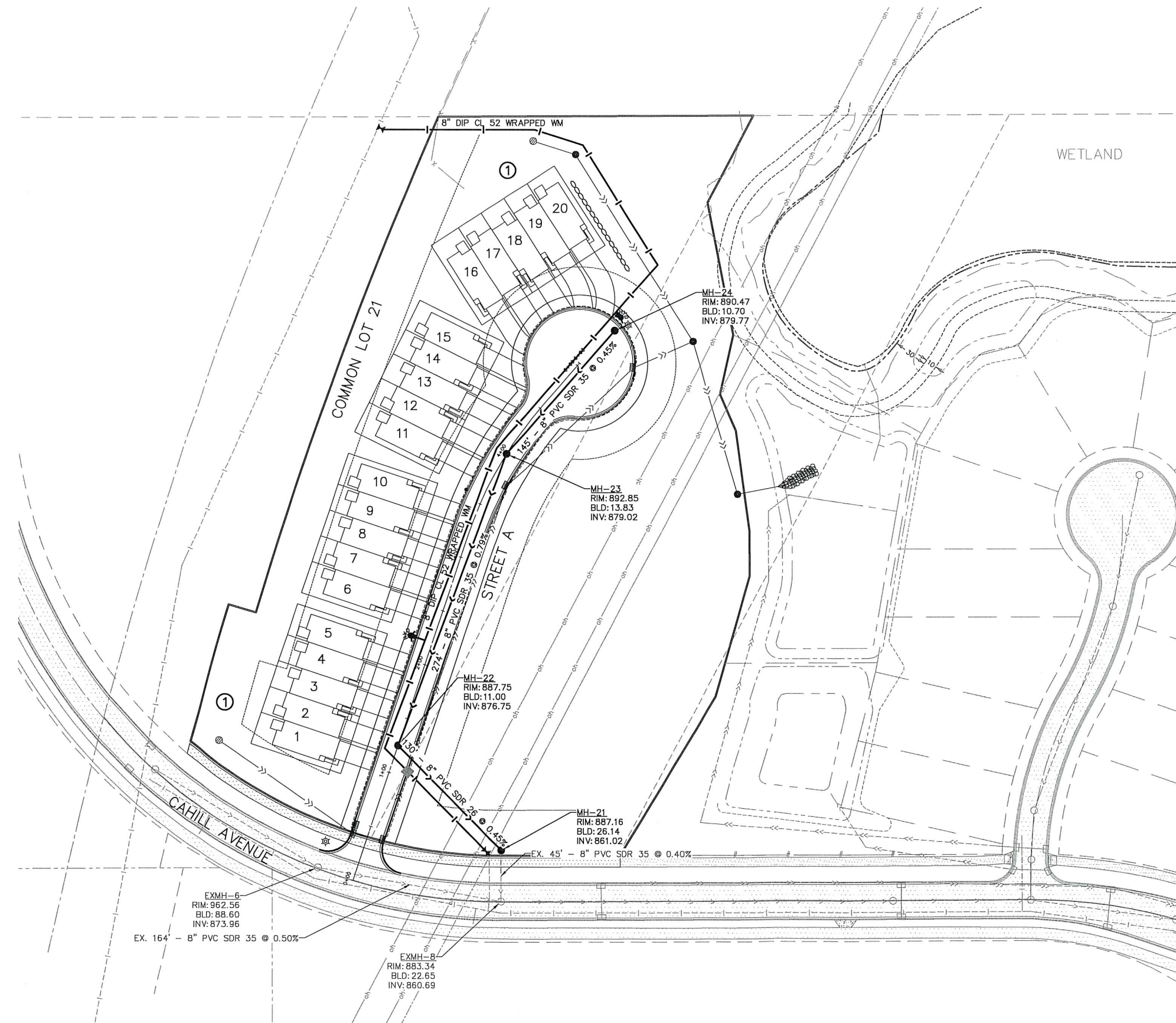
PINE BEND ESTATES
INVER GROVE HEIGHTS, MINNESOTA

2.3 OF 15

EROSION CONTROL NOTES

1. ENERGY DISSIPATION AT PIPE OUTLETS INSTALLED WITHIN 24 HOURS OF BEING PUT ONLINE.
2. OFFSITE INLET PROTECTION TO BE INSTALLED PRIOR TO BEGINNING CONSTRUCTION.
3. ONSITE STORM DRAIN INLET PROTECTION MUST BE INSTALLED WHEN BROUGHT ONLINE.
4. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL.
5. ROCK CONSTRUCTION ENTRANCE MUST BE INSTALLED AS A TRACKING BMP.
6. SILT FENCE INSTALLED CROSSING CONTOURS MUST HAVE "J" HOOKS ADDED.
7. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEETING REQUIREMENTS OF THE MPCA'S NPDES GENERAL PERMIT IS REQUIRED IN THE PLAN OR AS A SEPARATE DOCUMENT.
8. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED FOR AREAS THAT RECEIVE 10 ACRES OF DRAINAGE. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED IN THE LOCATION OF PERMANENT BASINS. INFILTRATION/FILTRATION BASIN AREAS MAY NOT FUNCTION AS TEMPORARY BASINS. "CONSTRUCT TEMPORARY SEDIMENTATION PONDS AND NECESSARY GRADING TO DIRECT SITE RUNOFF TO THE TEMPORARY PONDING AREA."
9. SITE INSPECTIONS BY A QUALIFIED INSPECTOR ARE REQUIRED WEEKLY OR FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER.

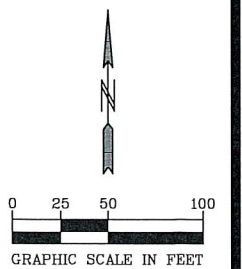




UTILITY CONSTRUCTION NOTE
 1. STRUCTURES IN BOULEVARDS/GREENSPACE REQUIRE
 FIBERGLASS FLEX STAKE MARKERS, CITY PLATE (MISC-01)

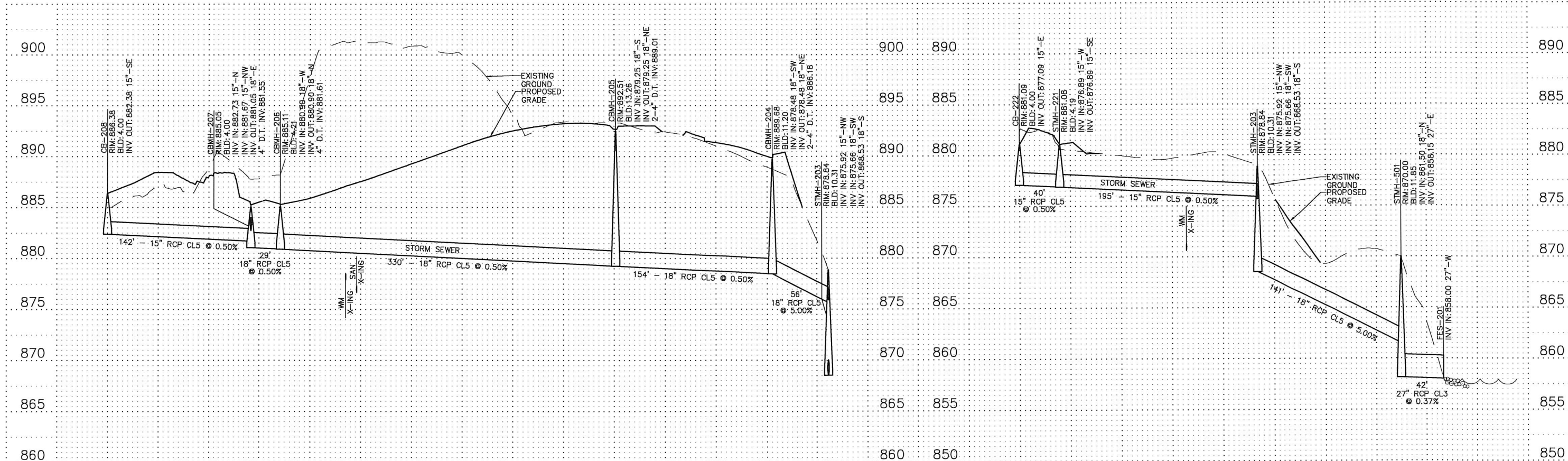
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	40 FEET
MINIMUM SETBACK BETWEEN BUILDINGS	20 FEET
MINIMUM SIDE STREET SETBACK	25 FEET

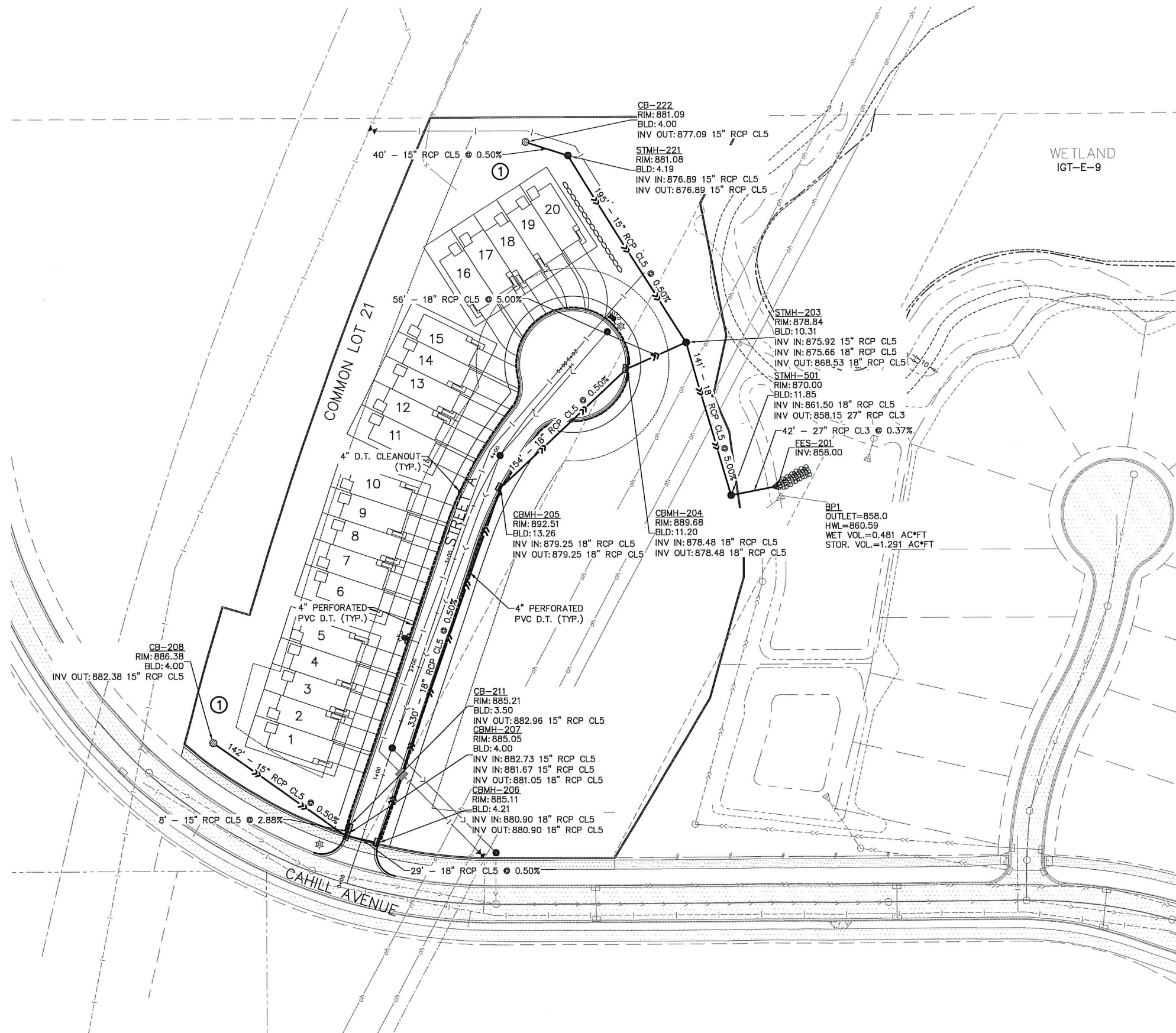
LOW FLOOR = HWL+2'
 LOWEST OPENING = EOF+1'
 LOW FLOOR = NOF+1'



BENCH MARK
 TNH 400' WEST CAHILL
 AVE. & INVER GROVE
 TRAIL INT.
 ELEV=870.62

STREET A STORM





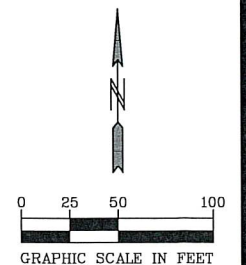
PRELIMINARY ZONING REQUIREMENTS WITH VARIANCES:

MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	40 FEET
MINIMUM SETBACK BETWEEN BUILDINGS	20 FEET
MINIMUM SIDE STREET SETBACK	25 FEET

LOW FLOOR = HWL+2'
 LOWEST OPENING = EOF+1'
 LOW FLOOR = NOF+1'

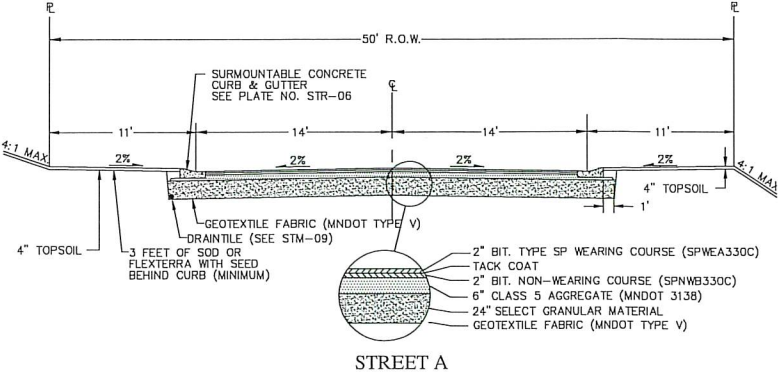
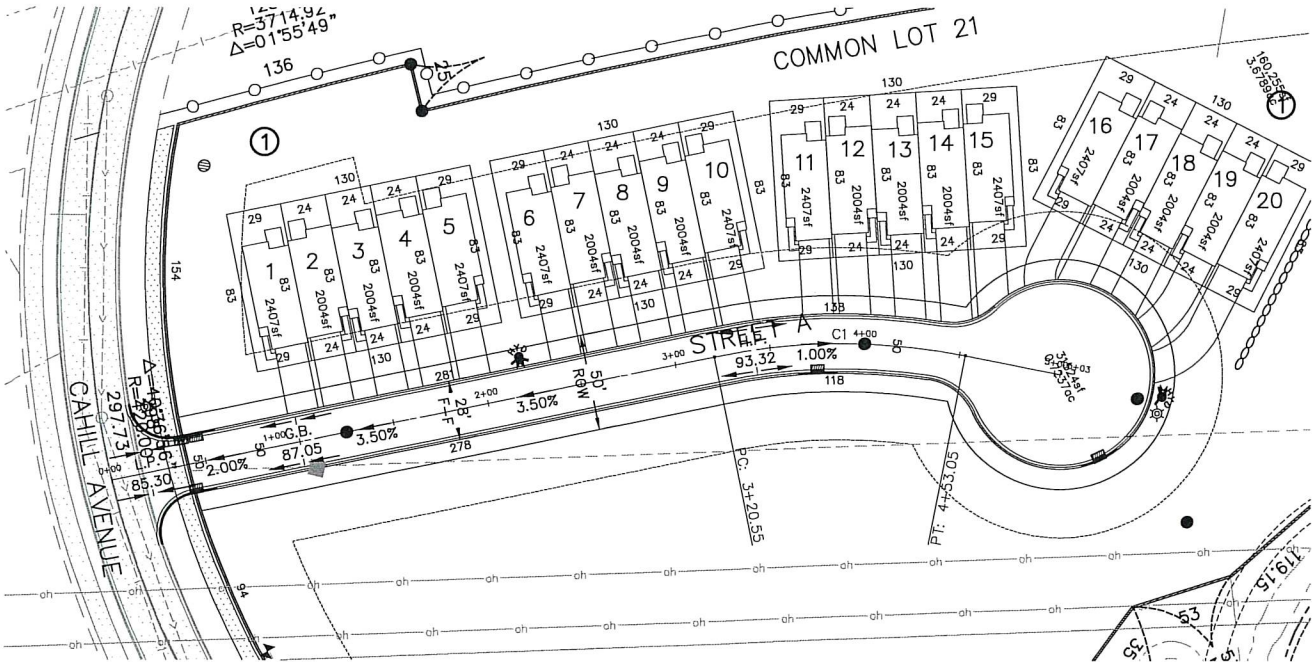
UTILITY CONSTRUCTION NOTE

- STRUCTURES IN BOULEVARDS/GREENSPACE REQUIRE FIBERGLASS FLEX STAKE MARKERS, CITY PLATE (MISC-01)

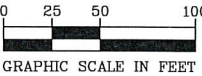


BENCH MARK
 TNH 400' WEST CAHILL
 AVE. & INVER GROVE
 TRAIL INT.
 ELEV=870.62

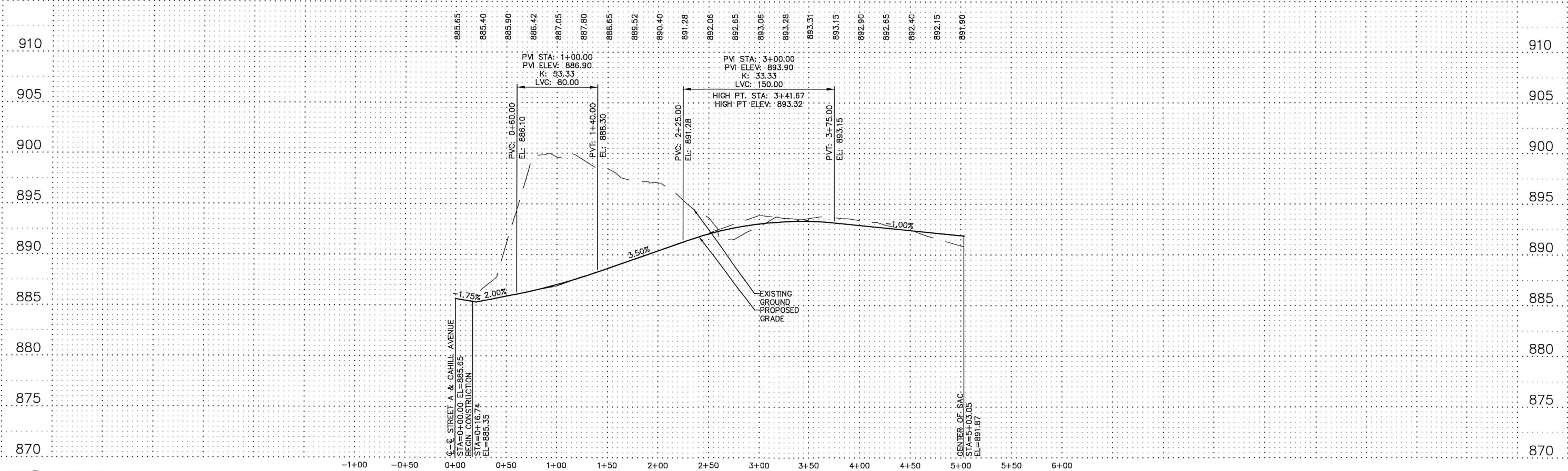
CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C1	22°41'23"	132.50	334.59	67.13	3+20.55	4+53.05



STREET CONSTRUCTION NOTE
 1. STREETLIGHTS REQUIRED PER CITY CODE [7-4-1]



BENCH MARK
 TNH 400' WEST CAHILL
 AVE. & INVER GROVE
 TRAIL INT.
 ELEV=870.62

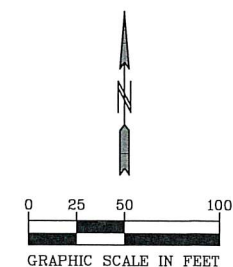




—STEEP SLOPES

STEEP SLOPES NOTE

1. 3:1 SLOPES—PROVIDE MNDOT RAPID STABILIZATION (2575-3) METHOD 3 OR 4.
 —HYDRAULIC MULCH, SEED & FERTILIZE
 —CAT.3 BLANKET, SEED & FERTILIZE



BENCH MARK
 TNH 400' WEST CAHILL
 AVE. & INVER GROVE
 TRAIL INT.
 ELEV=870.62

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CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
 2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

I hereby certify that this plan 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

Name John M. Molinaro
 Reg. No. 45831 Date 2-26-2021

Revisions

Date 2-26-2021
 Designed JMM
 Drawn BNM/PDS

PRELIMINARY 3:1 SLOPES

ALLIANT VENTURES III, LLC
 4655 NICHOLS ROAD, STE. 106
 EAGAN, MN 55122

PINE BEND ESTATES
 INVER GROVE HEIGHTS, MINNESOTA

6.1 OF 15



PLANT SCHEDULE				
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	INSTRUCTIONS
OVERSTORY TREES				
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	5	
	RIVER BIRCH/Betula nigra 'Heritage'	8-10' B&B	5	Clump
	THORNLESS HONEYLOCUST/Gleditsia triacanthos var. inermis	2.5" B&B	5	
	NORTHERN PIN OAK/Quercus ellipsoidalis	2.5" B&B	4	
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	5	
	SUGAR MAPLE/Acer saccharum	2.5" B&B	5	
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	4	
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	12	
	WHITE PINE/Pinus strobus	6' B&B	9	

LANDSCAPE NOTES:

STREET TREE REQUIREMENT: 1 TREE/40 FEET, A MINIMUM OF 1 TREE/LOT
TREES MUST BE PLANTED 5-7' INSIDE PROPERTY LINE AND NO CLOSER THAN 30' TO THE CURBLINE INTERSECTION ON CORNER LOTS.

PROPOSED UNITS: 20
MITIGATION REQUIRED: 83" (SEE SUBMITTED TREE PRESERVATION PLAN)

PROPOSED LANDSCAPE TREES: 54
20 STREET TREES
PROPOSED MITIGATION TREES:
13 2.5" OVERSTORY (32.5")
21 6' EVERGREEN (63")
TOTAL MITIGATION TREES: 34 (95.5")

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH COPPER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

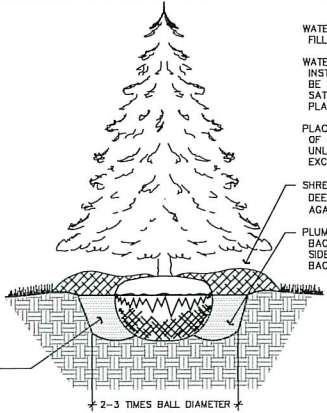
CONIFEROUS TREE PLANTING DETAIL

TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.

SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.

PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL. WATER PLANT. REMOVE TOP 1/2 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/2 OF THE BALL. REMOVE ALL TWINE.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.



WATER TO SETTLE PLANTS AND FILL VOIDS.

WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.

PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

SHREDDED WOOD MULCH MIN. 3" DEEP (DO NOT PLACE MULCH AGAINST TRUNK OF TREE).

PLUMB AND BACKFILL WITH BACKFILL SOIL. BREAK DOWN SIDES OF HOLE WHEN BACKFILLING.

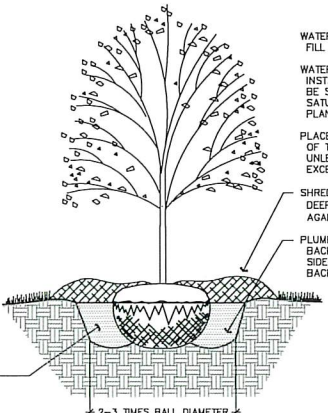
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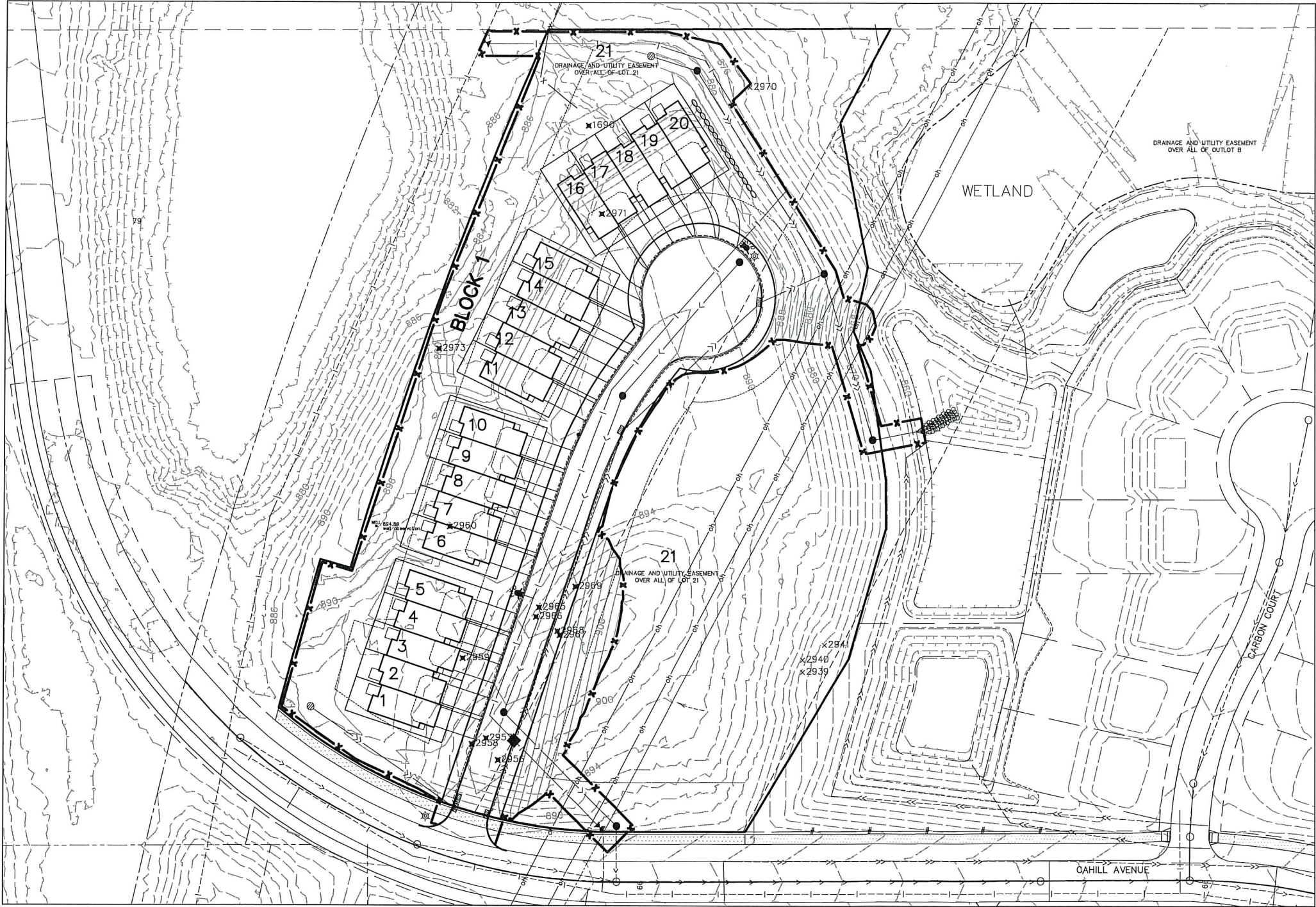
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Tag No.	DBH	Common Name	Scientific Name	Notes	Status	Class
1690	16.9	Siberian Elm	Ulmus pumila		Remove	A
2939	14	American Elm	Ulmus americana		Save	A
2940	16	Black Cherry	Prunus serotina		Save	B
2941	8	Northern Pin Oak	Quercus ellipsoidalis		Save	B
2956	6	Red Cedar	Juniperus virginiana	15' in height	Remove	B
2957	21,19	Black Cherry	Prunus serotina		Remove	B
2958	8	Green Ash	Fraxinus pennsylvanica		Remove	A
2959	15	Green Ash	Fraxinus pennsylvanica		Remove	A
2960	11	Green Ash	Fraxinus pennsylvanica		Remove	A
2965	12	Red Cedar	Juniperus virginiana	25' in height	Remove	B
2966	10	Red Cedar	Juniperus virginiana	20' in height	Remove	B
2967	16	Red Cedar	Juniperus virginiana	25' in height	Remove	B
2968	14	Red Cedar	Juniperus virginiana	25' in height	Remove	B
2969	15	Red Cedar	Juniperus virginiana	25' in height	Remove	B
2970	11	Red Cedar	Juniperus virginiana	25' in height, internal decay along trunk	Save	B
2971	11	American Elm	Ulmus americana		Remove	A
2973	18	Bur Oak	Quercus macrocarpa		Remove	B

Tree Preservation Data	
Total Inches: 250"	
Removed Total: 201"	
"Class A" Trees Saved: 14"	
"Class A" Tree Removed: 70"	
"Class B" Trees Saved: 35"	
"Class B" Tree Removed: 131"	
"Class C" Trees Saved: 0"	
"Class C" Tree Removed: 0"	
Allowed to Remove (R-3) 40%: 100"	
Mitigation Required	
Mitigation based on City's "Tree Preservation Workbook" as provided by the City	
Subtotal adjusted replacement inches	82.8
Total (lesser of subtotal or max. def. inches)	82.8
Equivalent number of trees @ 2.5 caliper inches per tree	33.1
(*) Trees determined to be in poor condition due to decay, toppling, missing crown, or in decline are removed from all calculations	

- ⊗

141

TREE TO BE REMOVED
- ×

141

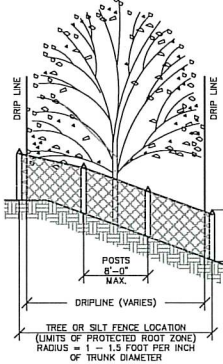
TREE TO BE SAVED
- 141

TREE LOCATED OFF-SITE

TREE PROTECTION DETAIL
NOT TO SCALE

TREES TO BE SAVED SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING OR HEAVY DUTY SILT FENCE AND STEEL STAKES AT THE DRIP LINE, OR AS DIRECTED BY THE OWNER'S CONSULTANT.

PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGE BY VEHICLES, COMPACTION OF SOILS AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE, MASONRY, PAINTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.



INSTALL TREE OR SILT FENCE PRIOR TO OR AT SAME TIME AS LAND CLEARING.

PROTECTION FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

IF PROTECTION FENCE IS DAMAGED OR REMOVED, NEW FENCING MUST BE PLACED BACK IN ORIGINAL POSITION UNTIL CONSTRUCTION IS COMPLETE.



LOT	BLOCK	Impervious(sqft)
1	1	2035
2	1	2076
3	1	2043
4	1	2076
5	1	2100
6	1	2035
7	1	2076
8	1	2043
9	1	2076
10	1	2106
11	1	2105
12	1	2163
13	1	2189
14	1	2282
15	1	2194
16	1	2251
17	1	2139
18	1	2091
19	1	2275
20	1	2568



March 24, 2021

To: Bob Machacek, Alliant Ventures III, LLC

From: Vernon Swing, PE

**Re: Trip Generation Study and Right Turn Lane Warrants -
Pine Bend Estates Residential Development, Inver Grove Heights, MN**

Per your request, Swing Traffic Solutions, LLC has conducted a trip generation analysis and right turn lane warrant review for the proposed Pine Bend Estates Residential Development in Inver Grove Heights, MN. The proposed development will include 20 townhome units. The site is adjacent to the north side of Cahill Avenue and is west of Inver Grove Trail. The site will include one access to and from Cahill Avenue. (See attached site plan figure.) This memorandum documents the anticipated site generated traffic and anticipated driveway distribution of the site generated traffic.

Trip Generation

The trip generation for the proposed residential development has been estimated based on the methodology described by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 10th Edition. The proposed townhomes correspond to ITE Land Use Code 220. Table 1 summarizes the findings.

Table 1
Trip Generation

Land Use	Daily	AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit
Townhomes (20)	146 Trips	2 Trips	7 Trips	7 Trips	4 Trips

As shown in Table 1, the site is estimated to generate 2 entering and 7 exiting trips during the morning traffic peak, 7 entering and 4 exiting trips during the afternoon traffic peak hour.

Review of the current traffic conditions, including traffic counts conducted on regional arterial roads, as documented by MnDOT suggest traffic to the proposed development during the critical PM Peak time will be distributed to the site driveway as follows:

- **Entering the site** – 4 trips will enter from the north, and 3 trips will enter from the south.

The three right turn entering trips were tested against right turn lane warrants to determine if a dedicated right turn lane to the development is needed.



Swing Traffic Solutions

Right Turn Lane Warrants

A large study conducted by the UoM and MnDOT, published by TRB in 2011, resulted in methods for warranting right turn lanes along roadways that has been adopted by MnDOT. The warrants shown in the Table below are for turn lanes that cost approximately \$30K.

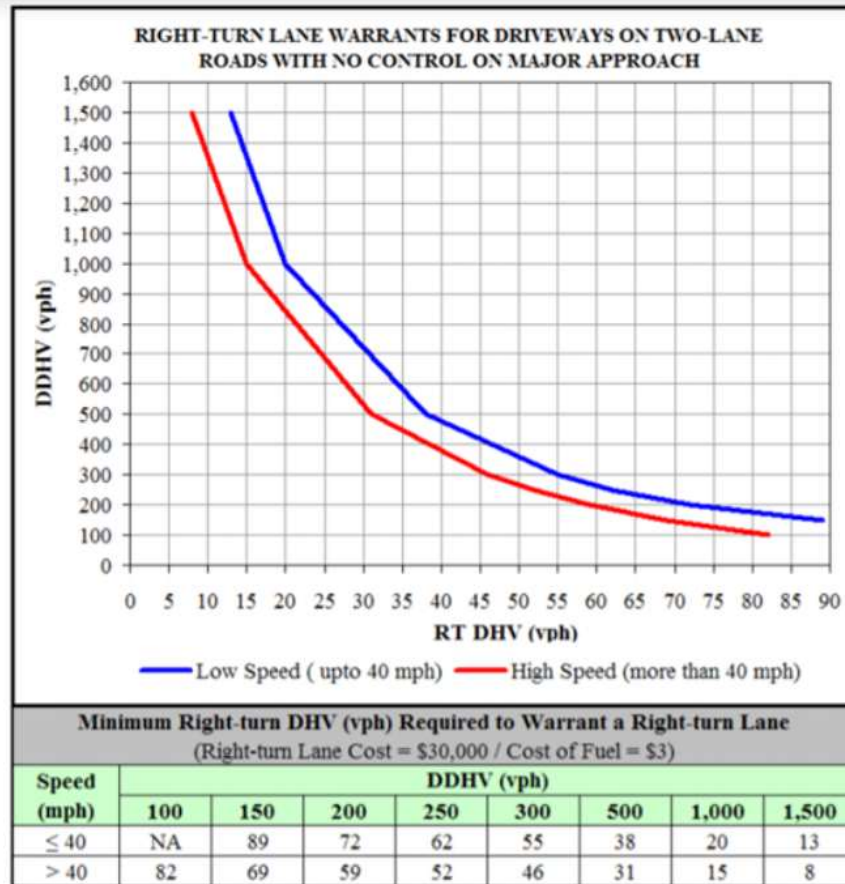


Figure 6.18. Right-turn lane warrants for driveways (fuel cost \$3/gallon, delay cost \$13/hr, right-turn lane cost \$30,000).

For Pine Bend Estates, Cahill Avenue is a 35mph road so the Blue should be used in determining warrants, conditions above the blue line satisfy warrants, conditions below do not. Current volumes (DDHV) on Cahill Avenue in the advancing direction are approximately 290 trips, and the forecast right turning traffic is 3 trips. From the graph above this is well under the Blue Line, therefore, a dedicated right turn lane is not warranted.

In conclusion, the development peak demand occurring during the AM and PM Peak traffic hours will have a negligible impact on current traffic conditions in the vicinity of the site, and the site generated traffic does not satisfy right turn lane warrant. The site will function well as proposed.

Please contact Vernon Swing at vswingtraffic@gmail.com or 612-968-4142 with any questions.



PLANNING REPORT

CASE NO: 21-12PUD

APPLICANT: Builders Lot Group, LLC

PROPERTY OWNER: James Peltier

REQUEST: Rezoning, Preliminary Plat and Preliminary PUD Development Plan

HEARING DATE: April 6, 2021

LOCATION: 7250 Argenta Trail and 1266 70th Street

COMPREHENSIVE PLAN: Mixed Use, MDR, LDR

ZONING: P, Institutional

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing a development with a mix of single family detached densities and an apartment building component. The project would consist of a total of 126 single family lots of differing lot sizes and widths and an apartment pad with up to a 180 unit apartment building. The project provides for the extension of Alverno Avenue, a collector street extending from the current end point in Argenta Hills up to 70th Street. Additional local streets and street stubs would be provided to link the properties between Argenta and South Robert with a connected local street network. Open space and trails are proposed throughout the project.

REQUESTS

The specific requests for the development project include the following:

1. Rezoning of the property to R-1C/PUD Single Family Residential District, R-3B/PUD Single Family Residential District and R-3C/PUD Multiple Family Residential District.
2. Preliminary Plat approval of Peltier Reserve, consisting of 126 single family lots, one lot for a 180 unit apartment building and 13 outlots.
3. Preliminary PUD approval of the Peltier Reserve PUD as required by the Northwest Overlay District.

EVALUATION OF THE REQUEST

SURROUNDING USES

The subject property is surrounded by:

North: Large lot residential; zoned A, Agricultural; guided MDR and HDR

East: Large lot residential; zoned A; guided LDR.

West: single family homes, vacant; zoned A, Agricultural, Single family PUD; guided Mixed Use, LDR and MDR.

South: large lot residential, single family homes; zoned A and Single family PUD; guided LDR.

IDENTIFICATION OF NATURAL RESOURCES

The site contains primarily Manage 3 uplands and old fields which do not have any significant characteristics for preservation. The Resource inventory identifies a secondary greenway that follows the pipeline easement on the property. This pipeline easement area would be utilized as a open space with trail generally following the alignment.

NET DEVELOPABLE AREA

Note: the numbers that are referenced within this staff report are approximate based on preliminary plan submittals. They will likely change slightly between preliminary and final plat. The numbers provided are sufficient for preliminary plat review.

Net developable area is defined as the area of a property remaining after excluding those portions that are either: a) encumbered by right-of-way for arterials roads as defined in the IGH Comprehensive Plan; or b) lying below the ordinary high water level of public waters; or c) lying within the boundaries of delineated wetlands; or d) bluffs in shoreland areas; or e) land to be dedicated for public park needs. Based on this definition, the proposed project area contains approximately 46.15 net developable acres. The request has been sent to Dakota County for their review on right-of-way needs. There will be some additional dedication along 70th Street (Co Rd 26).

General Project Data	Acres
Gross Project Area	48.15
Delineated Wetlands	0.94
Public Water Bodies (PWI)	0.00
Bluffs in Shoreland Area	0.00
Planned "Arterial" Road Right of Way	1.06
Total Net Developable Area	46.15

NATURAL AREA/OPEN SPACE

Section 10-13J-5. D. establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area the project contains the following:

	Required Acres	Proposed Acres
<i>Total Net Developable Area</i>	<i>46.15</i>	<i>NA</i>
Minimum Open Space Required = 20% of net area	9.24	13.69 (29%)
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	6.93	7.24 (78%)
Area to be undisturbed = 50% of required open space	4.62	3.26 (35%)

The site design has prioritized the open space areas along the perimeters of the site including the regional basins and pipeline easement. The site complies with total open space and contiguous open space. The site is short undisturbed open space. Flexibility from this code standard is being requested by the application. The primary area left undisturbed is around the wetland central to the site and along eastern boundary at the south end of the site. The balance of the site is disturbed due to the number of roads that are required. There are a number of local street connections required to provide access to all adjacent properties. These include some predominant east-west roadway links that connect properties between Argenta and Hwy 3. Other ponding areas are required to be created or graded to accommodate the storm water system. Overall, the site provides greater open space and contiguous open space than the code minimums.

The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. The final PUD plans must show the location of the marker posts.

DEVELOPMENT CAPACITY PLAN

Section 10-13J-5. E. of the Northwest Area Overlay Ordinance outlines a process by which a site's development capacity is determined as a means to allocate development across a site. This exercise only determines the number of units that would be permissible on the site and not the actual proposed development.

The development capacity plan was established for the proposed project utilizing the base zoning district of R-1C, R-3B and R-3C. When applying the base district and factoring in the open space as part of the R-1C district, the development capacity plan yields a range of 73 to 133 possible units. This equates to a density range of 2.0 to 3.6 units per net acre. When applying the base district and factoring in the open space as part of the R-3B district, the development capacity plan yields a range of 56 to 84 possible units. This equates to a density range of 8.0 to 12.0 units per net acre. When applying the base district and factoring in the open space as part of the R-3C district, the development capacity plan yields a range of 56 to 102 possible units. This equates to a density range of 12.0 to 21.8 units per net acre.

Base Zoning District	Net Acres*	Min Density (units per acre)	Max Density (based on lot size per zoning code)	Min Units	Max Units
R-1C	36.5	2	12,000	73	133
R-3B	6.99	8	3,630		92
R-3C	4.66	12	2,000	56	102

The proposed net density for the R-1C district would be 1.9 units/acre, the proposed density for the R-3B district would be 7.44 units/acre and the proposed net density for the R-3C district would be 38 units/acre.

PROPOSED DEVELOPMENT MAGNITUDE, DENSITY AND BULK STANDARDS

Building setbacks and separation.

The proposed setbacks for the project are listed on the plan sheet PUD Applied Standards (Sheet C3.05).

Units within the proposed development comply with the required setbacks, except for the following situations listed below:

- Building separation.
Lots up to 60 feet wide – 5 foot side yard (10 foot separation)
Lots at 65 feet wide – 7.5 foot side yard (15 foot separation)
- Street corner lot setback to 15 feet.

Impervious surface coverage.

Impervious surface coverage standards are applied to give the city the authority to ensure sufficient areas for infiltration.

The applicant has provided impervious surface calculations for the entire project.

Impervious Surface	Maximum Allowed	Proposed
R-1C	25%	45-55%
R-3B	55%	55.0%
R-3C	65%	42.0%

The smaller lot single family would generate more impervious surface than allowed, but the medium density would meet standards and apartment building would be below standards. The overall stormwater management plan is designed to account for the amount of impervious surface proposed.

PRELIMINARY PLAT

The applicant is proposing a preliminary plat which consists of 126 single family lots, , one lot for the apartment building and 13 outlots. The outlots would be for open space and storm water management. There are 52 lots with lot sizes ranging from 4,499 to 13,000 square feet and widths from 36-38 feet. There are 36 lots with lot sizes ranging from 4,850 to 6,500 square feet and widths from 50-52 feet. There are 16 lots with lot sizes ranging from 5,500 to 7,500 square feet and widths of 60 feet. There are 20 lots with lot sizes ranging from 8,000 to 10,000 square feet and widths of 65 feet. The existing homestead would remain and be on Lot 3, Block 10.

A portion of the plat encompasses land that is still owned by Dakota County. This the area generally on Lots 9-13, Block 4. Ownership of this land will have to be transferred to the developer prior to approval of the final plat. The preliminary plat must be condition upon developer acquiring the land from the County.

Lot 1, Block 14 is located very close to 70th Street. The County will be upgrading 70th Street in the next couple of years and traffic volumes are expected to continue to increase. The proposed setback from the county right-of-way is only 25 feet whereas 50 feet is required. Since the required setback cannot be obtained on the lot as proposed, staff recommends this lot be eliminated or lots in the area be reconfigured so a 50 foot setback can be achieved for the lot from the 70th Street right-of-way.

The plat has been sent to Dakota County for their review on right-of-way needs. The County reviewed the plat on a concept plan level and commented on the access location at 70th, future needs for possible full access at 72nd, and the location of the trail segment leading to the county trail along Argenta Avenue. The County will make further comment after these items have been addressed by the applicant. In any case, a standard condition of approval is the plat is subject to review and approval by Dakota County.

PARKS/TRAILS

The site plan identifies sidewalk and trail along both sides the collector street as required by the Northwest Ordinance. There are trail segments proposed in the development along the pipeline easement and segments for future trails leading to surrounding properties.

There is a trail segment along the pipeline that would connect to the trail along Argenta Trail. This segment is being looked at as a possible mid-block connection for the city park being planned on the west side of Argenta. Staff is working with the city's consultant working on the park, the applicant, and Dakota County to design the trail so it would be at the most advantageous place for a trail crossing point. Final design would be approved with the final plat and plans.

STREETS & CONNECTIVITY

The project is designed with an extension of Alverno Avenue from its current end point in Argenta Hills through the project and up to 70th Street. Alverno is a collector street shown on the city's Northwest Area Collector Street Study. There would be a connection point at 72nd Street and Argenta Trail. This is currently designed as a three-way interchange. Since the planned alignment of 72nd Street heading east is off the property in question, the applicant is proposing a temporary roadway between lots 5 and 7 block 7. This will provide a second access point until land develops around the site and the other local streets can be connected.

WSB reviewed the street plans for the city to determine compliance with the 2012 Collector Street Study. WSB found the plans to be consistent except noted Alverno as a collector does not need to be a 44 foot wide road but could function with a 36 foot wide road. The determination on the needed roadway width to be determined by the City Engineer.

The streets and right-of-way comply with city standards and the local streets provide a sidewalk on one side as required.

PARKING

The development is proposed with 28 foot wide public streets that allow parking on one side. The lots in the R-1C neighborhoods would have space for 2 off-street parking. The narrow lots in the R-3B neighborhood would provide for one off-street parking space. The apartment building would provide underground or garage parking and surface parking.

DAKOTA COUNT REVIEW

As stated earlier, the plat has been reviewed by Dakota County and they provided comment on the access points to the county roads and the trail location. The plat is subject to the review and approval of Dakota County.

LANDSCAPING/TREE PRESERVATION

Tree Preservation Plan:

The developer has provided a tree inventory of the site. The Code allows a tree removal of 40% for higher density and 30% for lower density. The code allows removal beyond the threshold and requires replacement for those trees over the limit. Tree removal threshold would exceed 40%, thus reforestation is required. In this case, a total of 4,515 caliper inches or 1,807 trees are required to be replanted.

The applicant has identified that based on the amount of grading and tree removal for the whole project including the collector street, storm ponding and grading for the access points at 70th and 72nd, the applicant is requesting some relief from the reforestation requirements because replanting the amount required would not be feasible after development. The plan at this point does not show any of the reforestation replating. The project narrative identifies a request for relief to include:

- Type A tree replacement at 25% instead of required 50%.
- Type B tree replacement at 50% instead of required 100%.

- A Significant Tree be a minimum caliper inch of 12 instead of 8.
- Exempt tree removal for storm water management basins.
- Exempt tree removal for the larger right-of-way and street for Alverno.
- Exempt tree removal for the excavation required for the proposed county road improvements and access at 72nd Street.
-

The code provides clarification on how the reforestation is to be planted.

“Required replacement trees shall be planted on the site being developed in areas such as yard setbacks and outlots. These trees shall be planted based on the frequency and density as determined by the city. Unless found otherwise, at least seventy five percent (75%), but in no case less than forty five percent (45%), of the required tree placement shall occur on the site being developed. Should the development not have sufficient room on the site to allow for all required reforestation, the balance may, at the city council's discretion, either be: 1) planted upon public property in locations approved by the city; or 2) a cash payment to the city in an amount equivalent to the cost of the plantings, said payment to be used by the city for future plantings on public property.”

The code would require that at least 813 trees be replanted on site and the balance be planted on public property or a cash payment in lieu of at the council's discretion.

Since the tree protection regulations are in the zoning code and part of the Northwest Area Overlay District, a request to deviate cannot be process as part of a PUD flexibility request, but rather must be as variance from the standard. What to do with the request and how to replant the required trees is a discussion that should be conducted further with Planning Commission and City Council.

Landscape Plan:

Standard landscaping requirements include providing street trees for the project and plantings per unit for the apartment building. The plans identify a total 124 street trees are required and the plans provide for 147 trees. The apartment complex would require a total of an equivalent of 180 trees based on the size of the building shown. Half of the requirement for the apartment building must be overstory trees, the other half can be in ornamental or shrubs. The plans identify 54 trees shown for the apartment building. The final plan set must meet the required tree planting for the apartment building.

WETLANDS

The preliminary plans identify 3 wetlands on the site. Wetlands 1 and 3 are jurisdictional wetlands but no impact is proposed. Wetland 2 was determined to be an aesthetic feature constructed upland and considered non-jurisdictional under the Wetland Conservation Act.

GRADING, DRAINAGE, STORMWATER AND UTILITIES

Engineering has reviewed the plans and has also sent to other city consultants for review. The final plan set shall be consistent with comments made by WSB, Bolton & Menk and EOR. The

City Engineer prepared a memo dated March 9, 2021 with the requirements and comments to be part of the final plan review.

FIRE MARSHAL REVIEW

The Fire Marshal has reviewed the plans and does not have an issue with the plans or street network. The site does have two ways in and out with the temporary connection to from 72nd Street to Argenta Trail.

NORTHWEST AREA TRUNK UTILITY CHARGES

To fund the utility improvements in the Northwest Area, the Council adopted a funding resource of collecting connection fees at time of development rather than assess properties. To cover the cost of the sewer, water and storm water improvements, there are connection fees paid at time of final plat and connection fees paid at time of building permit. Plat connection fees are due at time of final plat release for each phase. A breakdown of the fees will be listed in the development contract. The building permit connection fees are due with building permit for each unit.

DEVELOPMENT CONTRACT

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All of the agreements will be approved by the City Council as part of the final PUD review.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

A. Approval: If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:

- o Approval of the Preliminary Plat, Preliminary PUD and Rezoning subject to the following conditions:

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.

Preliminary Plat (2 sheets)	dated 3/2/21
Site Plan (5 sheets)	dated 3/2/21
PUD Applied Standards	dated 3/8/21
Open Space Plan	dated 3/8/21
Grading Plan (5 sheets)	dated 3/2/21
Erosion Control Plan	dated 3/2/21
Utility Plans (5 sheets)	dated 3/2/21
Sanitary Profiles (4 sheets)	dated 3/2/21
Street Profiles (5 sheets)	dated 3/2/21
Tree Inventory (4 sheets)	dated 3/2/21

Landscape Plan (5 sheets)

dated 3/2/21

***The final list of approved plans and date of plans shall be identified in the development contract.**

2. Lot 1, Block 14 does not appear to provide the required 50 foot setback from the right-of-way of 70th Street. Staff recommends this lot be eliminated or lots in the area be reconfigured so a 50 foot setback can be achieved for the lot from the 70th Street right-of-way.
3. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants.
4. Drainage and utility easements shall be provided on the final plat as required by the City Engineer.
5. The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.
6. Plan approval shall be subject to the recommendations of the Park and Recreation Commission.
7. The final plan set shall be subject to the review of the city Fire Marshal.
8. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from Dakota County.
9. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the developer shall be responsible for the maintenance of storm water improvements on such lots.
10. The developer shall be responsible to ensure the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
11. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council

12. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
13. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.
- The following documents shall be recorded when the plat is recorded:
 - Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Acknowledgement of PUD Zoning.
14. Northwest Area plat connection fees are due at time of final plat release for each phase. The connection fees will be listed in the development contract. The Northwest Area building permit connection fees are due with building permit for each unit. Final details of the amounts to be paid shall be part of the final PUD plan review.
15. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.
16. City Engineer to determine the required roadway width for Alverno Avenue.
17. City Council to determine the requirements for tree reforestation via planting on site, planting on city property or a cash payment for those trees not planted on the project site. City Council to also determine if any reduction in replanting is warranted.
18. Setback and impervious surface flexibility shall be established per plan PUD Applied Standards. Reduced undisturbed open space to be consistent with Open Space Plan. Both plans referenced in list of approved plan set.
19. Approval of the Preliminary Plat subject to the developer obtaining ownership of the portion of land owned by Dakota County.

- B. Denial:** Should the proposed request or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

The project complies with nearly all performance standards of the Northwest Area. Flexibility requests have been made for building separation, setbacks, impervious surface and undisturbed open space. Staff supports these requests.

Staff would recommend approval of the requests as presented with the conditions listed. Further discussion regarding tree reforestation should occur with Planning Commission discussion.

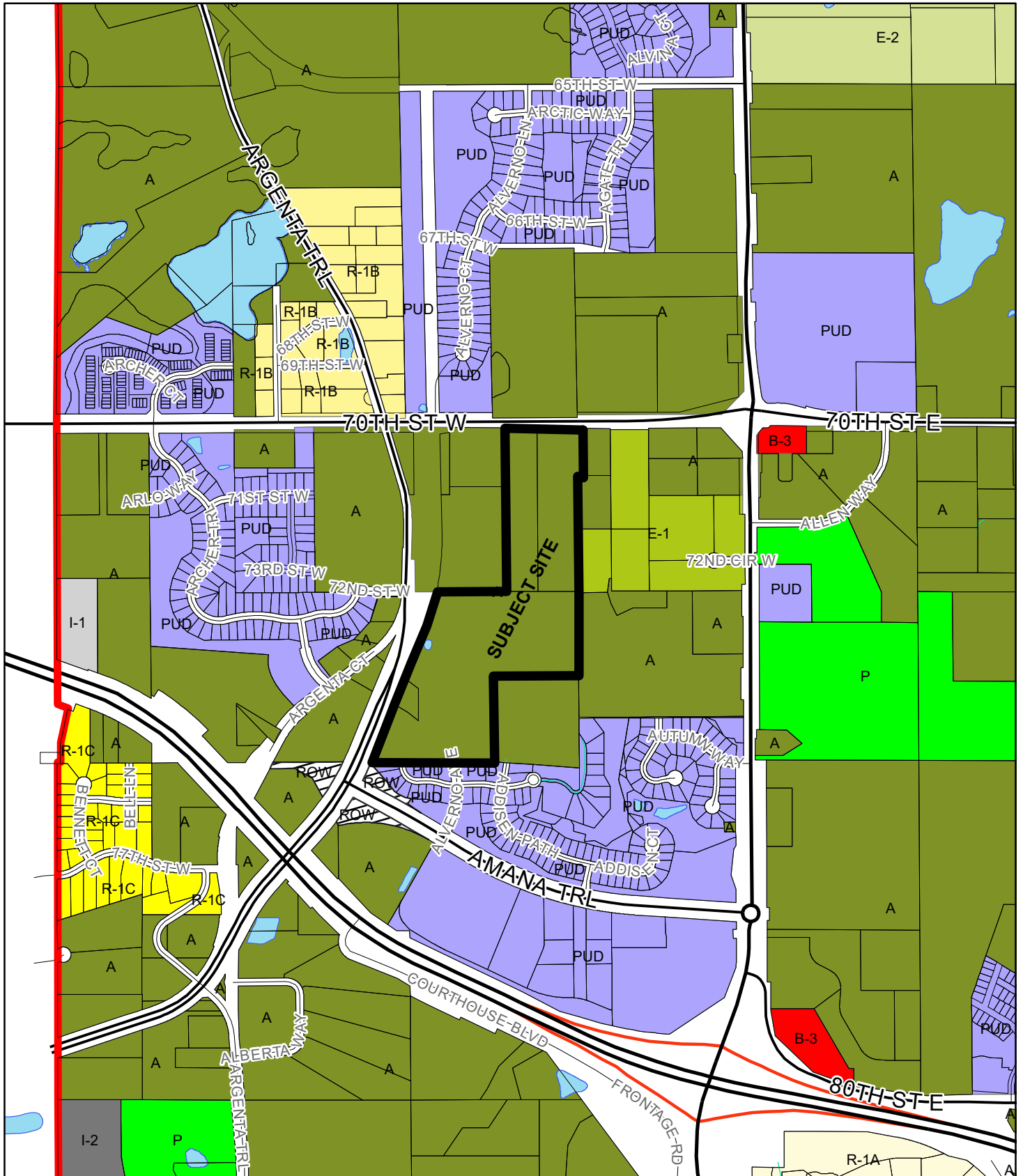
Attachments:

Location Map
Applicant Narrative
Preliminary Plat (2 sheets)
Site Plan (5 sheets)
PUD Applied Standards and Open Space Plan
Grading Plan (5 sheets)
Erosion Control Plan
Utility Plans (5 sheets)
Tree Inventory (4 sheets)
Landscape Plan (4 sheets)
Resident e-mail



Location Map

Case No. 21-12PUD





9531 West 78th Street, Suite 135
Eden Prairie, MN 55433

NARRATIVE FOR PELTIER RESERVE P.U.D. APPLICATION

SITE INFORMATION AND OWNERSHIP

Current Owner: James Peltier
Property Address 7250 Argenta Trail, Inver Grove Heights, MN 55077
Property IDs: 20-00700-06-014, 20-00700-05-012, 20-00700-04-010

DEVELOPMENT TEAM

Applicant & Developer: Builders Lot Group, LLC., Melvin Moore, Steven Soltau, Dwayne Sikich
Single-Family Builders: To be Determined.
Multifamily: Oppidan Investment Company, Ian Halker
Civil Engineer: Sambatek Inc., Eric Luth

PURPOSE AND INTENT

Builders Lot Group, LLC is pleased to present to the City of Inver Grove Heights its proposal for the development of land currently owned by James Peltier. The Peltier Reserve development proposes to apply the Planned Unit Development (PUD) District as a progressive, mixed-density residential neighborhood on a 47-acre site located and located south of 70th Street, east of Argenta Trail and northerly of Argenta Hills neighborhood. This PUD, which is intended to adhere as much feasible with the City of Inver Grove Heights - Northwest Area Overlay District Ordinance, is composed of One Hundred Twenty-Four (124) single family lots, and a multi-family component adjacent to 70th Street, with approximately 180 market rate, rental units. The neighborhood will be accessed through the extension of Alverno Avenue extending from Argenta Hills at the south end to 70th Street at the north end of the development. There will also be access off Argenta Trail (Co. Rd. 63) at the proposed 72nd Street connection, east and west are future connections also provided for according to the NW Area Collector Street Report.

This PUD encourages a more creative approach to development, with goals of providing a more aesthetic and desirable balance of flexibility of the typical site design requirements, a wide variety residential product types and integration of green spaces. As well as, being pedestrian-friendly with oriented circulation, utilizing the site's unique topography, and maximizing the potential of the unique home sites grading, creating an environmentally sustainable designed neighborhood.

As conveyed on the Site Plan this proposal contains a significant natural areas and green spaces which will be maintained by an association created to manage those assets. The single-family portions of the proposal will contain both low and medium density areas to comply with zoning and the NW Area Overlay District requirements. One of the goals of the project is to provide variety of additional housing options in Inver Grove Heights, at varying price points. The proposal requires rezoning of the property and approval of a PUD as part of the Northwest Area Overlay District.

Construction partners for the single-family homes will offer a range of homes from approximately 2,200 Sq.Ft. to over 4,000 Sq.Ft. with multiple elevations and floor plans. The development offers distinctive neighborhood clusters with a variety of housing types with options including single-level,

multi-level, and two-story homes with attached 2 to 4-car garages and typically 3-6 bedrooms. Sample elevations are attached as part of this application.

The Development partner for the apartment complex is Oppidan Investment Company. Oppidan is an experienced, successful commercial developer of different multi-family facilities and works with experienced experts beginning with proper market studies, professional design and following through construction and operation. Their experience in this portion of Peltier Reserve will be an important part of the success in pursuing the variety of housing options as desired by the Northwest Area Overlay.

It is anticipated that grading operations could commence following preliminary plat approval with street and utility construction in the late summer and fall of 2021. Home construction will begin with early models and spec. homes to allow opening with the completion of utilities and initial road construction. Depending on market demand, full buildout is anticipated in approximately 36 months following this commencement of construction.

Peltier Reserve will be a very diverse single-family neighborhood with publicly owned and maintained streets and utilities constructed to city specifications. Sidewalks and trails will be located within public rights-of-way or deeded to the City of Inver Grove Heights. We will also work with staff on any temporary turnarounds or stubs that will be extended with future development.

All stakeholders of this project must recognize the existing and proposed site constraints, such as the existing topography, the pipeline bisecting the property, the existing electric transmission line, the irregular shape of the development parcel, the proposed county road improvements, the numerous Northwest Area requirements, the City plat connection fees, and the required development density in order to make this project feasible.

EXISTING DEVELOPMENT STANDARDS

The developer believes this proposed PUD integrates the numerous requirements, objectives, policies, and design guidelines outlined the following documents:

- I.G.H. 2040 Comprehensive Plan
- I.G.H. Northwest Area Zoning Ordinance (Ord. 1148)
- I.G.H. Northwest Expansion Area AUAR
- I.G.H. Northwest Area Collector Street Plan
- I.G.H. Engineering Specifications for Construction
- Dakota County CSAH 26 & CSAH 63 Improvement Plans

NOTE: The applicant has found many of constraints in these guiding documents conflict with each other and attempting to adhere some requirement do not allow complying with the objectives in one or more of the other documents. This places undue burden on the proposed development and the projects stakeholders.

PLANNED UNIT DESIGN EXPECTATIONS

Site Design Element

Objective – distinct and unique housing mix

The proposed PUD provides a unique mixed-use housing alternative currently not available within a singular development within the City of Inver Grove Heights and creates a new combined low-medium-high density development. This development also provides a diverse housing mix with a wide variety of price points as well as recreational opportunities that will

benefit the community, providing both new and current residents the opportunity to live, work and play within the City of Inver Grove Heights.

Objective – enhance City of Inver Grove Heights character

Having a location adjacent the proposed Argenta Trail (CSAH 63) and 70th Street (CSAH 26) will provide easy access to transportation to both existing and future employment centers. Provide a comfortable, safe, place to live, while reducing the stress of residents' daily lives. The development strengthens the diversity of residential options in the City of Inver Grove Heights and the new construction provides an enhancement of the adjacent future residential areas.

Open Space Element

Objective – pedestrian-oriented development with diversified amenities for prime recreational use and community interaction.

Focusing on the pedestrian, the project intends to enhance the pedestrian link between the existing Argenta Hills neighborhood together with direct access to trails proposed along Argenta Trail (CSAH 63) and 70th Street (CSAH 26). As well as providing connectivity of this neighborhood to future neighborhoods east and south of Peltier Reserve with the intent of linking to the future extension the existing nature trail within Outlot C of Argenta Hills 8th Addition. The northerly trail shown within the pipeline easement should also promote a future northeasterly trail extension within future neighborhoods and continue to the 70th Street.

Architectural Element

Objective – provide a diverse choice of housing

Promoting an uncharacteristic single-family environment, the proposed development provides a unique selection of layouts and sustainable housing prices within the City of Inver Grove Heights and by providing a medium-density residential community that provides upper scale amenities at a reasonable housing price. The proposed housing product is prototypical of life cycle housing for the exploding, unmet demands of the first-time homebuyers and active adult market. The development is also within reasonable proximity to City of Inver Grove Heights's core amenities and infrastructure, further emphasizing the live, work and play environment.

Neighborhood Element

Objective – safe, well-maintained, pedestrian-oriented, desirable places to live

The proposed development emphasizes creating a sense of place, reinforcing existing landscaping and character of the area, protecting the privacy of adjacent neighbors, and promotes the following unique and desirable elements:

1. Community interaction through greenways and other common areas,
2. A connection among neighbors,
3. Convenient pedestrian/bicycle access to local amenities,
4. Visual interest and distinctive housing character by design with ample movement in the facades, and
5. A streetscape that is pedestrian friendly and safety focused and not primarily focused on the vehicle, all posted vehicle speed limits shall be 30 mph or below,

Objective – character and identity

Through the use of creative and flexible design standards, varied residential architecture, enhanced streetscape, and craftsman/cottage design themes, the development intends to

be thoughtful to the unique character of the existing and future neighborhoods. The common green space creates smooth transition between the different housing product types will create a mix of 'pocket neighborhoods' which is unique by design.

Growth Area Element

Objective – Maintain high quality of life and economically healthy community

By promoting mixed housing types to support central area employment centers, the proposed development creates a more desirable live/work community by reducing commute times and promoting pedestrian and bicycle transportation not only in this development but in the surrounding neighborhoods. Its proximity to the major employment zones the project emphasizes the goal supporting a greater impact on the growth of the employment centers and providing a higher quality of life and health for the community.

Landscaping Element

Objective – provide plant material and soften the look of the development to create a more natural environment.

The developer and homebuilders propose to plant an extensive amount of overstory, ornamental and screening trees throughout the Peltier Reserve development and with the passage of the PUD will proceed to plant additional native vegetation in the non-treed areas throughout the Peltier Reserve green space. Many the species proposed to be planted both in the development and greenway are Xeriscape designated trees and shrubs perennials and grasses, meaning they do not require irrigation beyond the area's normal rainfall.

Sustainability Element

Objective – encourage low impact development

The emerging design explores mitigation of flooding and erosion damage, reclamation of rain water and promoting alternative transportation use through a pedestrian-friendly design in order to minimize potential negative impacts to the surrounding environment. An important low impact application for this development includes a permanent rain water reclamation system that will use rainwater for irrigation of the development's green space and apartment turf and landscaping. Unfortunately, the oversized roadway and oversized trails proposed by the City, known as Alvemo Avenue is in direct conflict to any goals of low impact development.

PROPOSED PELTIER RESERVE PUD DEVELOPMENT STANDARDS

PUD Uses Permitted:	Residential dwelling, single-family detached and Multifamily Apartment with up to 180 rental units
Accessory Uses:	No accessory buildings of any kind allowed per Covenants
Public Safety and Signage	Comply with City of Inver Grove Heights Zoning Ordinance All streets to have posted speed limits of 30 mph or less
Tree Inventory & Replacement	See Tree Inventory and Tree Replacement Section below
Landscape Standards (single-family)	Comply with City of Inver Grove Heights Zoning Ordinance
Landscape Standards (multifamily)	One tree per 40' of lot perimeter

Open Space Areas

The proposed green space of Peltier Reserve is approx. 13.3 acres (36.5 %) and based on the required grading of the existing topography and the NWA density requirements, about 3.25 acres is undisturbed open space

Architectural Design Standards:

Comply with City of I.G.H Zoning Ordinance and Peltier Reserve PUD Architectural Design Guidelines (see below)

Peltier Reserve PUD Project-Specific Standards Table (based on NWA Density Requirements):

PUD Lot Types:	Med. Density	Low Density	Low Density	Low Density	Multifamily
Lot Width	36' & 38'	50' & 52'	60'	65'	-
Lot Depth (min.)	125'	130'	130'	135'	-
Lot Area (avg.)	4,625 sf	6,600 sf	7,800 sf	8,775 sf	202,896 sf
Pad Width	26' & 28'	40' & 42'	50'	50'	-
Pad Depth	70'	70'	60'	60'	-
Unit Totals	52	36	16	20	Up to 180
Building Setbacks:					
Front	25'	25'	25'	25'	40'
Side	5'	5'	5'	7.5'	40'
Rear	30'	30'	30'	30'	50'
Corner	15'	15'	15'	15'	40'
County Road	50'	50'	50'	50'	100'
Building Height	35'	35'	35'	35'	-
Lot Coverage					
Building Pad	1,980 sf	2,800 sf	2,950 sf	3,000 sf	52,000 sf (26%)
Driveway & Walks	520 sf	775 sf	800 sf	900 sf	3,500 sf
Parking Lot	-	-	-	-	30,500 sf
Lot Impervious (max.)	2,500 sf (55%)	3,575 sf (55%)	3,750 sf (48%)	3,900 sf (45%)	86,000 sf (42%)
Vehicle Parking					
S-F & Apartment	1 off-street	2 off-street	2 off-street	2 off-street	1 gar. + 0.5/un.

PROPOSED PELTIER RESERVE TREE INVENTORY AND REPLACEMENT

As part of this PUD the applicant is proposing flexibility of the existing City of I.G.H. ordinance related to existing tree replacement. The following 'Except' replacement standards are based on typical requirements in other municipalities around the metropolitan area and specific to this development:

- Based on the arduous existing topography, the NWA density requirements and other site constraints discussed above, the applicant is requesting Type "A" tree replacement be reduced to 25% replacement and Type "B" tree replacement reduced to 50%. The Type "C" tree replacement and credit for Heritage Trees shall be per ordinance.
- Requesting the definition of a Significant Tree to be 12 caliper inches and larger
- Trees removed for Stormwater Management Basins are exempt of replacement
- Trees removed for the oversizing of Alverno Avenue are exempt of replacement
- Trees removed for the excavation required for the proposed County Road Improvements and the County Road access at 72nd Street W. are exempt of replacement

The applicant will submit a Tree Preservation Plan and Proposed Landscape Plan based on these requested standards for review by the City.

ARCHITECTURAL DESIGN GUIDELINES

The architectural design guidelines and standards outlined within this PUD reflect the desire for a heightened quality of materials, sustainable design elements, and architectural character of the proposed neighborhood. The general guidelines outlined in the City of Inver Grove Heights Zoning Ordinance shall apply. The proposed design guidelines are considerably more restrictive than those defined by the City of Inver Grove Heights Zoning Ordinance, the guideline requirements of this PUD shall govern.

OVERSIZING OF ALVERNO AVENUE

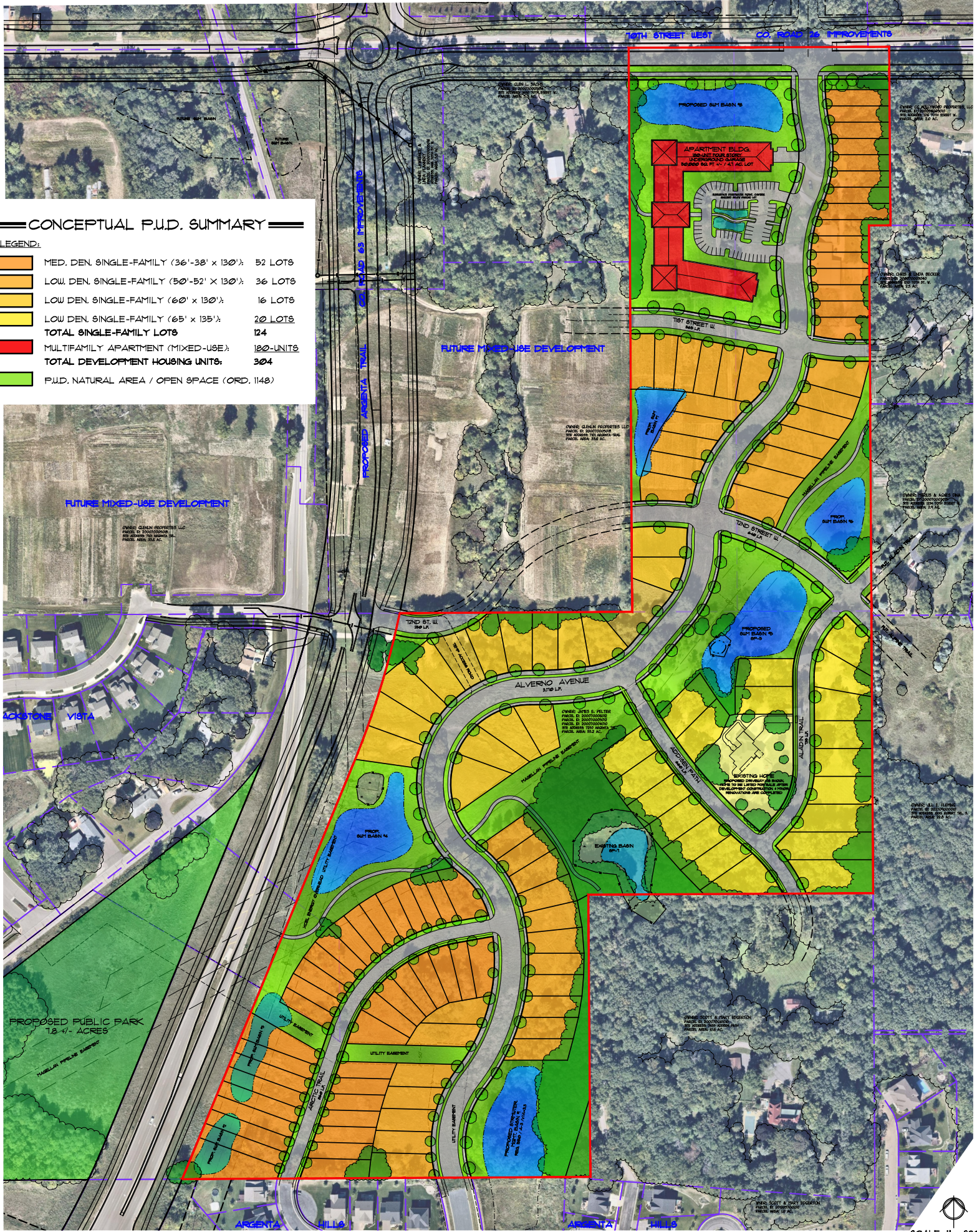
The applicant is proposing that the City provide a negotiated reduction of City fees equal to the additional construction costs over what would be expected market rate construction of a typical 60' ROW / 32' F-F Roadway. The applicant also expects the City to provide a reduction of fees equal the cost of the 16" trunk watermain minus cost to construct the 8" watermain required for this development.

NEIGHBORHOOD MEETING

A neighborhood meeting for the proposal was conducted on February 4, 2021, via Zoom, for this project and we received significant, valuable input from the community. The plan for development presented to the neighbors and a discussion related to various factors was engaged in with the participants. Many of the points raised by the community were valuable in the final design proposal and Builders Lot Group, LLC agrees with many points raised. A summary of the comments and points of discussion from that meeting are also submitted with the application.

CONCLUSION

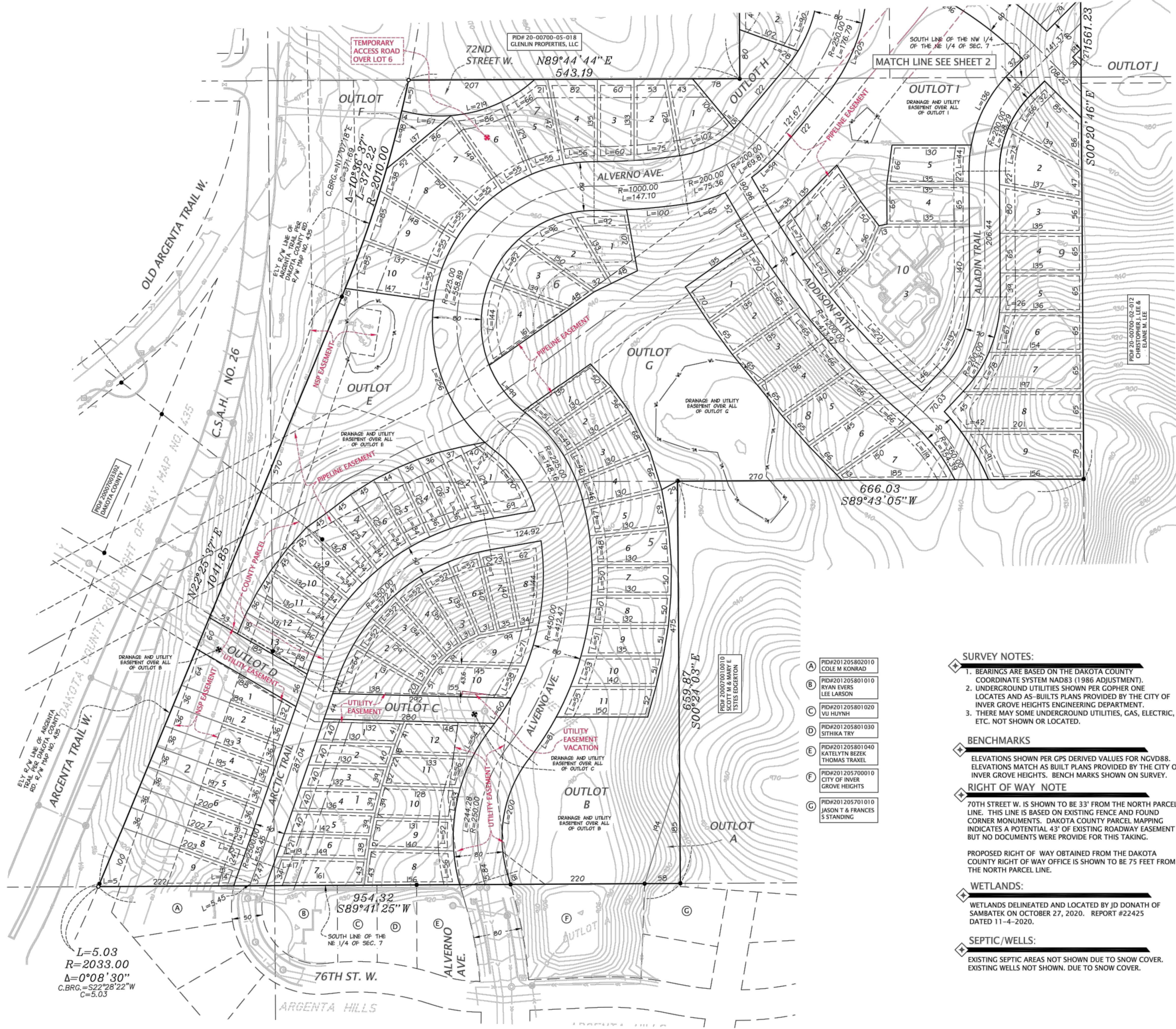
This Planned Unit Development provides the opportunity to develop 46.15 net acres (48.15 gross acres) with a high-quality, innovative neighborhood that will provide housing diversity and a unique opportunity for an exceptional community with ample green space, a mix of home prices and add to the City's tax base. The creative and thoughtful site planning, architecture, common areas, sustainable features, and flexibility with ordinances will create a sense of place on this challenging site that will benefit the overall community as a whole and is consistent with the purpose of Planned Unit Developments. The result will be a superior neighborhood for the future residents of Peltier Reserve and an excellent accompaniment to the City.



CONCEPTUAL P.U.D. SUMMARY

LEGEND:

	MED. DEN. SINGLE-FAMILY (36'-38' x 130')	52 LOTS
	LOW DEN. SINGLE-FAMILY (50'-52' x 130')	36 LOTS
	LOW DEN. SINGLE-FAMILY (60' x 130')	16 LOTS
	LOW DEN. SINGLE-FAMILY (65' x 135')	20 LOTS
	TOTAL SINGLE-FAMILY LOTS	124
	MULTIFAMILY APARTMENT (MIXED-USE)	180-UNITS
	TOTAL DEVELOPMENT HOUSING UNITS:	304
	P.U.D. NATURAL AREA / OPEN SPACE (ORD. 1148)	



LEGAL DESCRIPTION:
(ENTIRE LANDS TO BE PLATTED AS PELTIER PRESERVE)

The West 52.17 feet of the North 417.4 feet of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast 1/4; the East 559.73 feet of the Northwest 1/4 of the Northeast 1/4; that part of the North Half of the Southwest Quarter of the Northeast Quarter (N 1/2 of SW 1/4 of NE 1/4) and the Southwest Quarter of the Southwest Quarter of the Northeast Quarter (SW 1/4 of SW 1/4 of NE 1/4), and the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) lying East of the east right of way line of C.R. 28 (Argenta Trail) as depicted on Dakota County Road Right Of Way Map No. 435 all in Section 7, Township 27 North, Range 22 West.

(THE FOLLOWING LANDS INCLUDED IN THE ABOVE DESCRIPTION ARE TO BE CONVEYED BY DAKOTA COUNTY TO BUILDERS LOT GROUP)

A tract of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of said Section 7, Township 27 North, Range 22 West lying East of the east right of way line of C.R. 28 (Argenta Trail) as depicted on Dakota County Road Right Of Way Map No. 435 described as follows: Commencing at the Southeast corner of the Northwest Quarter (NW 1/4); thence North along the East line of said Northwest Quarter (NW 1/4), 384.2 feet to the actual point of beginning; thence deflect left 51 degrees, 24 minutes for 549.19 feet to the centerline of former SAR No. 63; thence deflect left 76 degrees 15 minutes along said centerline 79.94 feet; thence deflect left 111 degrees 31 minutes, 53 seconds, 573.48 feet to the point of beginning.

AND
A tract of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of said Section 7, Township 27 North, Range 22 West lying East of the east right of way line of C.R. 28 (Argenta Trail) as depicted on Dakota County Road Right Of Way Map No. 435 described as follows: Commencing at the Southeast corner of the Northwest Quarter (NW 1/4) of said Section 7; thence North along the East line of said Northwest Quarter (NW 1/4) 384.2 feet to the actual point of beginning; thence deflect left 51 degrees, 24 minutes, 549.19 feet to the centerline of former SAR No. 63; thence deflect right 103 degrees, 45 minutes along said centerline 200.1 feet; thence deflect right 76 degrees, 15 minutes, for 452.39 feet; thence deflect right 51 degrees, 24 minutes, 248.7 feet; thence deflect right 128 degrees, 36 minutes to the point of beginning, Dakota County, Minnesota.

EASEMENT NOTES:
The following survey related exceptions appear on the Assure Title, LLC as agent for Alliant National Title Insurance Company Title Commitment No. 7645 - PELTIER, dated September 11th, 2020.

Terms and conditions of that Right-of-Way, in favor of Great Lakes Pipeline Company, as contained in Document filed in Book 41 of Deeds, page 326, (AS SHOWN ON SURVEY, BLANKET EASEMENT, NEEDS TO BE DEFINED)

Terms and conditions of those partial releases of easement and assignments as contained in Book 78 of Deeds, page 150, Document numbers 8781501, 993716, 1543877 and 1805118. (NOT SHOWN ON SURVEY)

Terms and conditions of that easement in favor of Northern States Power Company as contained in Book 51 of Deeds, Page 87, Book 51 of Deeds, Page 115 and Book 51 of Deeds, Page 194.(RELEASED PER DOC. NO. 2433643)

Terms and conditions of releases filed as Document Numbers 993672, 993673 and 2433643. (NSP EASEMENT AS SHOWN ON SURVEY)

Terms and conditions of that easement agreement filed as Document Number 3060293. (AS SHOWN ON SURVEY)

Terms and Conditions of that Right-of-Way plat, in favor of Dakota County, Minnesota, filed as Document Number 3128522.(AS SHOWN ON SURVEY)

Terms and conditions of that Stipulation to Amend Findings and Order filed as Document Number 3143800, 3162319 and 3162318. (AS SHOWN ON SURVEY)

- SURVEY NOTES:**
1. BEARINGS ARE BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM NAD83 (1986 ADJUSTMENT).
 2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF INVER GROVE HEIGHTS ENGINEERING DEPARTMENT.
 3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

BENCHMARKS
ELEVATIONS SHOWN PER GPS DERIVED VALUES FOR NGVD88. ELEVATIONS MATCH AS BUILT PLANS PROVIDED BY THE CITY OF INVER GROVE HEIGHTS. BENCH MARKS SHOWN ON SURVEY.

RIGHT OF WAY NOTE
70TH STREET W. IS SHOWN TO BE 33' FROM THE NORTH PARCEL LINE. THIS LINE IS BASED ON EXISTING FENCE AND FOUND CORNER MONUMENTS. DAKOTA COUNTY PARCEL MAPPING INDICATES A POTENTIAL 43' OF EXISTING ROADWAY EASEMENT BUT NO DOCUMENTS WERE PROVIDE FOR THIS TAKING.

PROPOSED RIGHT OF WAY OBTAINED FROM THE DAKOTA COUNTY RIGHT OF WAY OFFICE IS SHOWN TO BE 75 FEET FROM THE NORTH PARCEL LINE.

WETLANDS:
WETLANDS DELINEATED AND LOCATED BY JD DONATH OF SAMBATEK ON OCTOBER 27, 2020. REPORT #22425 DATED 11-4-2020.

SEPTIC/WELLS:
EXISTING SEPTIC AREAS NOT SHOWN DUE TO SNOW COVER. EXISTING WELLS NOT SHOWN. DUE TO SNOW COVER.

- LEGEND:**
- A PID#201205802010 COLE M KONRAD
 - B PID#201205801010 RYAN EVERS LEE LARSON
 - C PID#201205801020 VU HUYNH
 - D PID#201205801030 SITHIKA TRY
 - E PID#201205801040 KATELYN BEZEX THOMAS TRAXEL
 - F PID#201205700010 CITY OF INVER GROVE HEIGHTS
 - G PID#201205701010 JASON T & FRANCES S STANDING

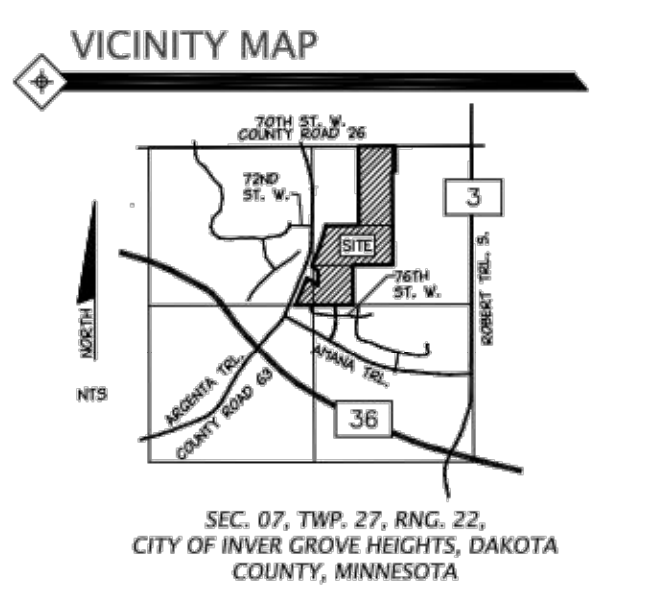
CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

PELTIER RESERVE PRELIMINARY PLAT

CONTACT:
Melvin Moore
Builders Lot Group, LLC
9531 West 78th Street
Suite 135
Eden Prairie, MN 55344
952-314-7130



COUNTY/CITY:
DAKOTA COUNTY
CITY OF INVER GROVE HEIGHTS



REVISIONS:

DATE	REVISION
2-11-21	PRELIMINARY PLAT

CERTIFICATION:
I hereby certify that this plan 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.

Daniel L. Thurmes
Daniel L. Thurmes Registration Number: 25718
Date: 12-9-20

PROJECT LOCATION:
7250 ARGENTA TRAIL
PART OF
PID #200070006012
PID #200070004010
PID #200070005012

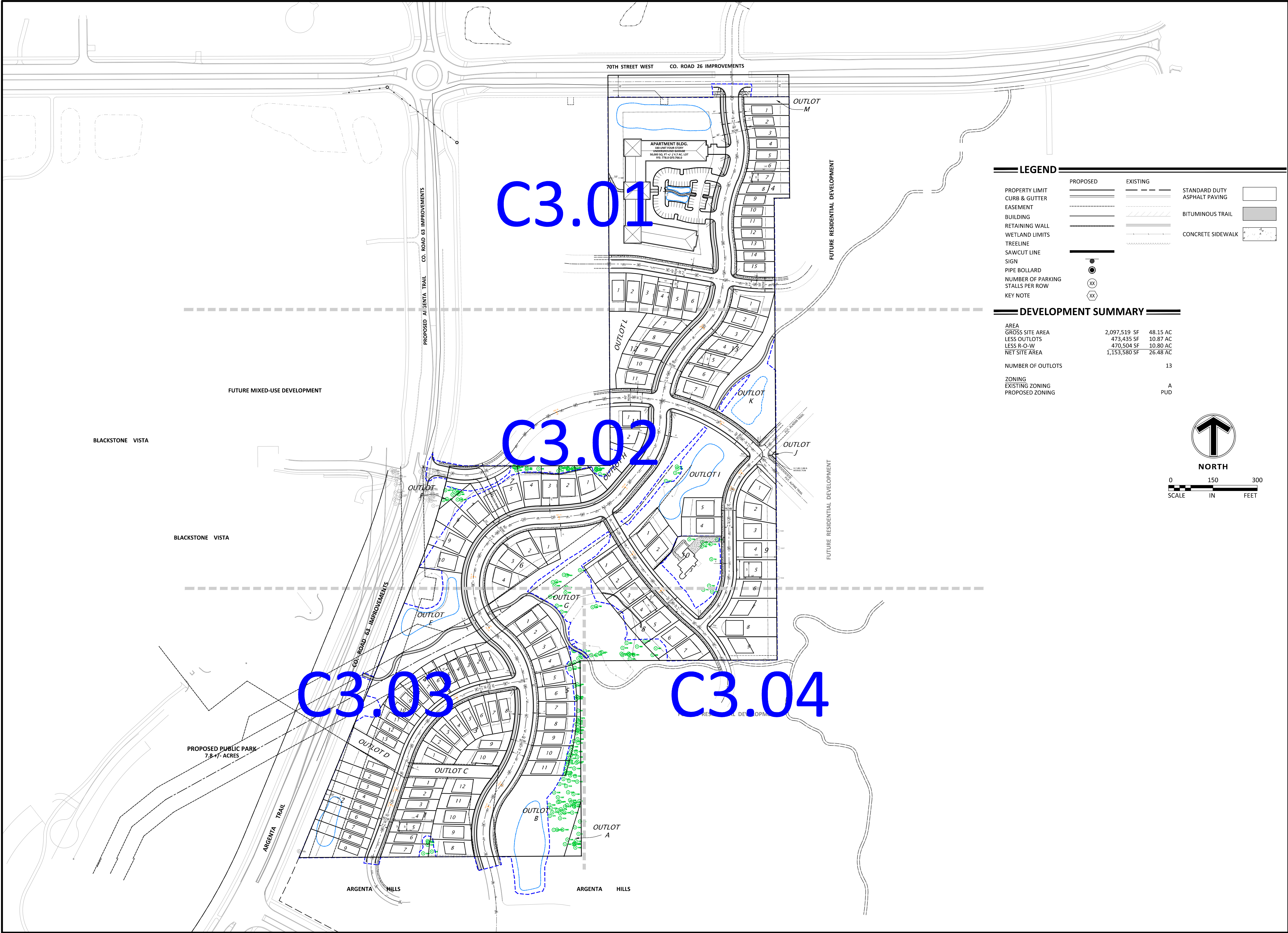
Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

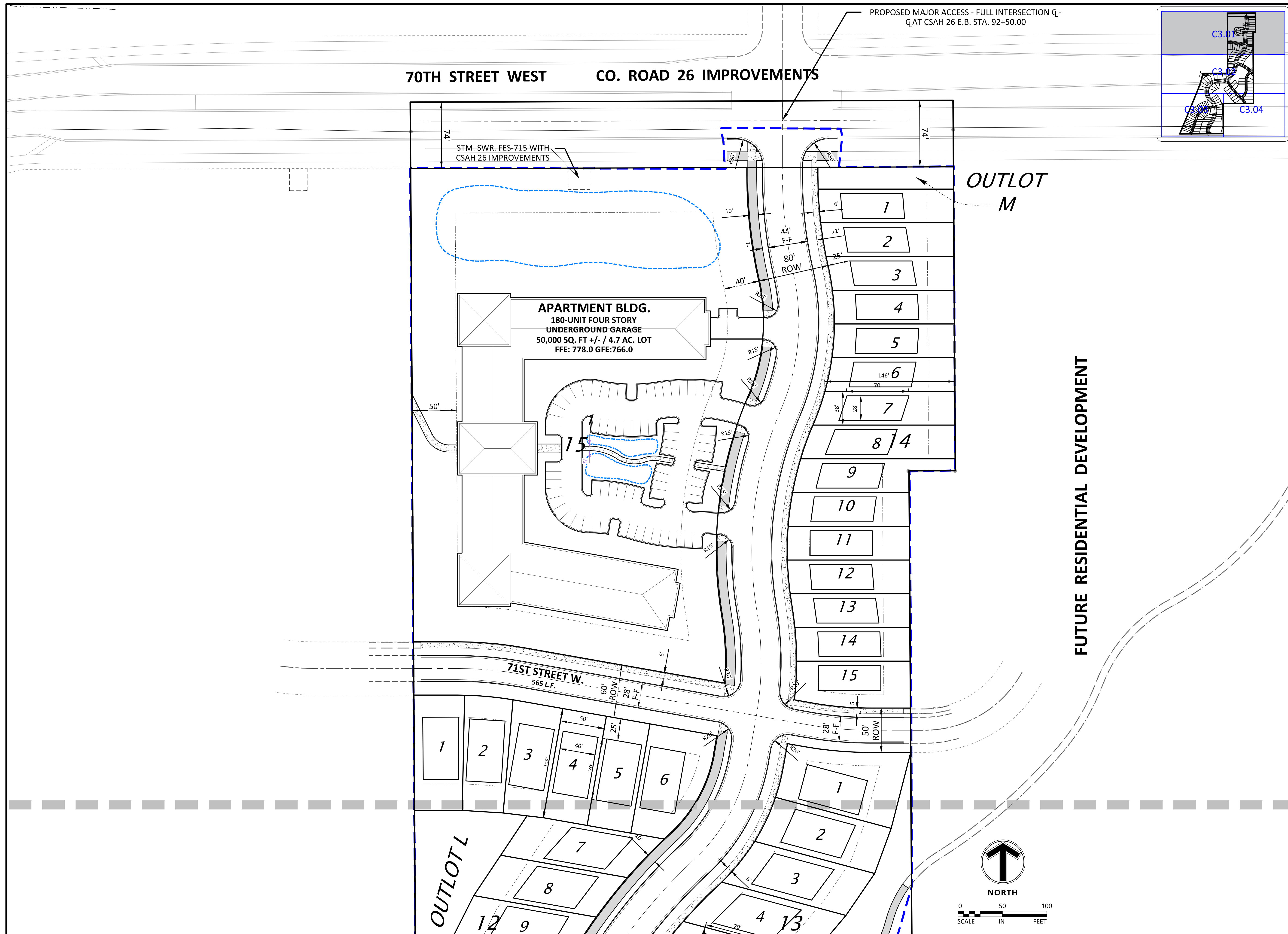
CORNERSTONE LAND SURVEYING, INC.

FILE NAME: SURVEI07
PROJECT NO.: ELI21007

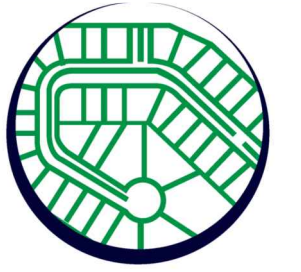
PRELIMINARY PLAT
SHEET 1 OF 2 SHEETS

PRELIMINARY
PLAT
SHEET 2 OF 2 SHEETS





Client



Project PELTIER RESERVE

Location
INVER GROVE
HEIGHTS, MN

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.

Eric T. Jones
Registration No. 50475 Date: 02/16/2021

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Summary

Designed: JEB Drawn: CJS
Approved: ETL Book / Page:
Phase: PRELIMINARY Initial Issue: 02/16/2021

Revision History

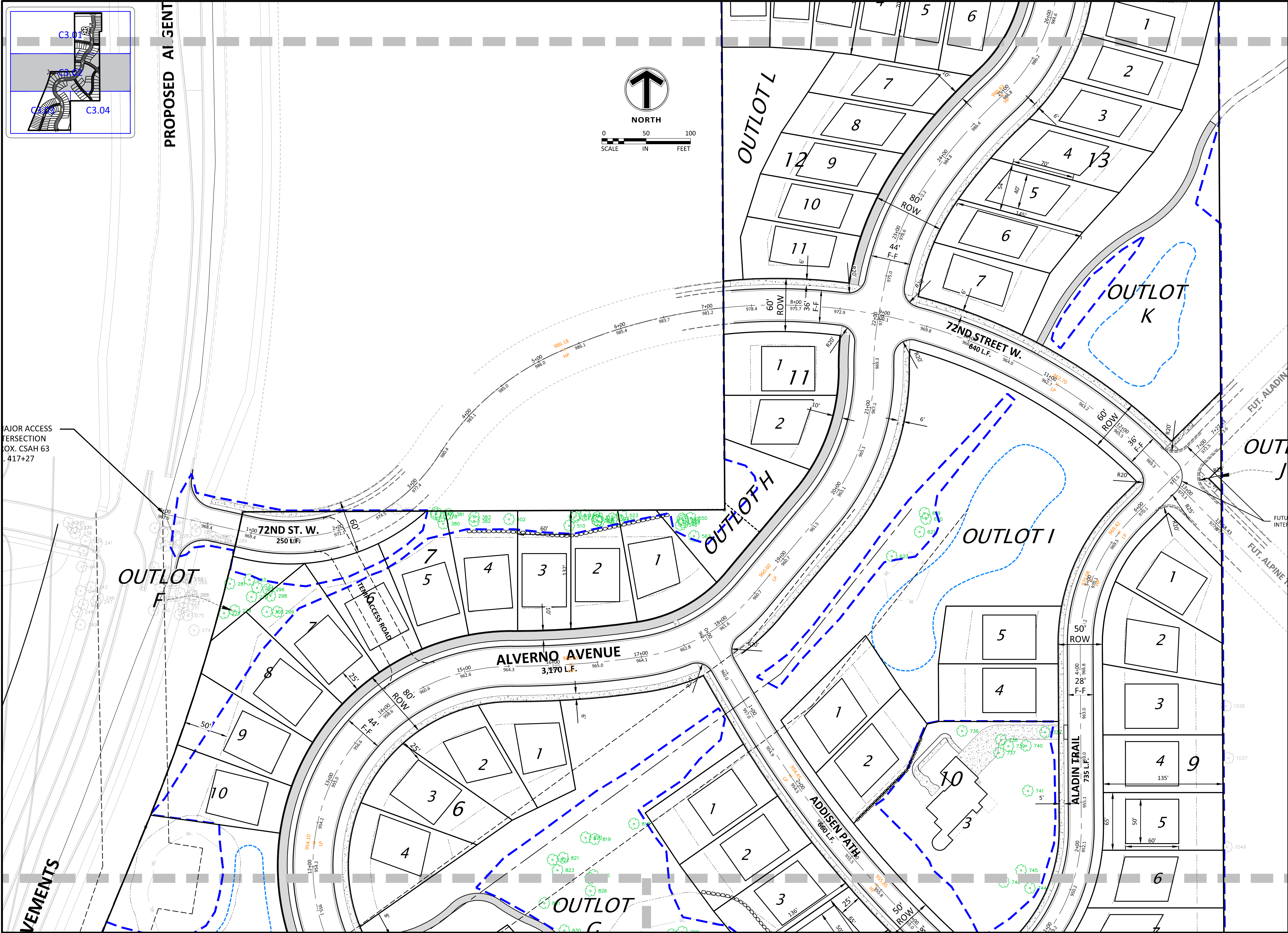
No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS

Sheet Title

SITE PLAN

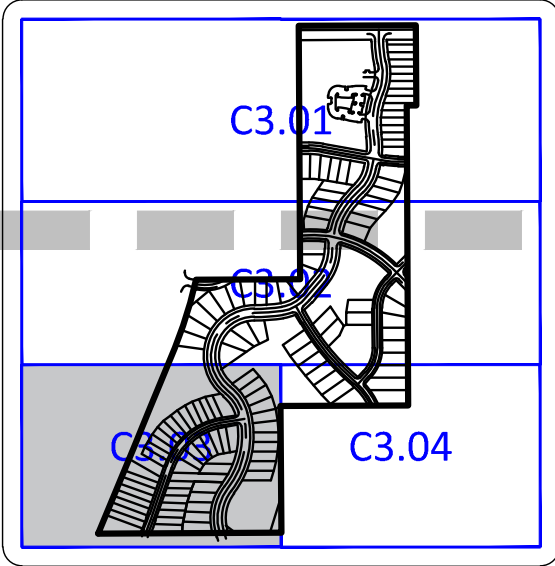
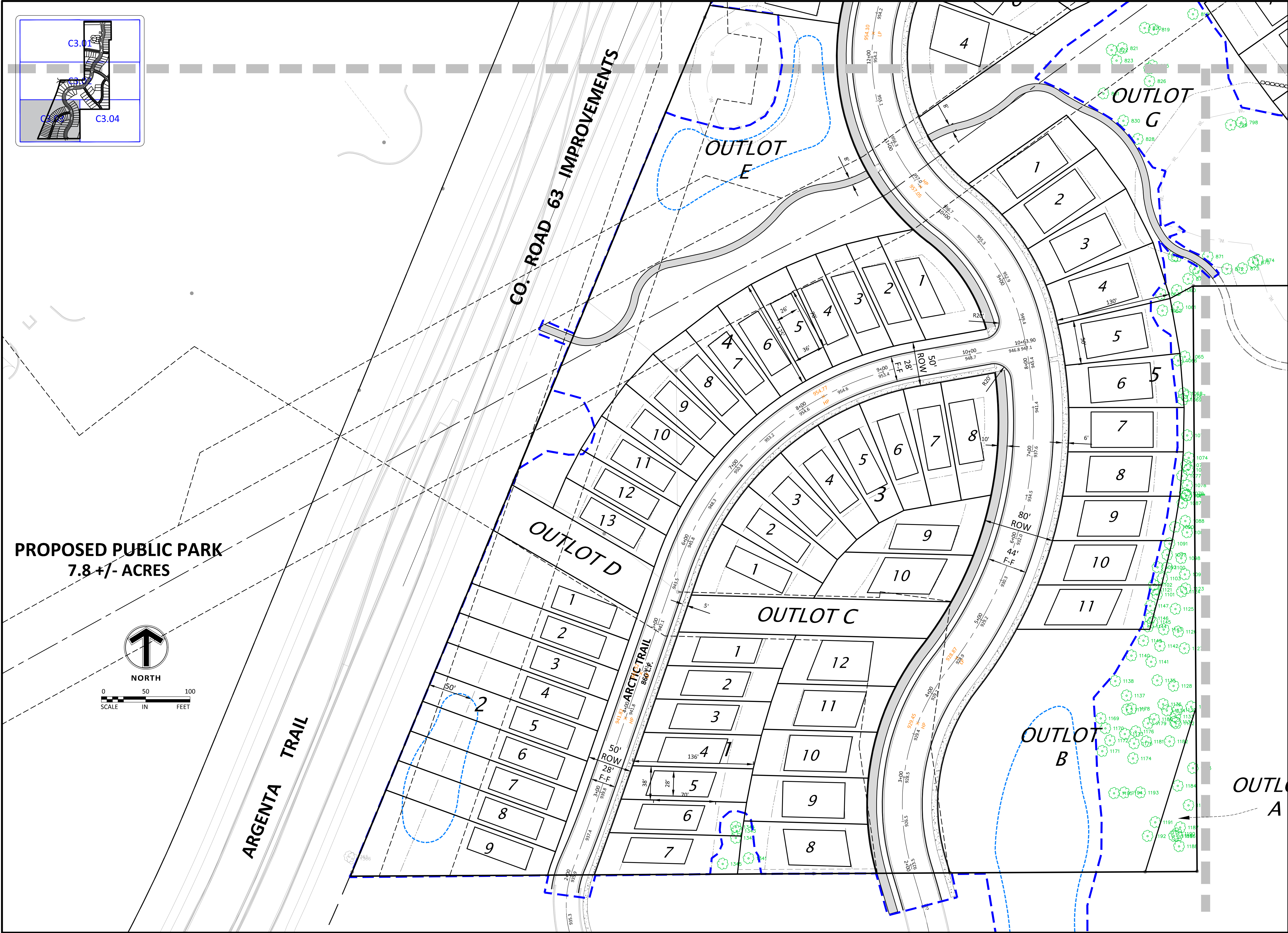
Sheet No. Revision
C3.01

Project No. 22425



MAJOR ACCESS
INTERSECTION
W. CSAH 63
S. 417+27

ADJACENT
PROPERTY



Client



Builders
LOT GROUP

Project
**PELTIER
RESERVE**

Location
**INVER GROVE
HEIGHTS, MN**

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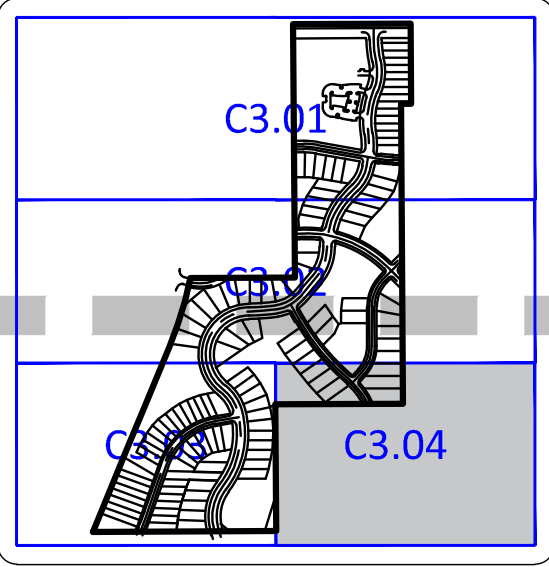
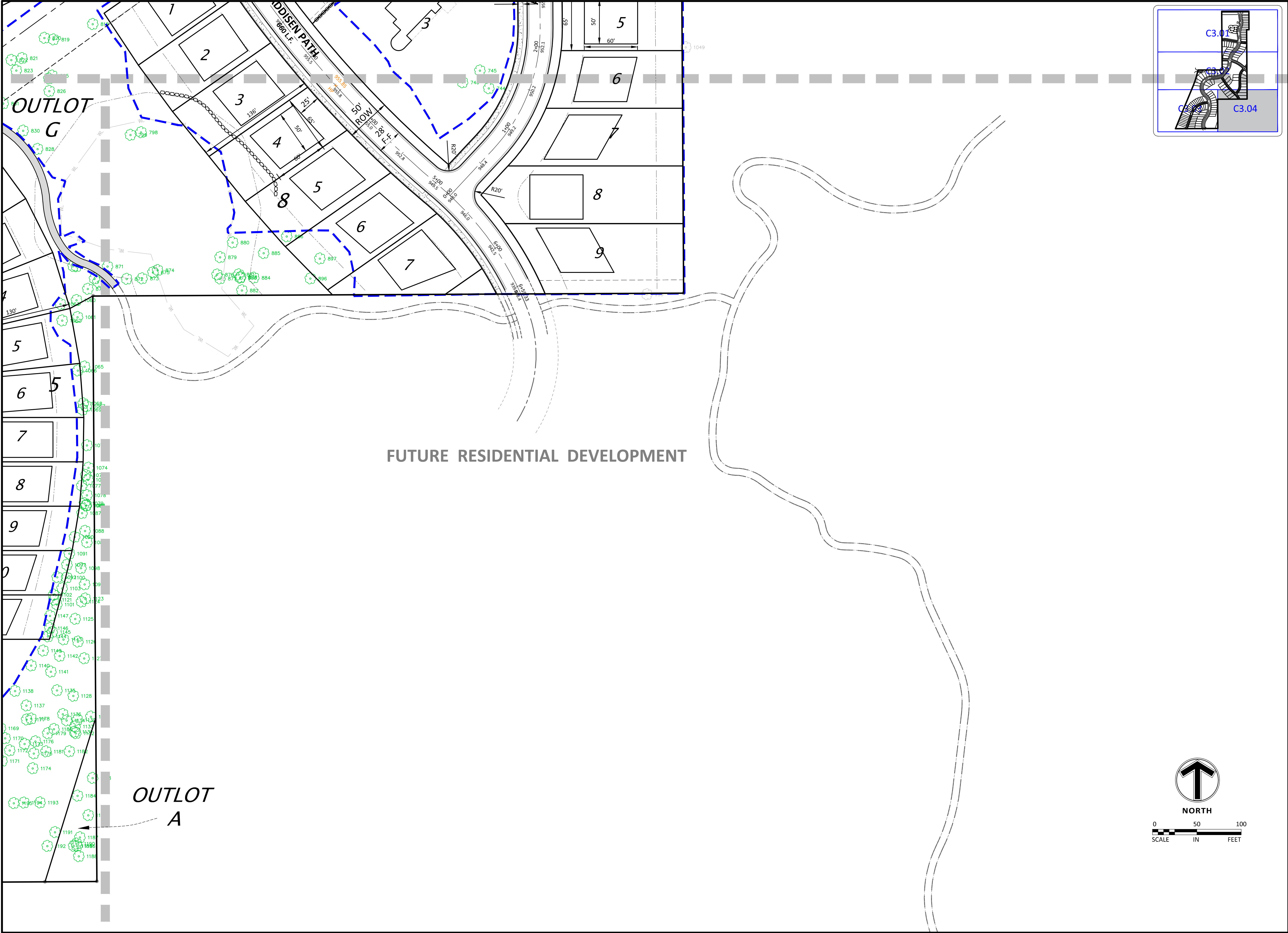
Revision History

No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS

Sheet Title
SITE PLAN

Sheet No. Revision
C3.03

Project No. 22425



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Client


Builders
LOT GROUP

Project
PELTIER
RESERVE

Location
INVER GROVE
HEIGHTS, MN

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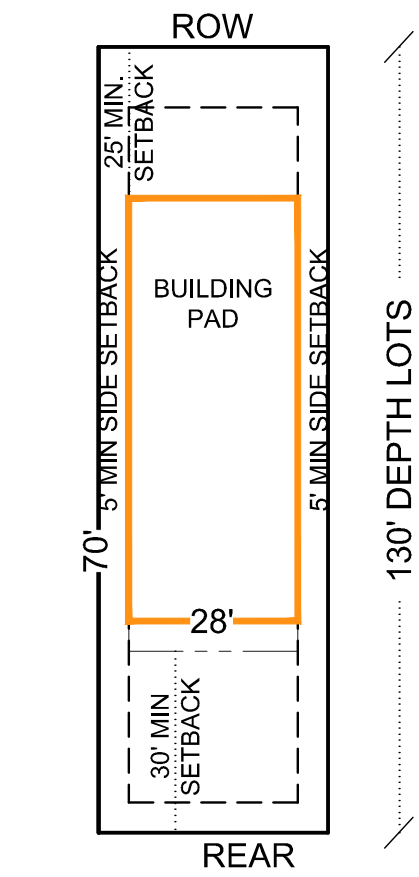
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Approved: ETL Book / Page:
Phase: PRELIMINARY Initial Issue: 02/16/2021

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03/02/21	PLANNING COMMENTS

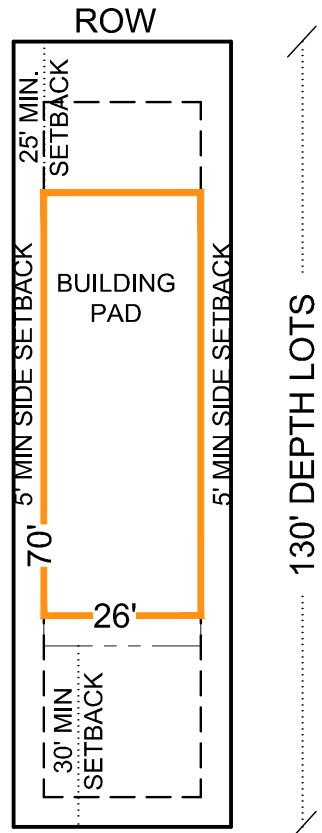
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SITE PLAN

Sheet No. Revision
C3.04
Project No. 22425

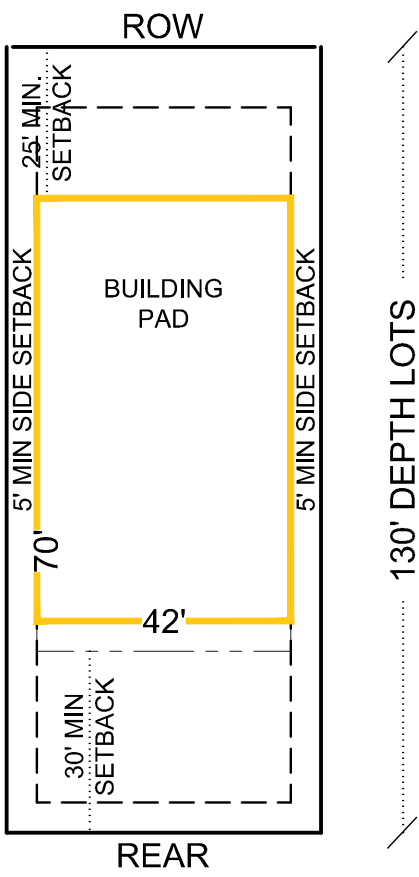
	APPLIED & SUPPLEMENTAL PUD NEIGHBORHOOD DESIGN STANDARDS						
	Medium Density	Low Density	Low Density	Low Density	Multi Use	Existing House	TOTAL
Lot Requirements							
Lot Width	36'-38'	50'-52'	60'	65'			
Lot Depth	125'	130'	130'	135'			
Lot Size	4500-4750 SF	6500-6760 SF	7800 SF	8775 SF			
Total Lot Size	311,895 SF	254,454 SF	147,077 SF	194,929 SF	202,896 SF	42,329 SF	1,153,580 SF
Pad Width	26'-28'	40'-42'	50'	50'			
Pad Depth	70'	70'	60'	60'			
Units	53	35	16	20	180		305 Units
Setbacks							
Front (From ROW)	25'	25'	25'	25'	40'		
Side (House & Garage)	5'	5'	5'	7.5'	40'		
Side (Corner)	15'	15'	15'	15'	40'		
Side (County Rd 70)	50'	50'	50'	50'	100'		
Rear	30'	30'	30'	30'	50'		
Rear (Argenta Trail)	50'	50'	50'	50'	50'		
Building Height	35'	35'	35'	35'			
Lot Coverage							
Building Pad	1,980 SF	2,800 SF	2,950 SF	3,000 SF	52,000 SF (26%)	0.57 AC	8.22 AC
Driveways & Walks	520 SF	775 SF	800 SF	900 SF	3,500 SF	0.76 AC	2.97 AC
Parking Lot					30,500 SF		0.70 AC
Lot Impervious (max.)	2,500 SF (55%)	3,575 SF (55%)	3,750 SF (48%)	3,900 SF (45%)	86,000 SF (42%)		
Total Impervious:						1.33 AC	11.89 AC
Vehicle Parking							
SF & Apartment	1 OFF-STREET	2 OFF-STREET	2 OFF-STREET	2 OFF-STREET	1 GAR.+0.5/UNIT		
Total Streets Impervious							5.77 AC



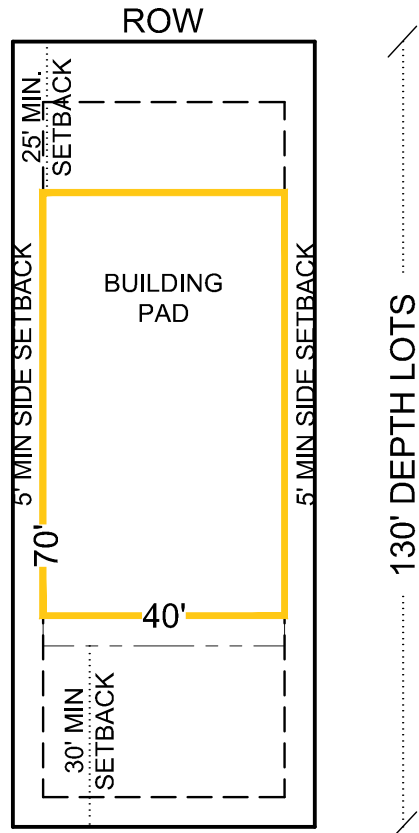
38' WIDE LOT AVERAGE
28' WIDE BY 70' DEEP PAD



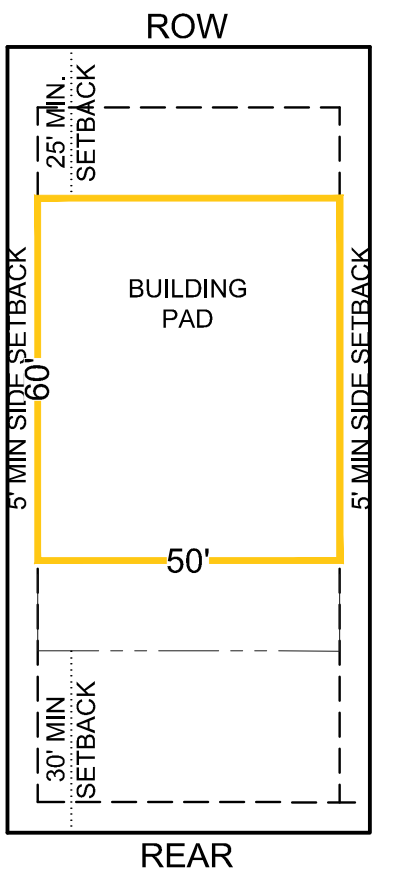
36' WIDE LOT AVERAGE
26' WIDE BY 70' DEEP PAD



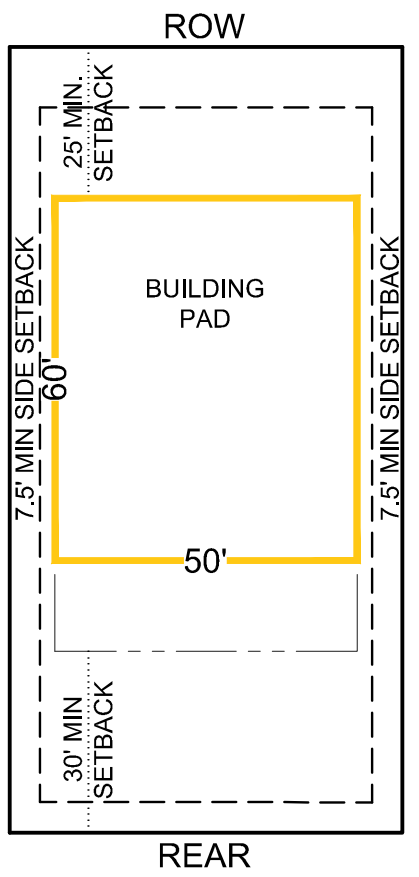
52' WIDE LOT AVERAGE
42' WIDE BY 70' DEEP PAD



50' WIDE LOT AVERAGE
40' WIDE BY 70' DEEP PAD



60' WIDE LOT AVERAGE
50' WIDE BY 60' DEEP PAD



65' WIDE LOT AVERAGE
50' WIDE BY 60' DEEP PAD



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Builders

LOT GROUP

Project
PELTIER
RESERVE

Location
INVER GROVE
HEIGHTS, MN

Certification

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Eric T. J. J.
Registration No. 50475 Date: 02/16/2021
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Summary

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Approved: ETL Book / Page:
Phase: PRELIMINARY Initial Issue: 02/16/2021

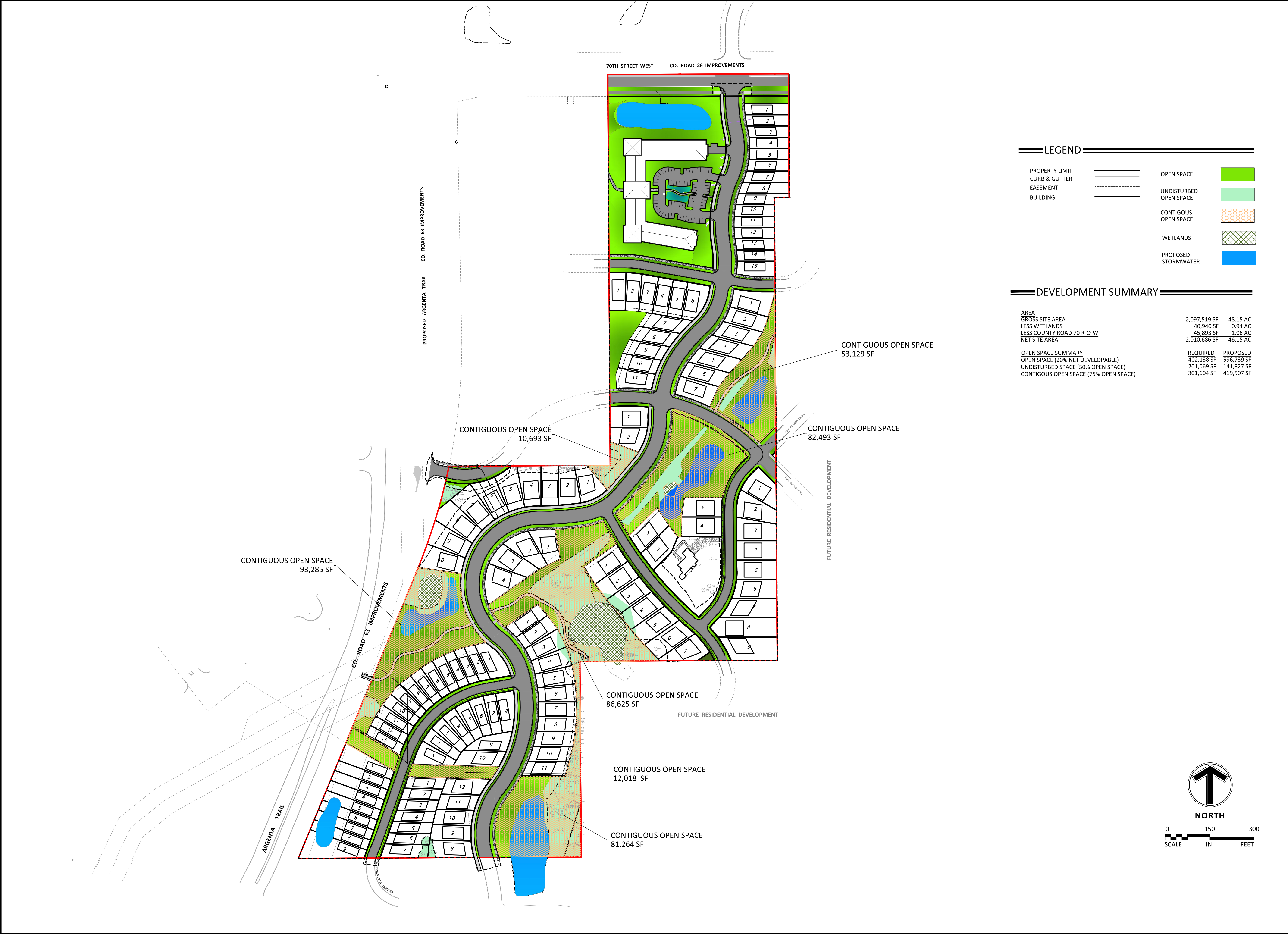
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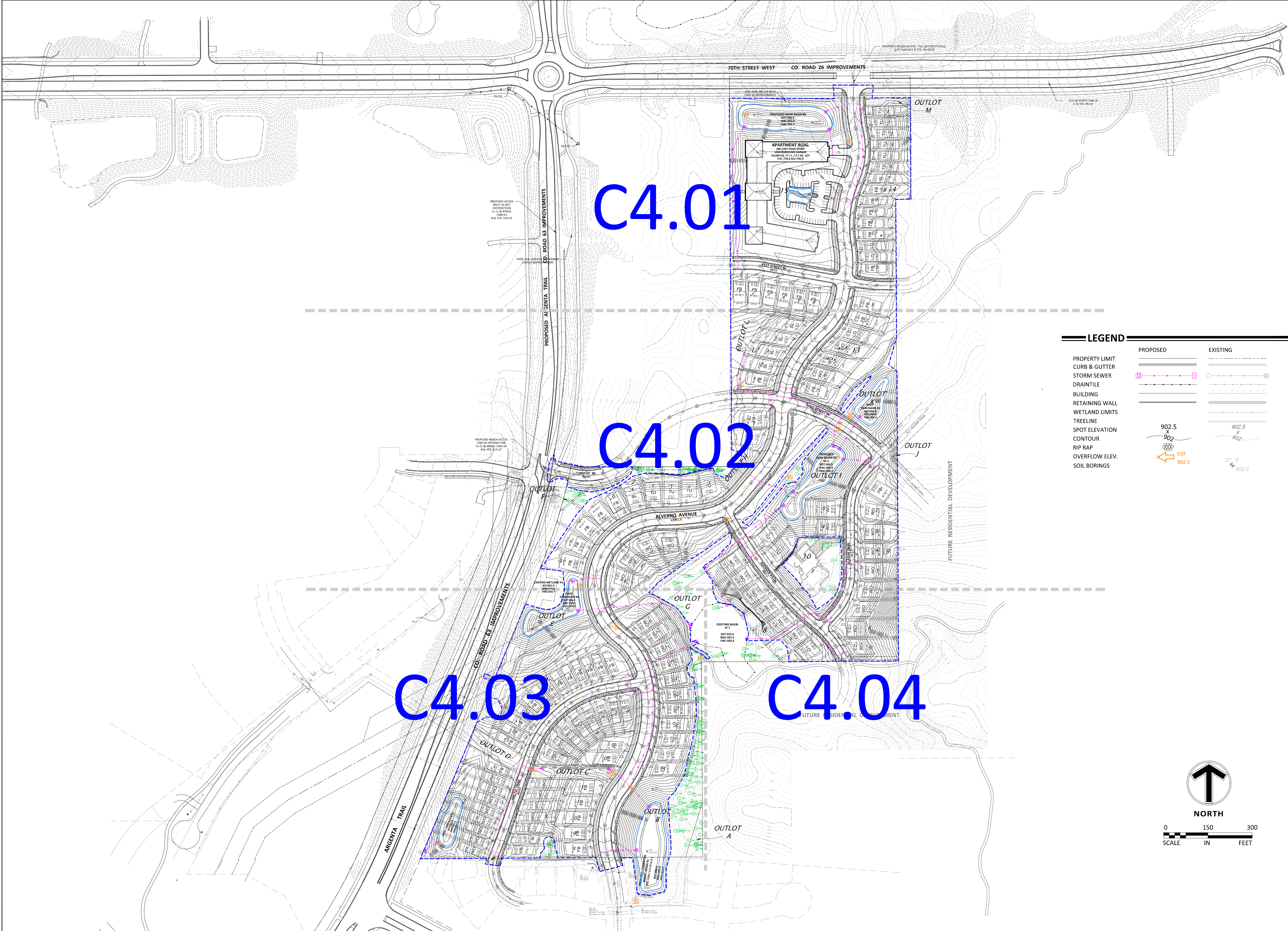
No.	Date By	Submittal / Revision
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03/02/21		PLANNING COMMENTS

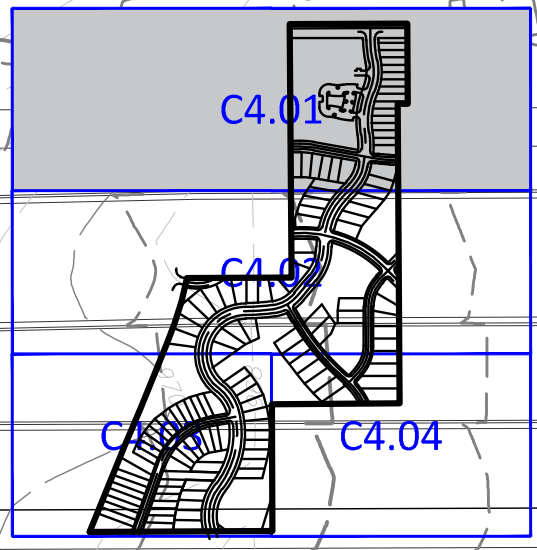
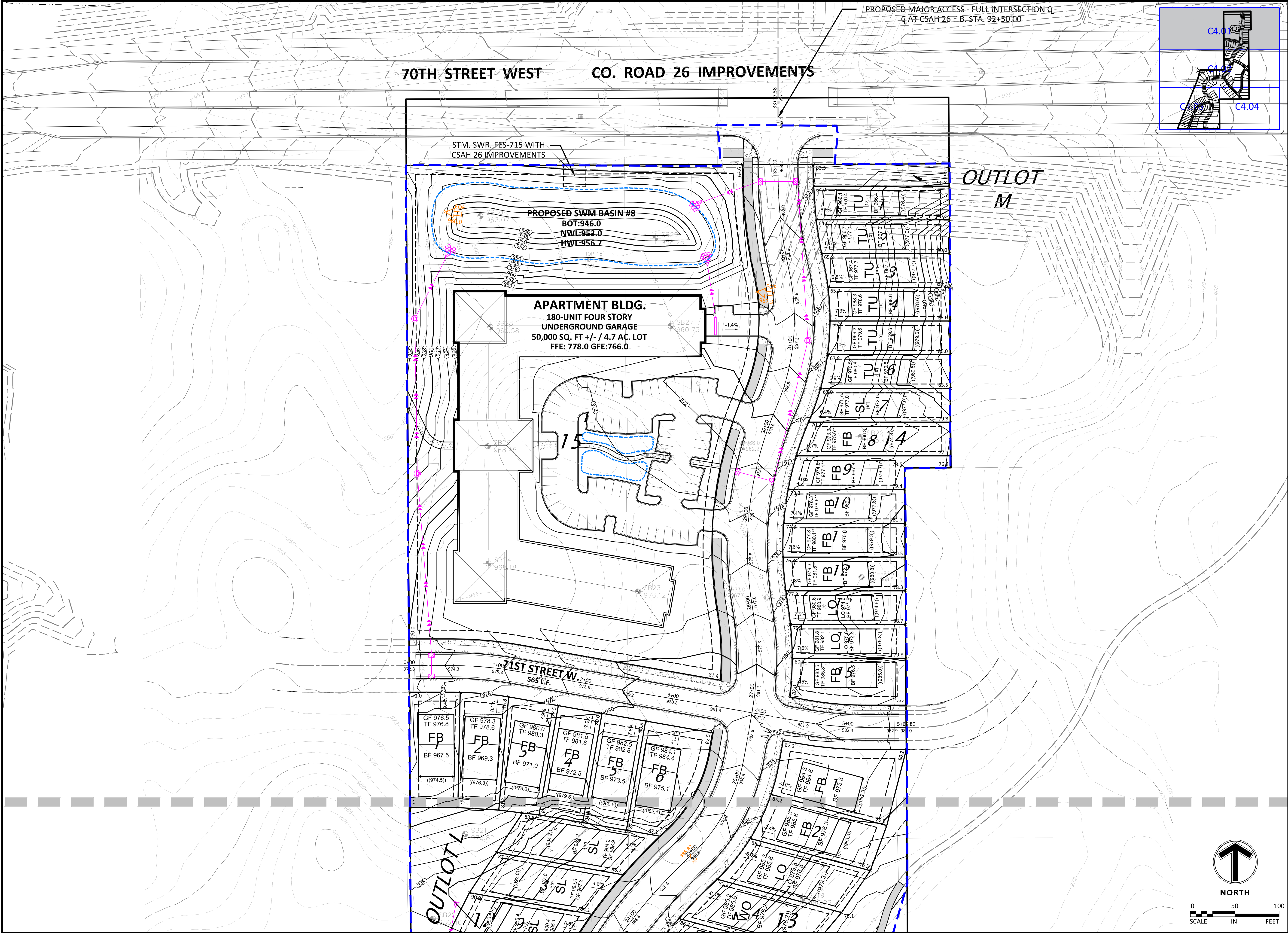
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STANDARDS

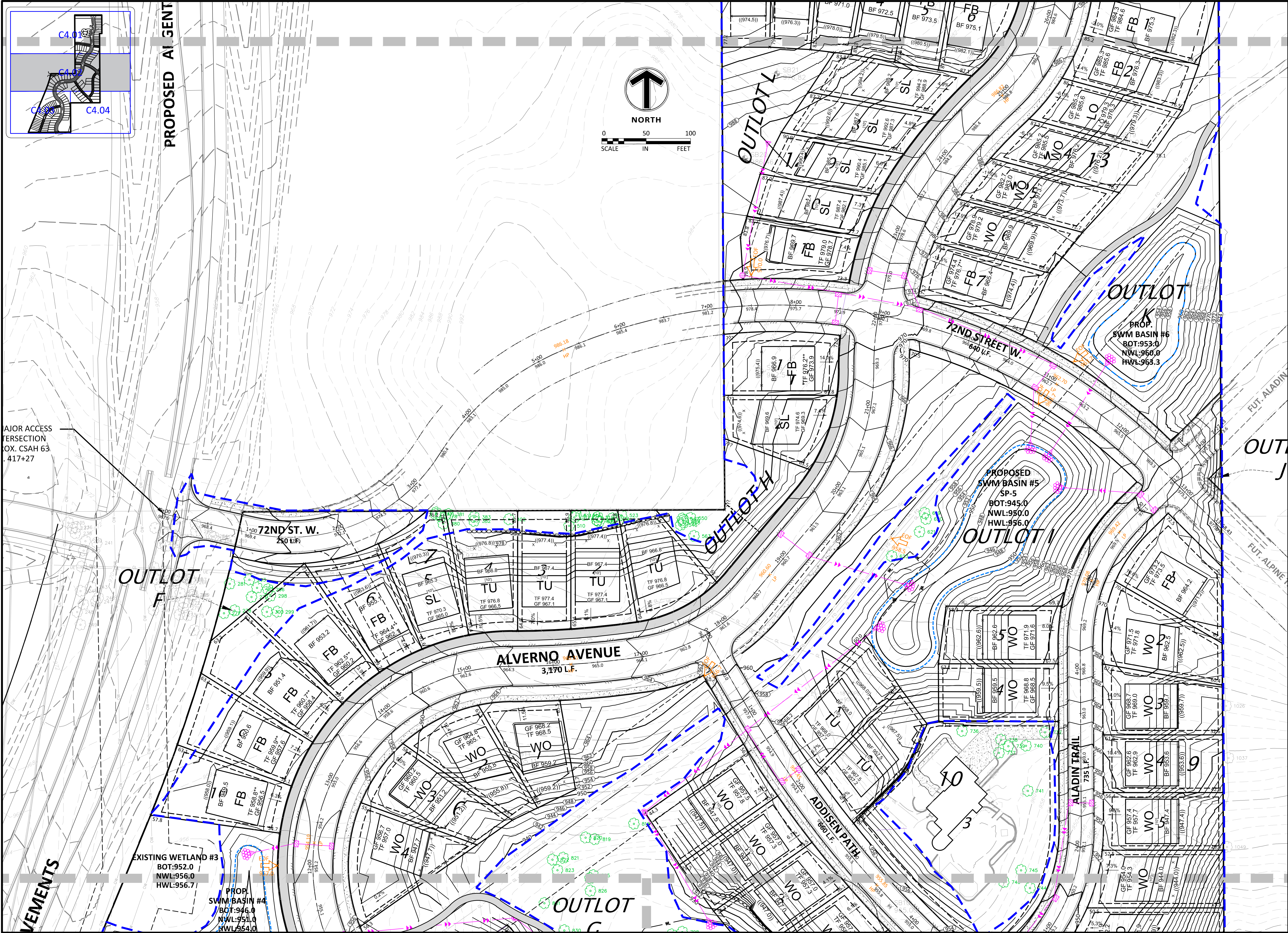
Sheet No. Revision
C3.05

Project No. 22425



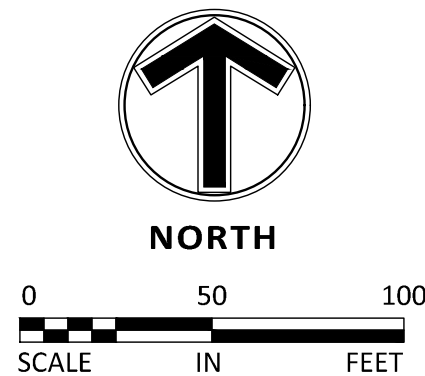
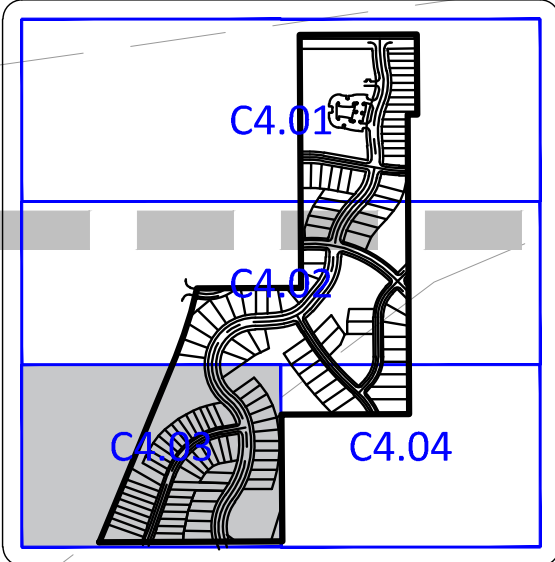
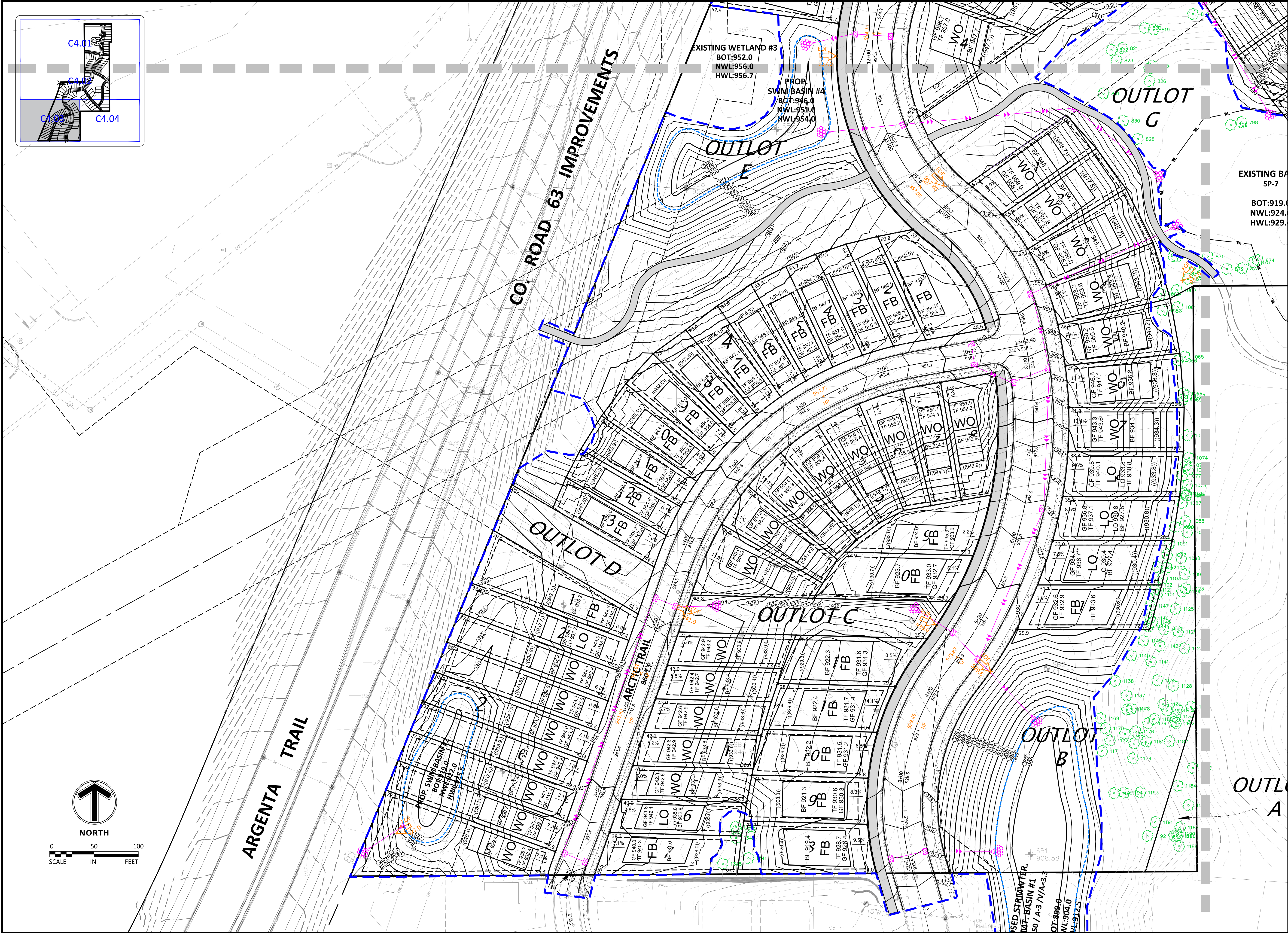






Mar 02, 2021 5:46pm - User:Csylverson L:\PROJECTS\22425\CAD\Civil\Sheets\22425-C4-GRAD.dwg





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Project
PELTIER
RESERVE

Location
INVER GROVE
HEIGHTS, MN

Certification
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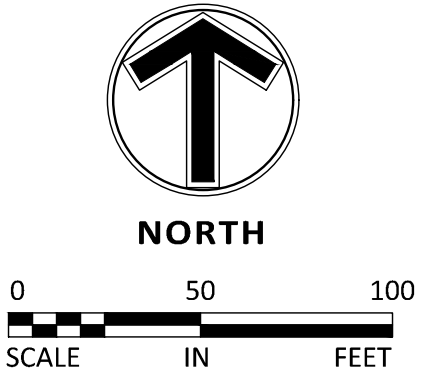
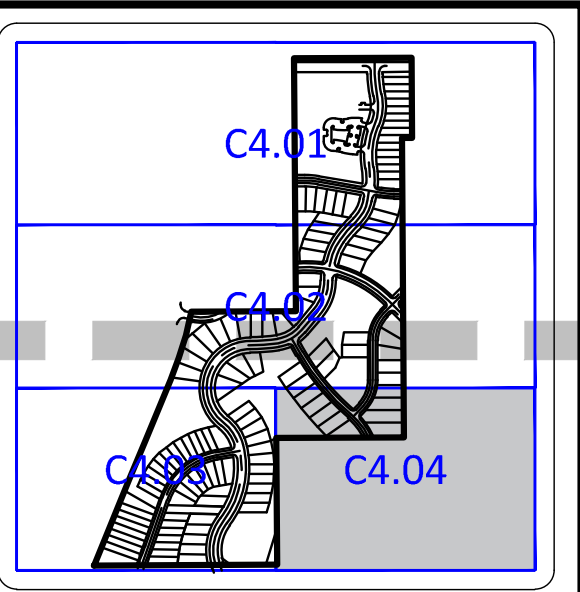
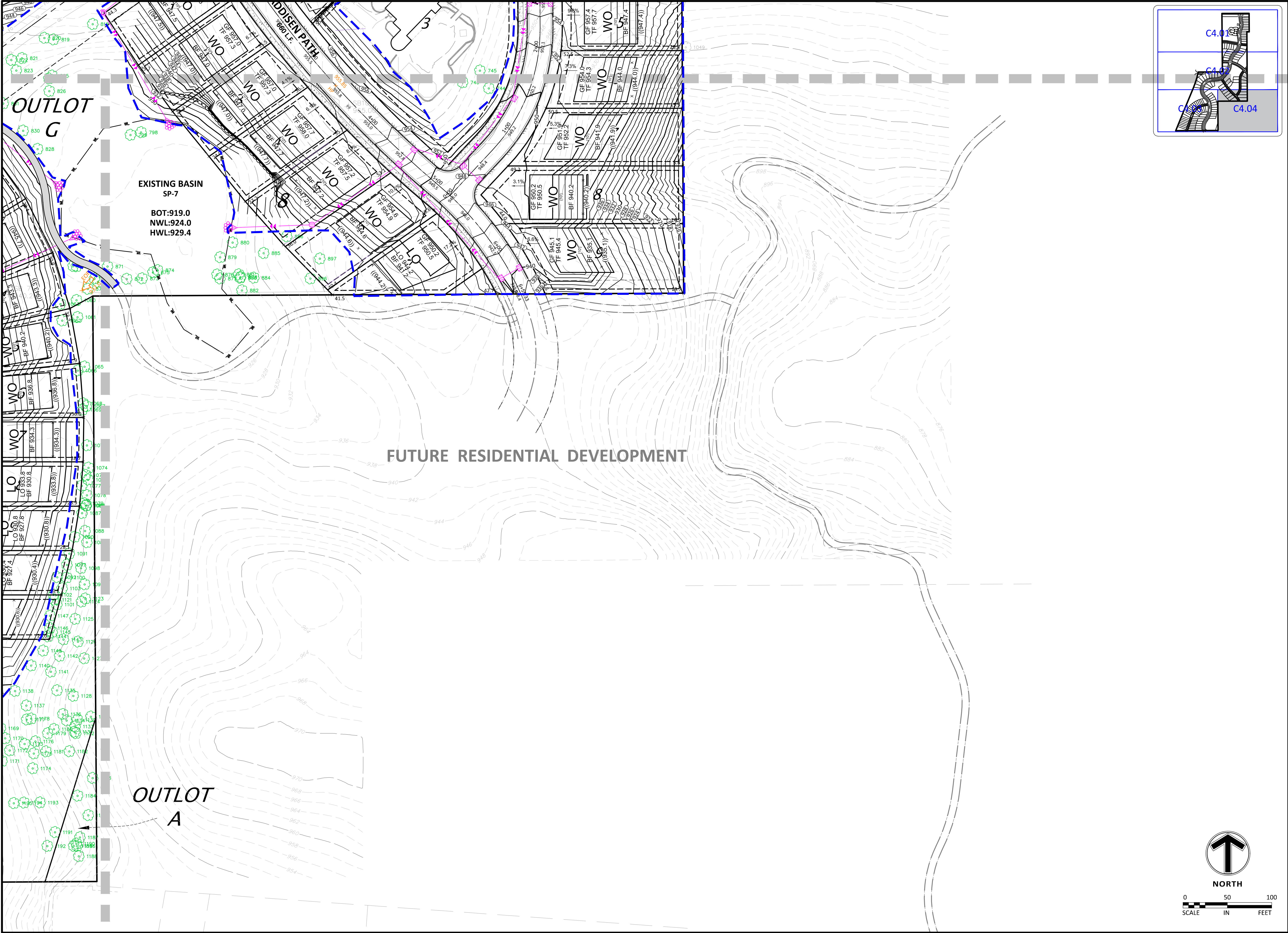
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Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: PRELIMINARY Initial Issue: 02/16/2021

Revision History
No. Date By Submittal / Revision
02/16/21 CITY SUBMITTAL
03/02/21 PLANNING COMMENTS

Sheet Title
GRADING PLAN

Sheet No. Revision
C4.03

Project No. 22425

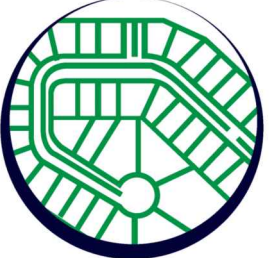




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Builders
LOT GROUP

Project
**PELTIER
RESERVE**

Location
**INVER GROVE
HEIGHTS, MN**

Certification

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PRELIMINARY

Eric T. J. J.
Registration No. 50475 Date: 02/16/2021

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Summary

Designed: JEB	Drawn: CIS
Approved: ETL	Book / Page:
Phase: PRELIMINARY	Initial Issue: 02/16/2021

Revision History

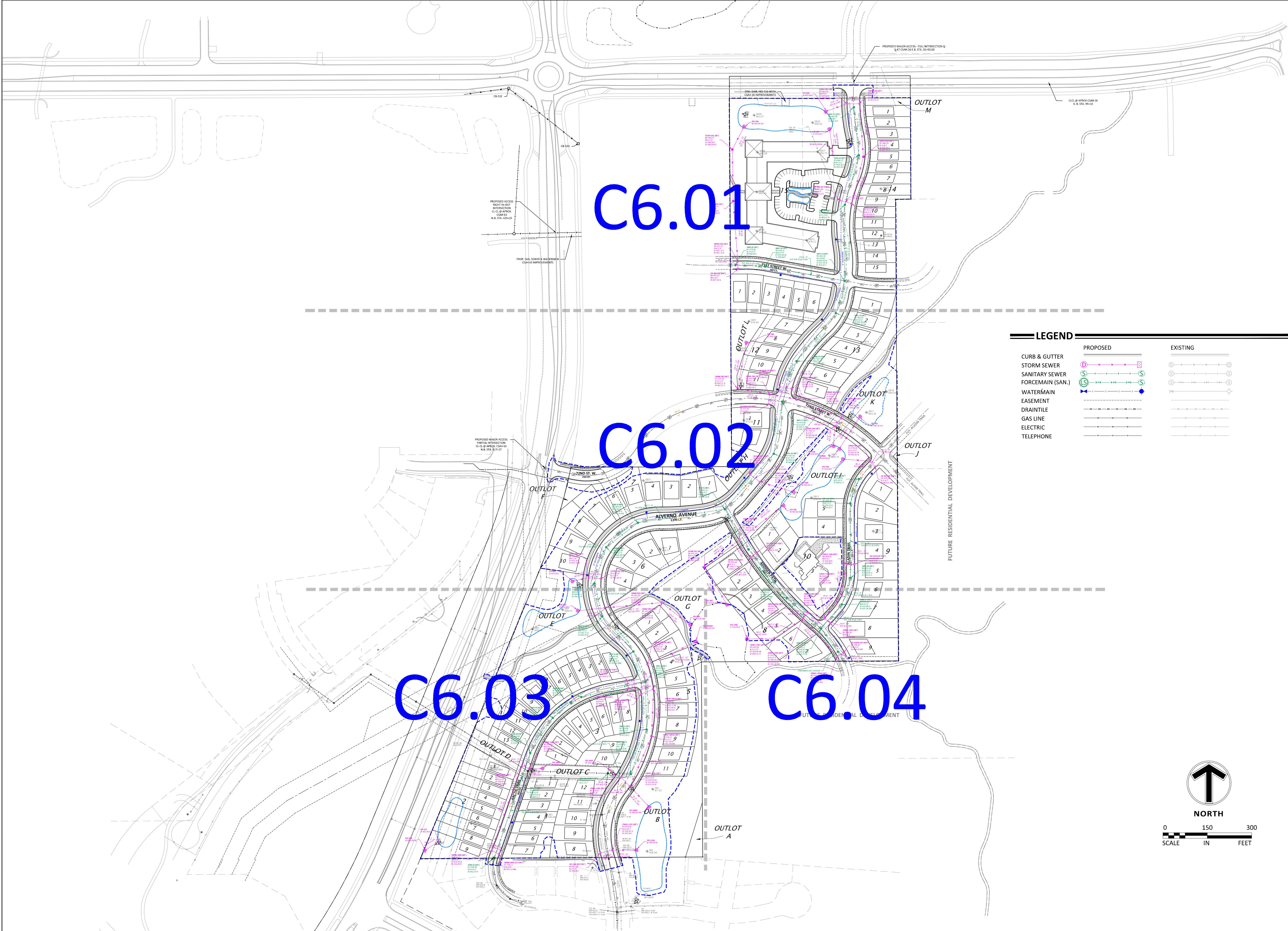
No.	Date	By	Submittal / Revision
02/16/21			CITY SUBMITTAL
03/02/21			PLANNING COMMENTS

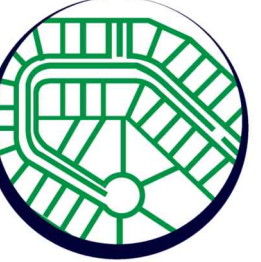
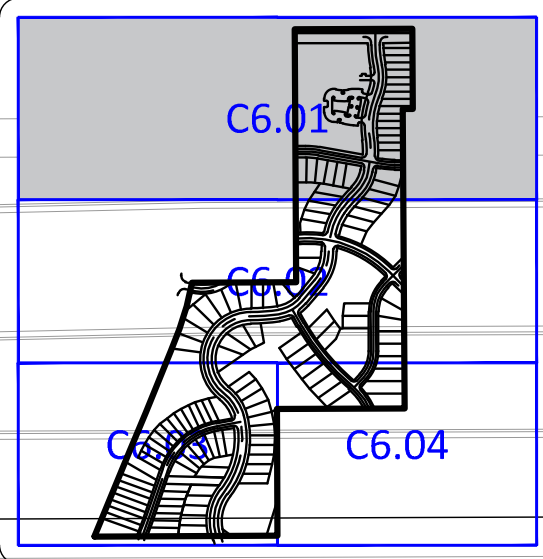
Sheet Title
GRADING PLAN

Sheet No. Revision
C4.04

Project No. 22425







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Eric T. Little
Registration No. 50475 Date: 02/16/2021

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Summary

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Approved: ETL Book / Page:
Phase: PRELIMINARY Initial Issue: 02/16/2021

Revision History

No.	Date By	Submittal / Revision
02	02/16/21	CITY SUBMITTAL
03	03/02/21	PLANNING COMMENTS

Sheet Title

UTILITY PLAN

Sheet No. Revision

C6.01

Project No. 22425



Client



Builders
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Project PELTIER RESERVE

Location
INVER GROVE
HEIGHTS, MN

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Eric T. Luta
Registration No. 50475 Date: 02/16/2021

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Approved: ETL Book / Page:
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Revision History

No.	Date	By	Submittal / Revision
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	03/02/21		PLANNING COMMENTS

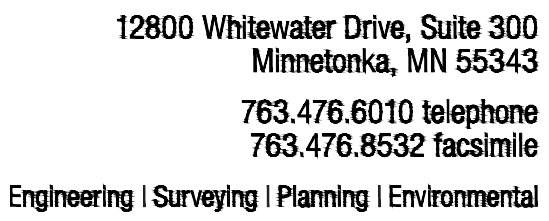
Sheet Title

UTILITY PLAN

Sheet No. Revision

C6.02

Project No. 22425



Project PELTIER RESERVE

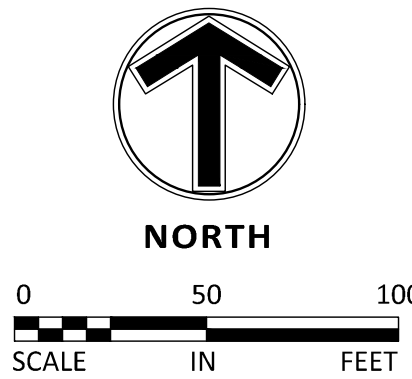
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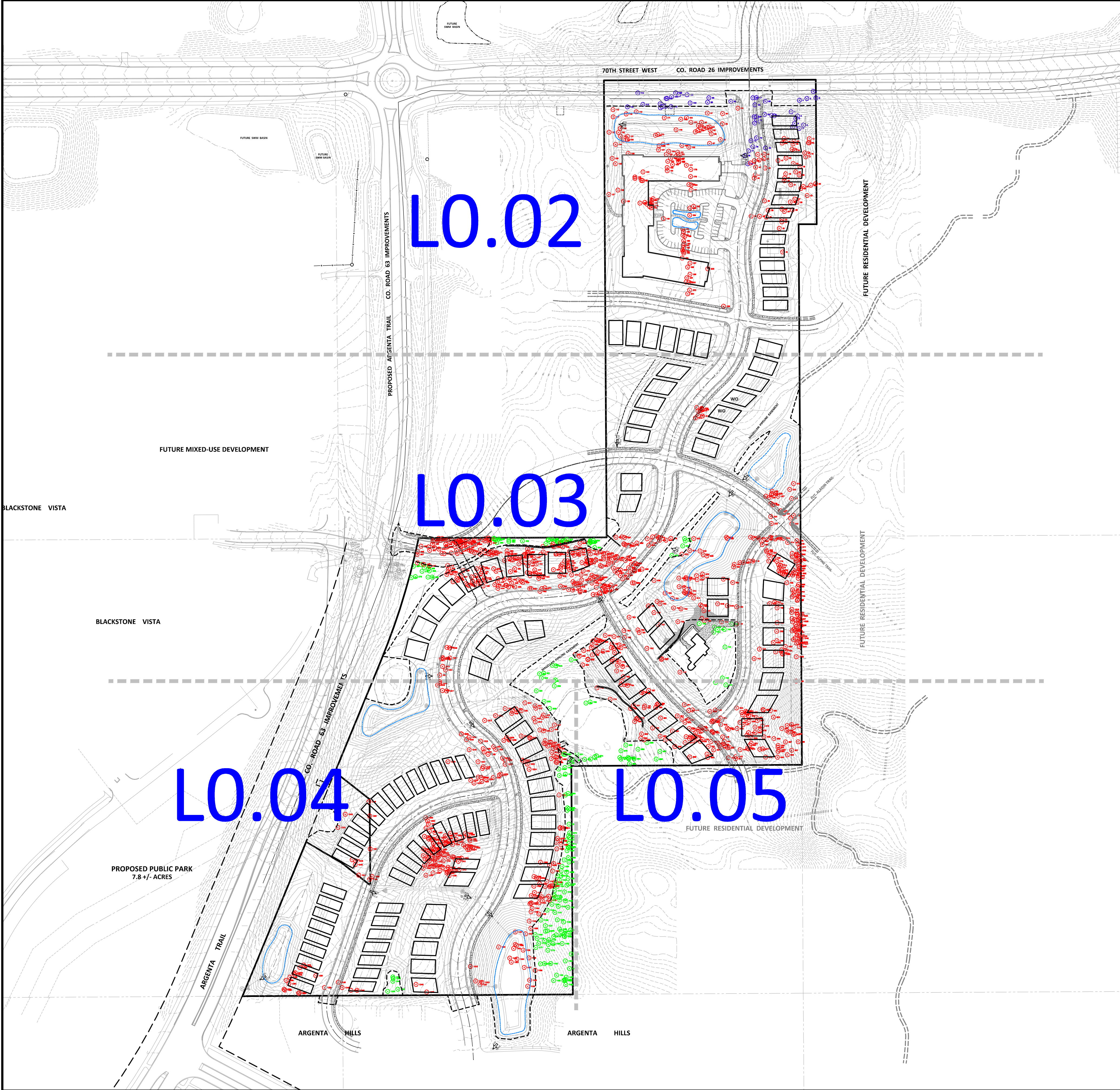
No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS

Sheet No. Revision
C6.03

Project No. 22425



Project No. 22425



LEGEND

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

TREELINE

SIGN

EXISTING TREE (OFF SITE)

PRESERVED TREE

REMOVED TREE

REMOVED TREE (EXEMPT)

PROPOSED

EXISTING

STANDARD DUTY ASPHALT PAVING

HEAVY DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

TREE PRESERVATION SUMMARY

	MDR/LDR	MDR/LDR	TOTALS
TOTAL INCHES AVAILABLE:	14,414"	1,567"	15,981"
TREE REMOVAL ALLOWANCE:	30%	40%	
ALLOWED REMOVABLE INCHES:	4,324"	627"	4,951"
INCHES REMOVED:	9,222"	1,276"	10,498"
1. TYPE "A" (50%)	1,245"	292"	
2. TYPE "B" (100%)	7,311"	870"	
3. TYPE "C" (100%)	666"	114"	
CREDIT FOR HERITAGE TREES PRESERVED (2:1 INCHES):	1,032"	-	1,032"
REQUIRED REPLACEMENT:			
1. INCHES:	3,866"	649"	4,515"
1.1. 2.5" TREES:	1,547	260	1,807

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Builders

LOT GROUP

Project

PELTIER

RESERVE

Location
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HEIGHTS, MN

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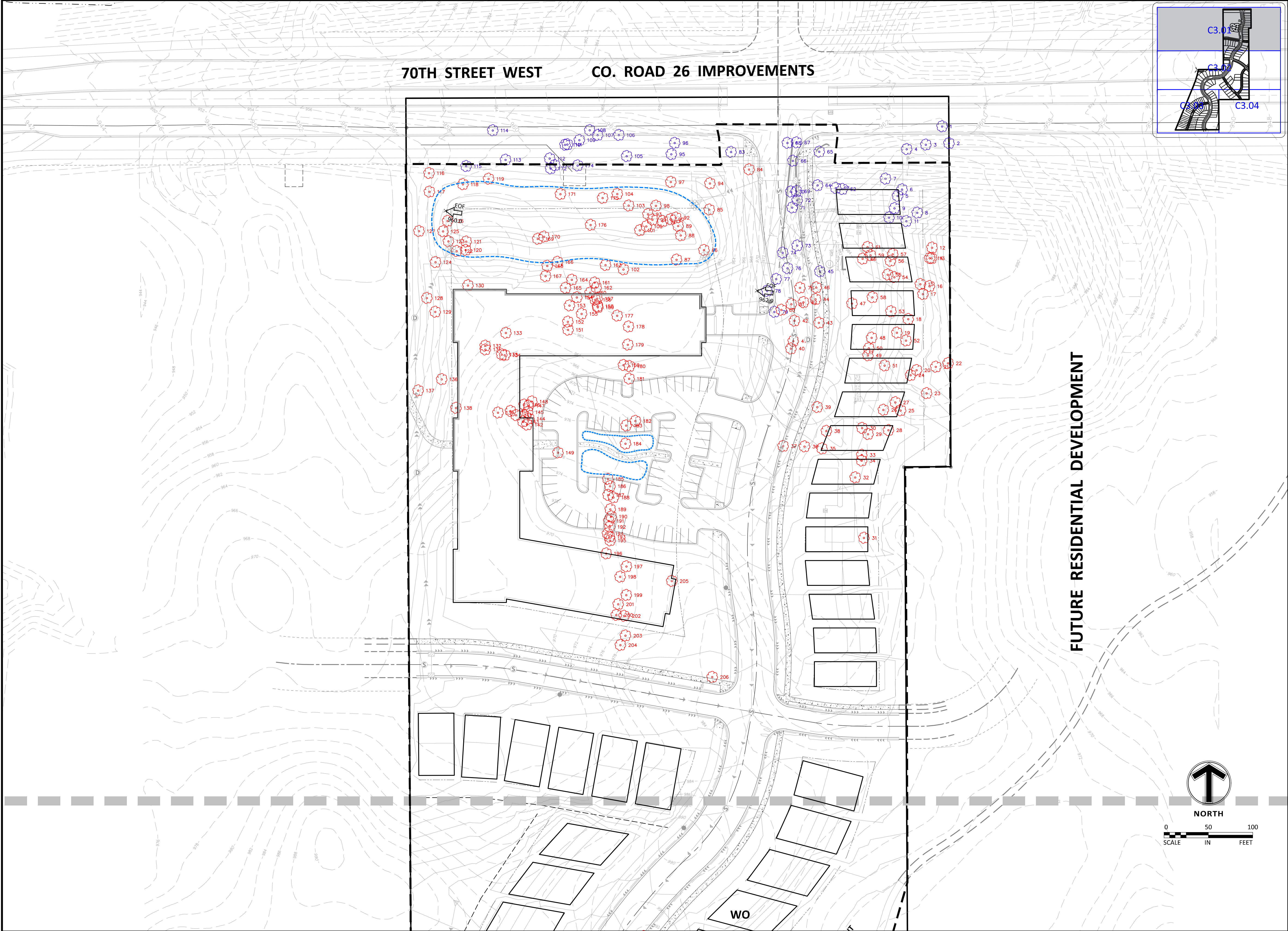
PRELIMINARY
Joshua McKinney
Registration No. 53234 Date: 02/05/2021
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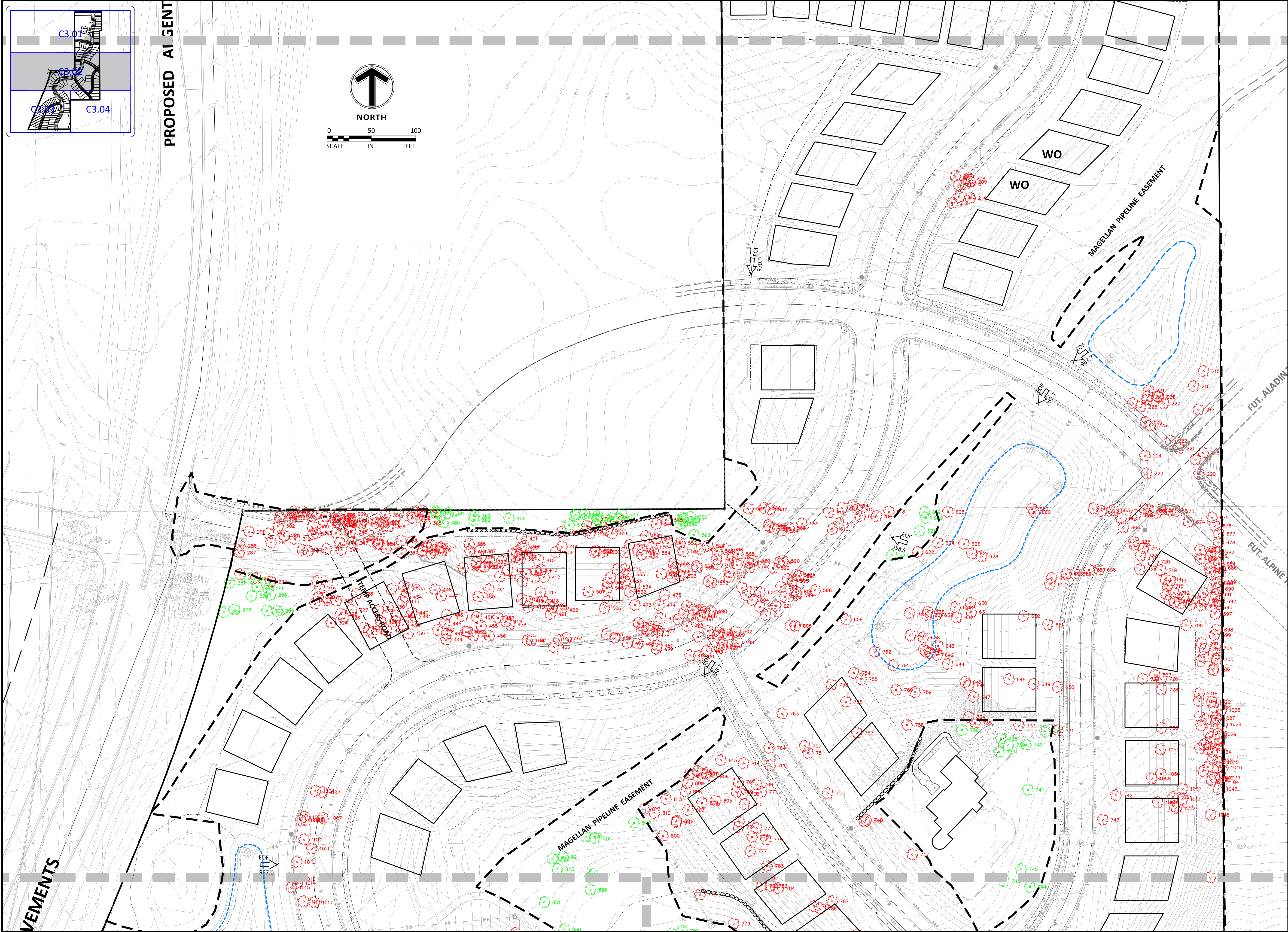
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Revision History		
No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS

Sheet Title
TREE
INVENTORY -
OVERVIEW

Sheet No. Revision
L0.01
Project No. 22425





Mar 02, 2021 5:55pm User:Csyverson L:\PROJECTS\22425\CAD\Civil\Sheets\22425-L0-TREE.dwg



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LOT GROUP

Project
**PELTIER
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Registration No. 53234 Date: 02/05/2021

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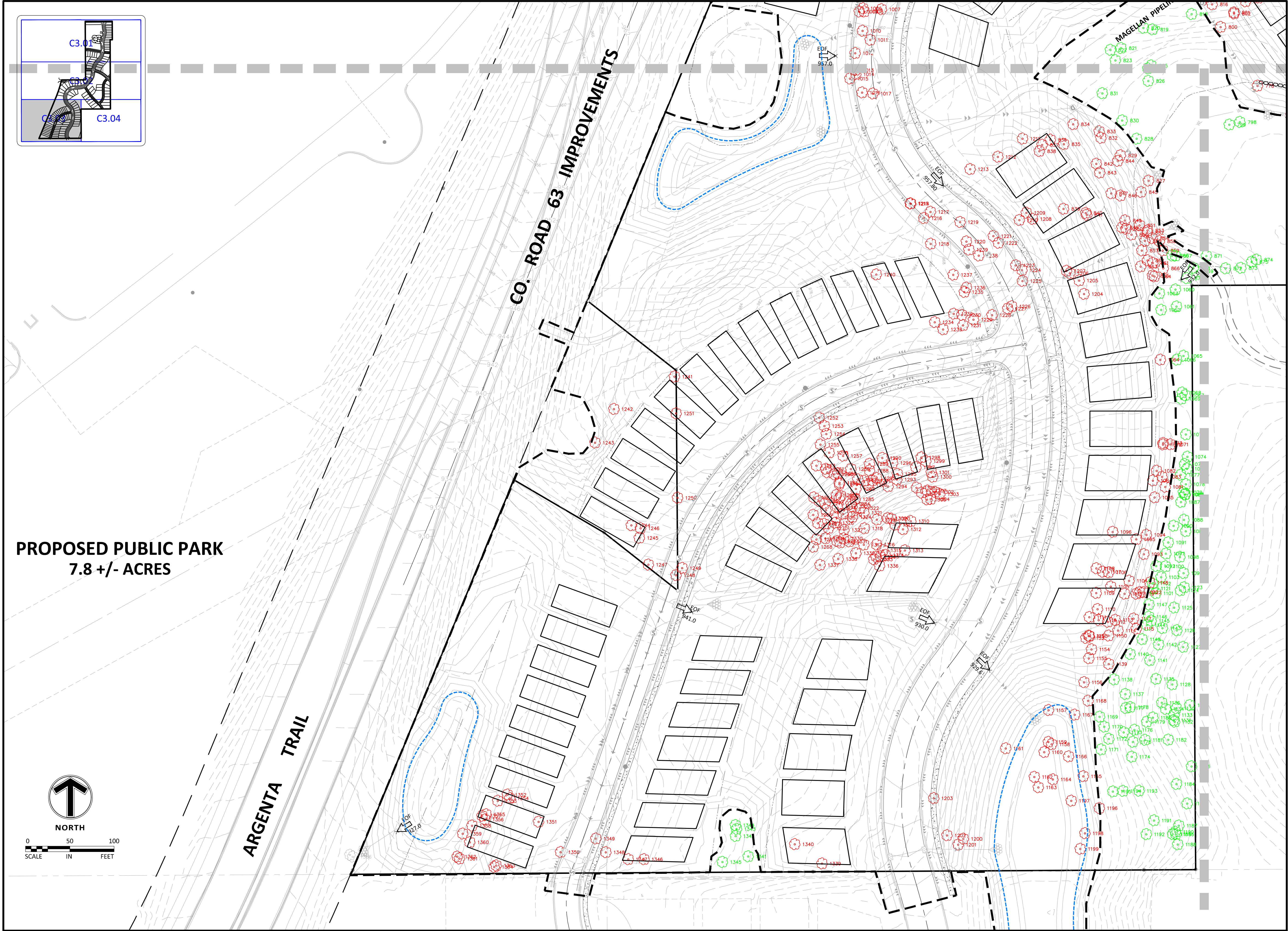
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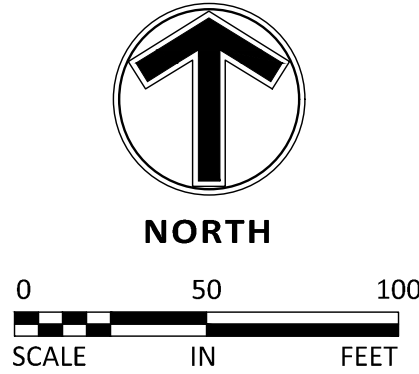
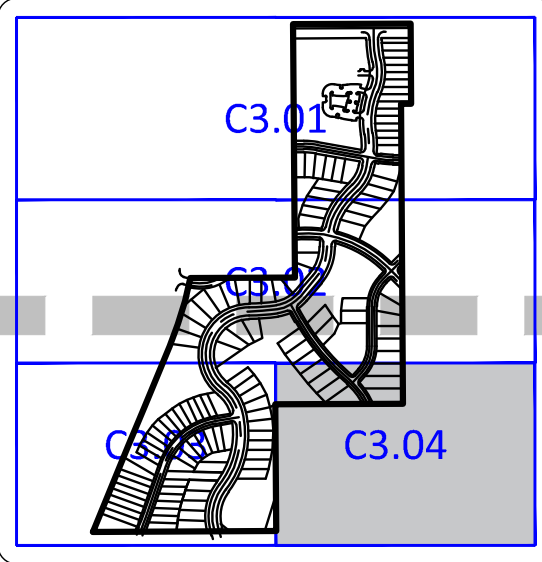
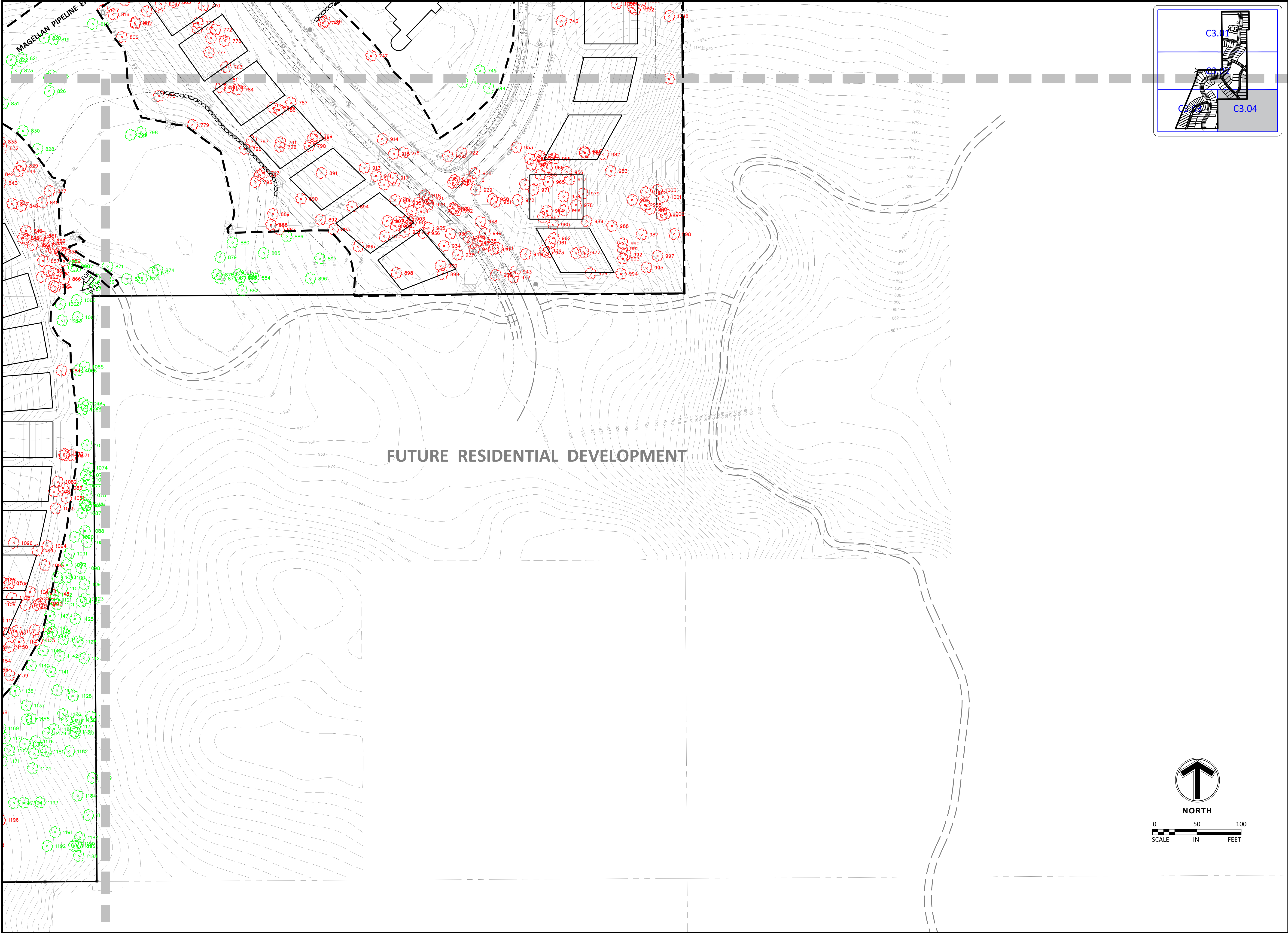
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Sheet Title
**TREE
INVENTORY**

Sheet No. Revision
L0.03

Project No. 22425





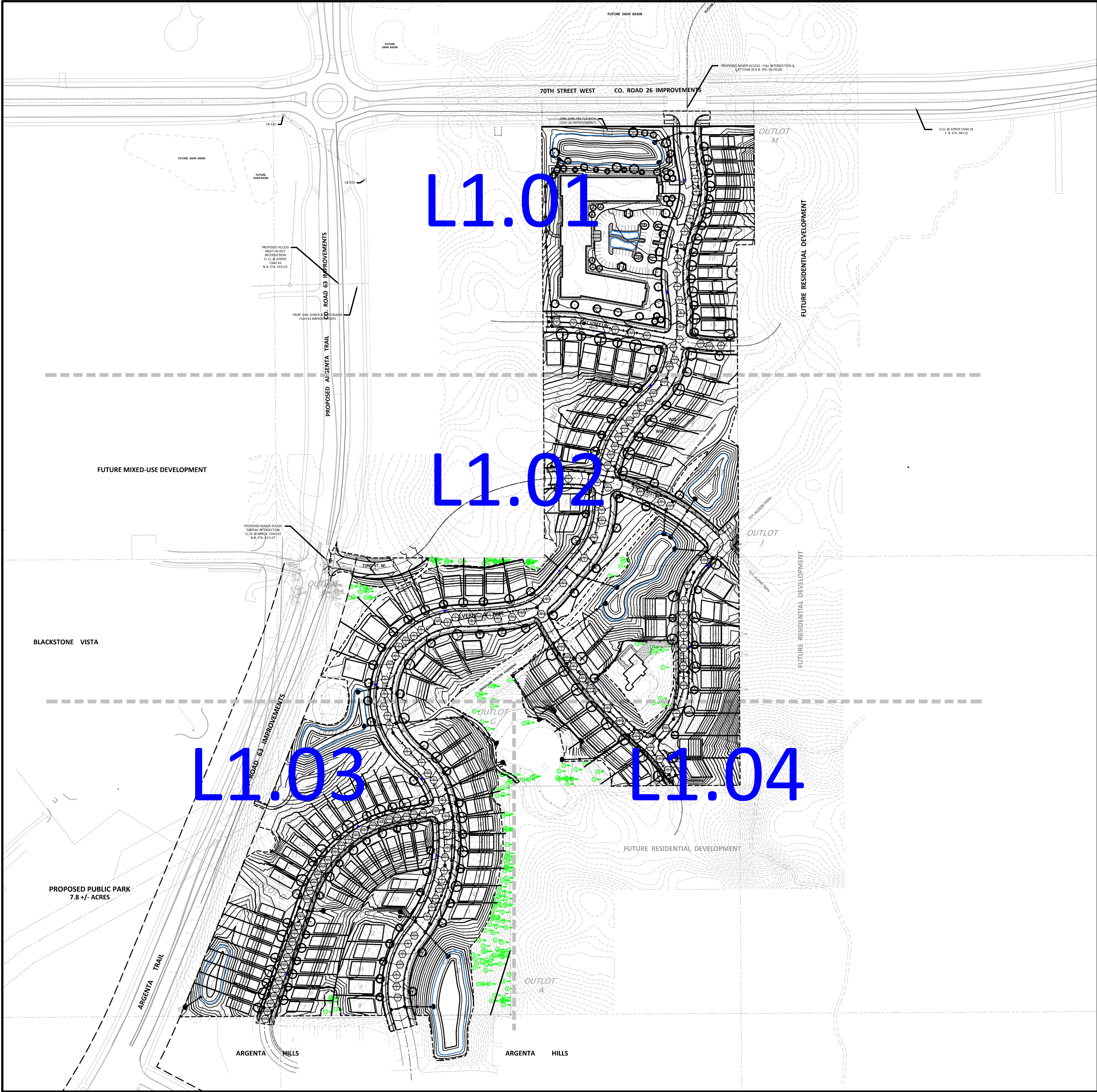
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Joshua McKinney
Registration No. 53234 Date: 02/05/2021

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Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: PRELIMINARY Initial Issue: 02/16/2021

No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS



LEGEND

PROPOSED

EXISTING

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

TREELINE

LANDSCAPE EDING

STORM SEWER

SANITARY SEWER

FORCEMAIN (SAN.)

WATERMAIN

YARDRAIN

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

SIGN

PIPE BOLLARD

RIPRAP

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

INVER GROVE HEIGHTS STREET TREES

SEC.11-3-11 STREET TREES

(1) STREET TREES SHALL BE PLANTED NOT LESS THAN FORTY FEET (40') APART WITH MINIMUM OF ONE TREE PER LOT. THEY SHALL BE PLACED FIVE FEET (5') TO SEVEN FEET (7') INSIDE THE PROPERTY LINE AND NOT IN THE SIDE STRIP OR BOULEVARD. NO TREES SHALL BE PLANTED WITHIN THIRTY FEET (30') OF THE INTERSECTION OF CURB LINES ON CORNER LOTS. THE MINIMUM SIZE SHALL MEASURE ONE AND ONE-HALF INCHES (1.5") IN DIAMETER AT GROUND LINE. NO TWO (2) CONSECUTIVE TRESS SHALL BE OF THE SAME TYPE OR VARIETY, AND ONLY THOSE APPROVED BY THE CITY ENGINEER WILL BE USED.

REQUIRED

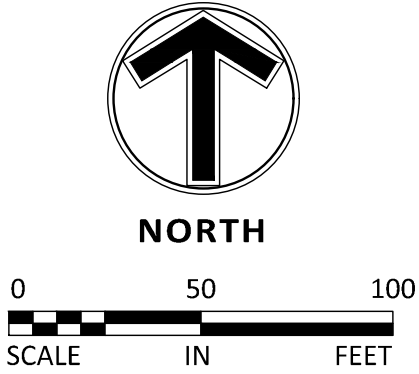
124

PROPOSED

147

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5"Cal	26
	AFB	Acer x freemanii 'Ballston' TM / Matador Freeman Maple	B & B	2.5"Cal	36
	GDU	Gymnocladus dioica 'UMNSynergy' TM / True North Kentucky Coffeetree	B & B	2.5"Cal	22
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal	17
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal	26
	UAV	Ulmus americana 'Valley Forge' / Valley Forge American Elm	B & B	2.5"Cal	20



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Minnetonka, MN 55343

763.476.6010 telephone

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Engineering | Surveying | Planning | Environmental

Client

Project

PELTIER

RESERVE

Location

INVER GROVE

HEIGHTS, MN

Location
INVER GROVE
HEIGHTS, MN

Certification

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PRELIMINARY

Joshua McKinney

Registration No. 53234

Date: 02/05/2021

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Phase: PRELIMINARY

Drawn: CIS

Book / Page:

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No. Date By

02/16/21

03/02/21

Submittal / Revision

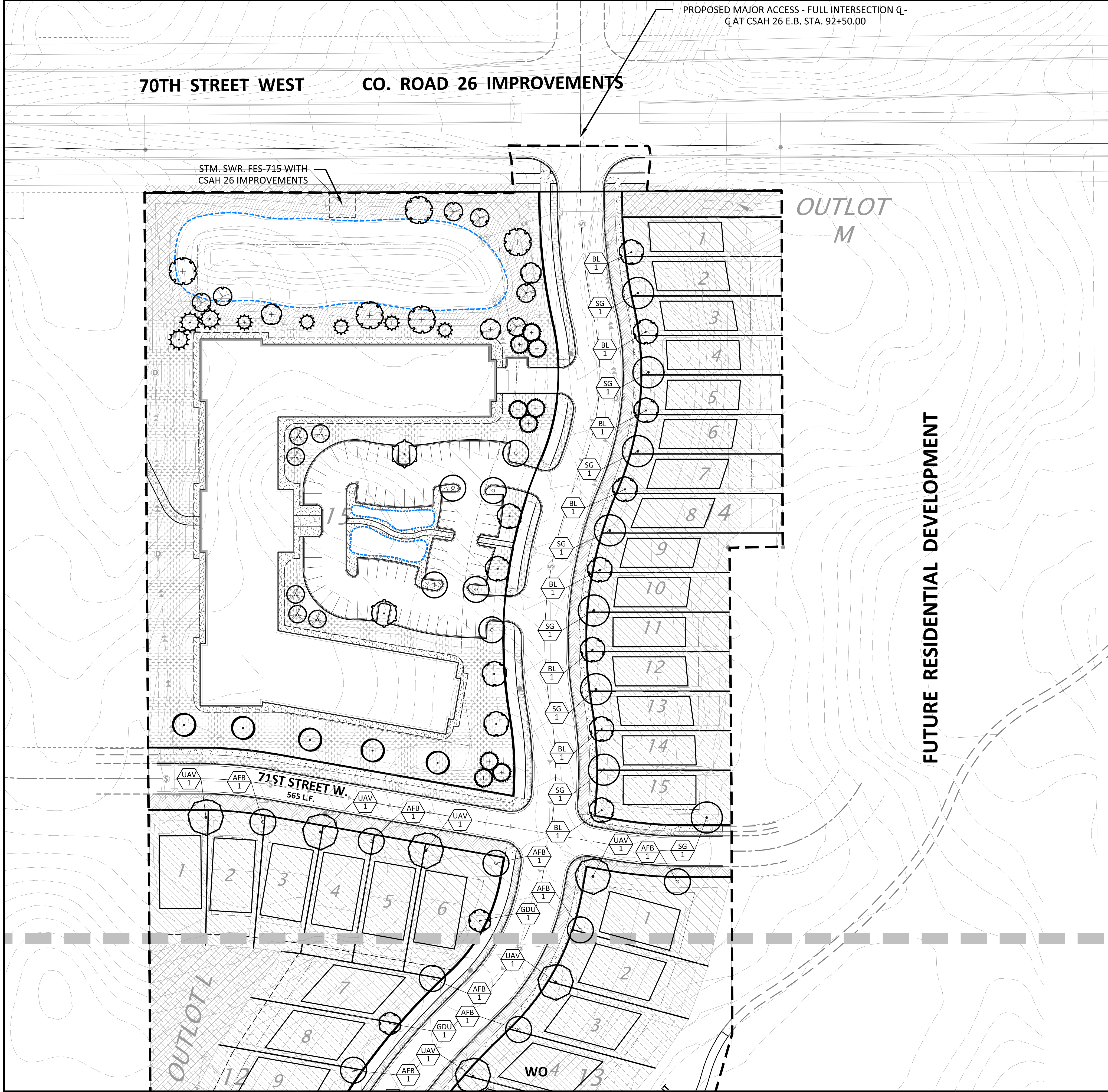
CITY SUBMITTAL

PLANNING COMMENTS

Sheet Title
LANDSCAPE
PLAN -
OVERVIEW

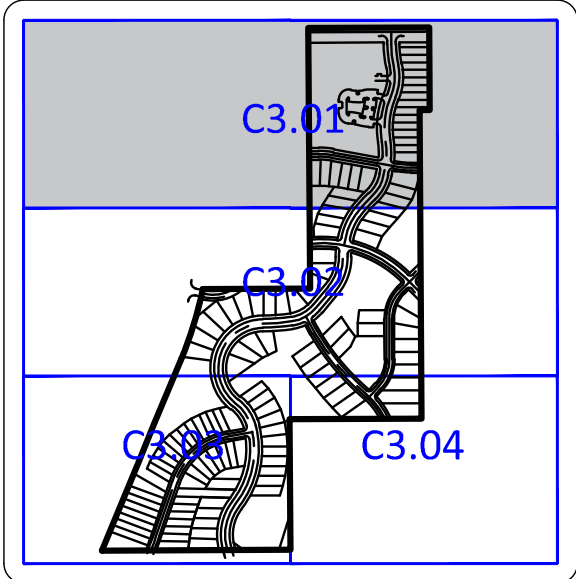
Sheet No. Revision
L1.00

Project No. 22425



LEGEND

PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			CONCRETE SIDEWALK
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDGING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
SIGN			
PIPE BOLLARD			
RIPRAP			



INVER GROVE HEIGHTS LANDSCAPE CODE

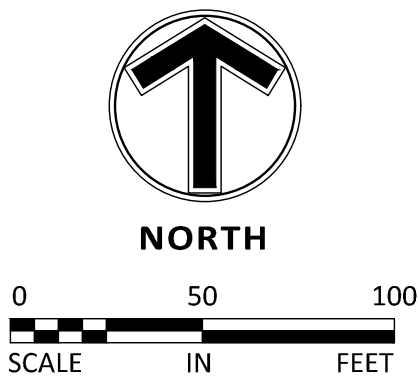
SEC.10-15-11 LANDSCAPING

A3(B) MULTI-FAMILY RESIDENTIAL SITE SHALL, AT A MINIMUM, ONE TREE PER DWELLING UNIT.
(2) AND EQUIVARIANT OF UP TO 50% OF THE REQUIRED NUMBER OF OVERSTORY TREES MAY BE CREATED WITH OTHER LANDSCAPE DESIGN ELEMENTS AT A RATIO OR 6 SHRUBS TO 1 OVERSTORY TREE AND/OR 2 ORNAMENTAL TREES TO ONE OVERSTORY TREE.

REQUIRED OVERSTORY TREES (180 UNITS):	REQUIRED
A. MINIMUM OVERSTORY TREES:	180
B. MAXIMUM SHRUBS (PERTAINING TO CODE REQUIREMENTS: APPROXIMATE AVAILABLE SHRUB BED AREA (12,897 SF)	90
C. MAXIMUM ORNAMENTAL TREES ALLOWED:	540
	180

GROUND COVER SCHEDULE

PLANT SCHEDULE			
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING
SHRB	Foundation plantings / SHRUB AREA	#5 Cont.	36" o.c.
GROUND COVERS			
CODE	BOTANICAL / COMMON NAME	CONT	
22-111	MNDOT Seed Mix 21-111 / 2 yr Turf Stabilization Mix	Seed	
25-131	MNDOT Seed Mix 25-131 / Low Maintenance Fescue mix	Seed	
25-151	MNDOT Seed Mix 25-151 / High Maintenance Turf	Seed	
35-221	MNDOT Seed Mix 35-221 / Dry Prairie General	Seed	
TUR HIG	Turf Sod Highland Sod / Sod	Sod	



Client



Project
PELTIER
RESERVE

Location
INVER GROVE
HEIGHTS, MN

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Sheet Title
LANDSCAPE
PLAN

Sheet No. Revision
L1.01

Project No. 22425

PLANT SCHEDULE			
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING
SHRB	Foundation plantings / SHRUB AREA	#5 Cont.	36" o.c.
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT
	22-111	MNDOT Seed Mix 21-111 / 2 yr Turf Stabilization Mix	Seed
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	TUR HIG	Turf Sod Highland Sod / Sod	Sod

PROPOSED

EXISTING

PROPERTY LIMIT

CURB & GUTTER EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

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LANDSCAPE EDGING

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YARDDRAIN

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

SIGN

PIPE BOLLARD

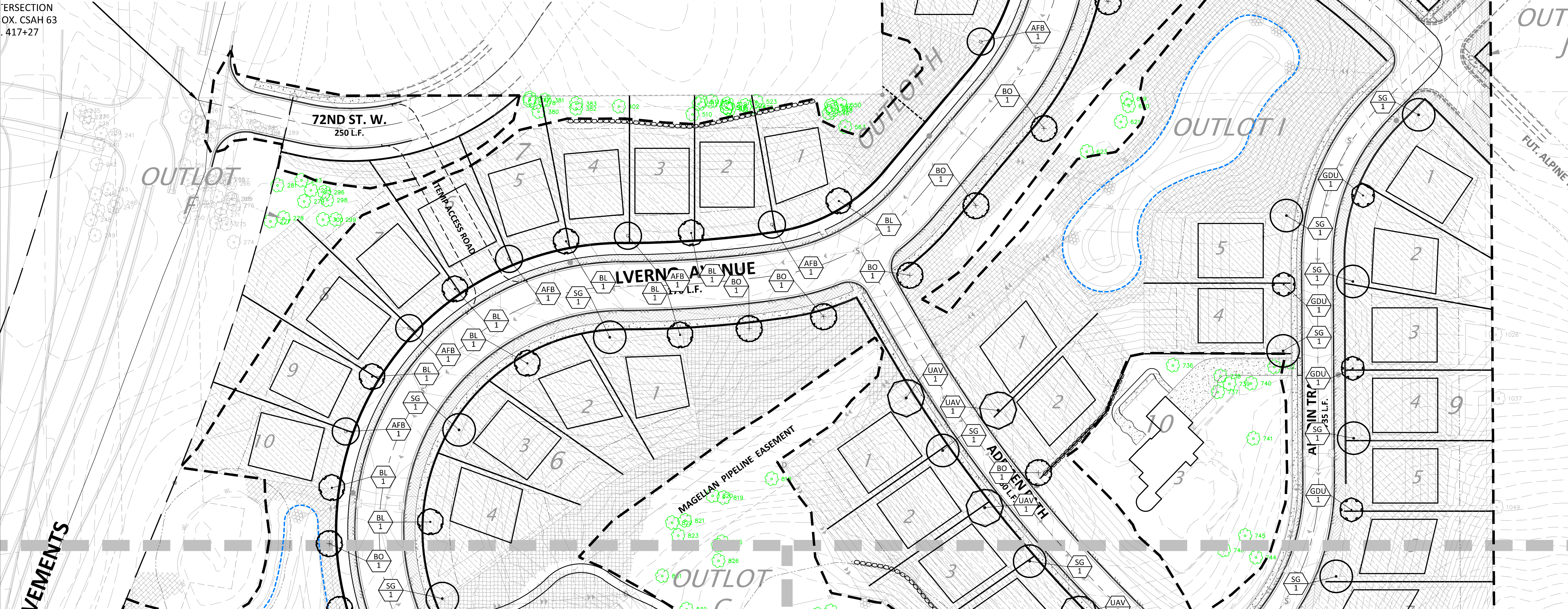
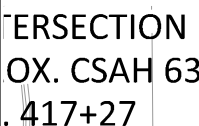
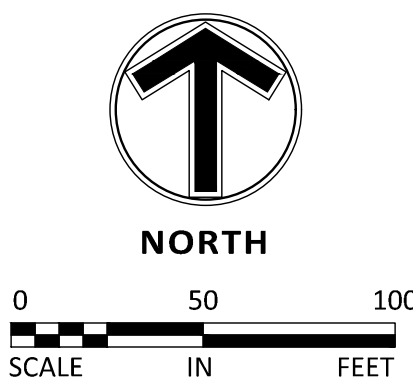
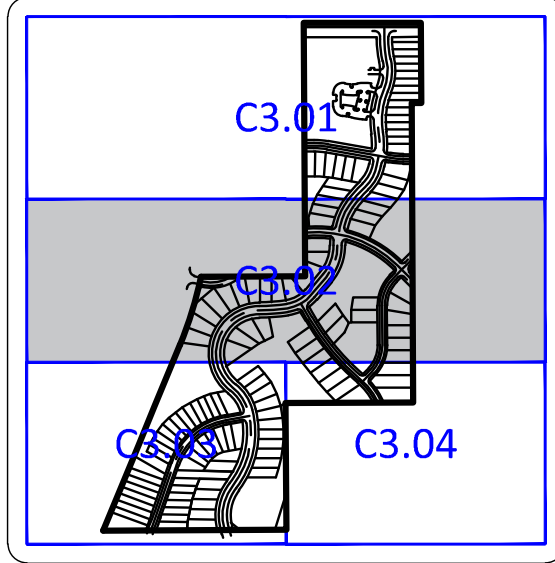
RIPRAP

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

C3.01



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Minnetonka, MN 55343
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Engineering | Surveying | Planning | Environmental

Builders
LOT GROUP

Location
INVER GROVE
HEIGHTS, MN

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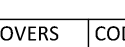
Designed: JEB Drawn: CJS
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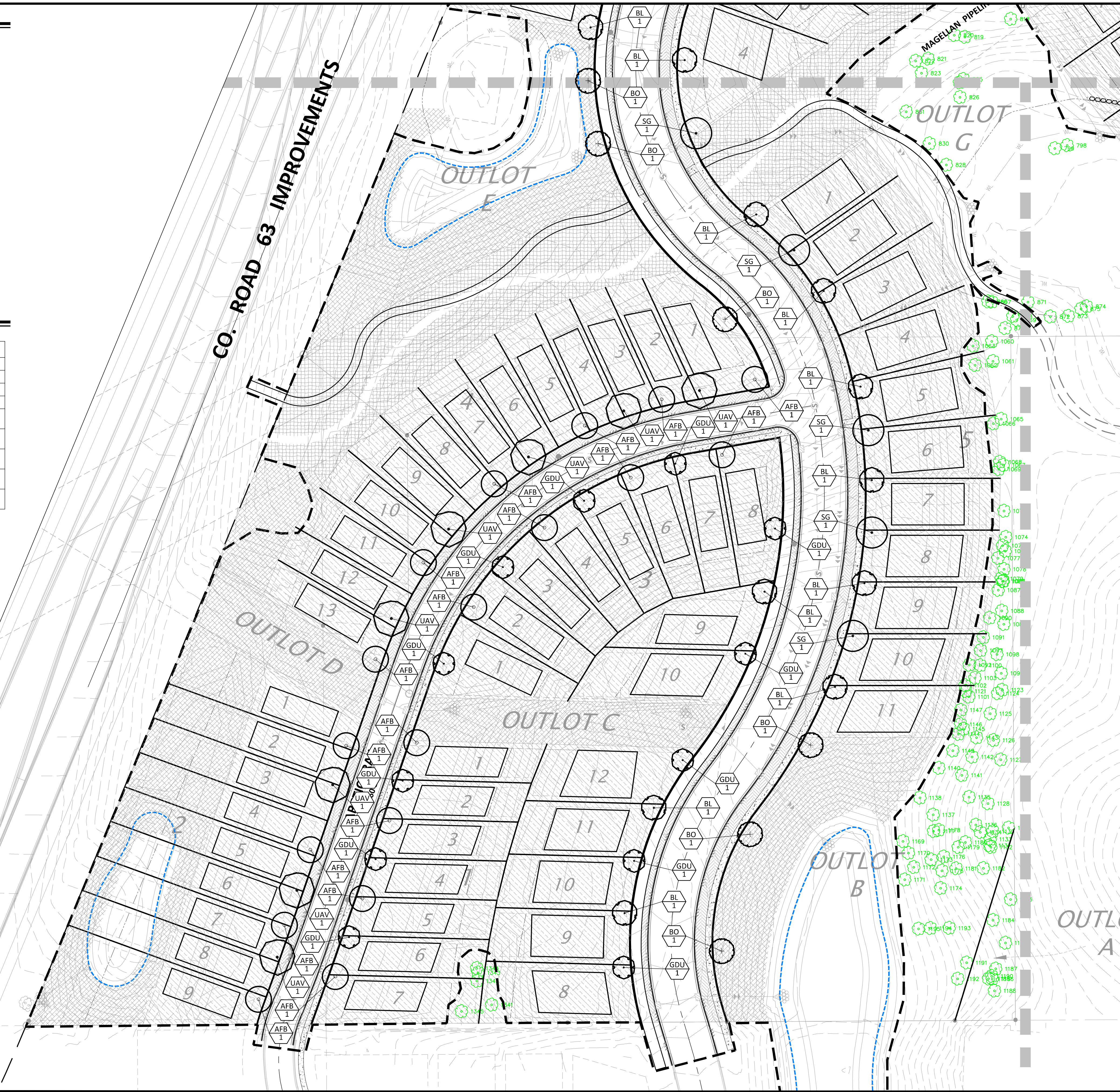
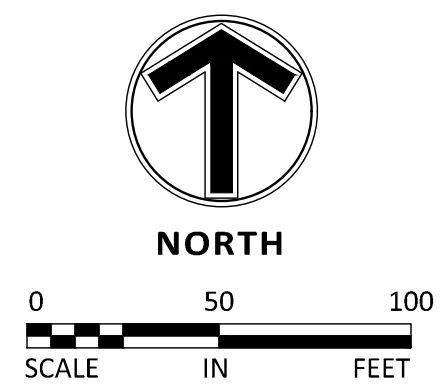
No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS

Sheet No. Revision

L1.02

Project No. 22425

GROUND COVER SCHEDULE				
PLANT SCHEDULE				
SHRUB AREAS	BOTANICAL / COMMON NAME		SPACING	
SHRB	Foundation plantings / SHRUB AREA		#5 Cont.	36" o.c.
GROUND COVERS				
GROUND COVERS	CODE	BOTANICAL / COMMON NAME		CONT
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	TUR HIG	Turf Sod Highland Sod / Sod		Sod



Client



Builders
LOT GROUP

Location
INVER GROVE
HEIGHTS, MN

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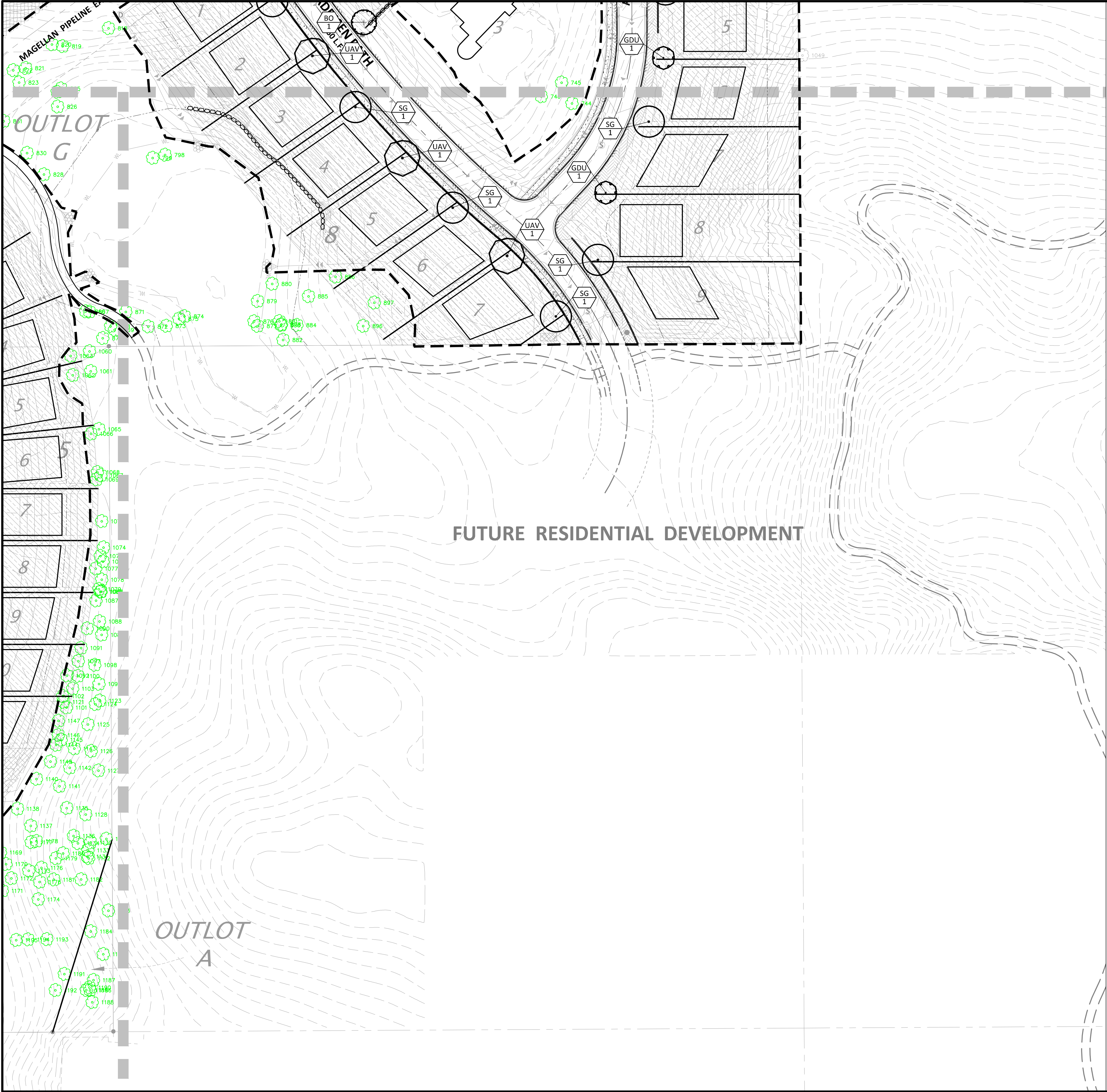
Sheet Title

LANDSCAPE

PLAN

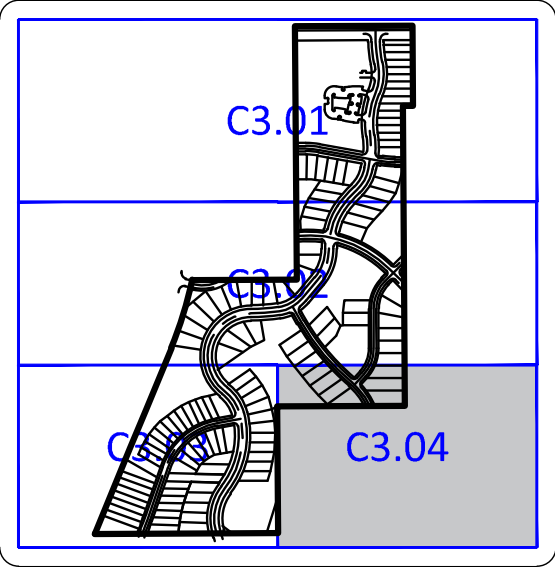
Sheet No. Revision
L1.03

Project No. 22425



LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			CONCRETE PAVING
EASEMENT			CONCRETE SIDEWALK
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
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WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
SIGN			
PIPE BOLLARD			
RIPRAP			



GROUND COVER SCHEDULE

PLANT SCHEDULE			
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	TUR HIG	Turf Sod Highland Sod / Sod	Sod

Client



Builders LOT GROUP

Project PELTIER RESERVE

Location INVER GROVE HEIGHTS, MN

Certification

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03/02/21		PLANNING COMMENTS

Sheet Title LANDSCAPE PLAN

Sheet No. Revision L1.04

Project No. 22425

Allan Hunting

From: Rebecca Kiernan
Sent: Wednesday, March 31, 2021 10:28 AM
To: Allan Hunting; Kim Fox
Cc: Heather Rand; Heather Botten
Subject: FW: Builder Lot Group (Peltier Reserve) - Public Hearing Notice and Associated Materials

Not sure whose project this is. Please include in your agenda item.

Becky

From: Samantha Fitzgerald <skfitzgerald@gmail.com>
Sent: Tuesday, March 30, 2021 2:00 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: Builder Lot Group (Peltier Reserve) - Public Hearing Notice and Associated Materials

Hello,

Please see my comments. If there is another way I should be sending this in ahead of the 4/7 public hearing please let me know.

I'm writing to state my overall support for the Peltier project. It seems like the proposed plan is what was always in line for the long term goals for this section of land.

The caveat to the support however is the lack of a park in the development and lack of any planning of a park in the Southeast area of the north west quadrant. The Capstone and Robert Thomas neighborhoods are nearing a decade of existence and while the city took the developer fees instead of a dedicated park space it does not mean this area is still not in desperate need of a park.

We all are aware that there is a park being proposed on the west side of Argenta however the amount of homes this is meant to be serviceable for is astronomical. With so much residential in the NW area going up each quadrant needs its own dedicated park. The City has stated that fact numerous times. Neighborhood parks are an essential part of a dynamic city and quality of life for residents.

If the city doesn't feel the need to ask the developer to include a neighborhood park in this development, the Capstone and Robert Thomas neighborhoods would like to see a detailed plan for a park in the SE quadrant. Most of these residents have been waiting nearly a decade and many children have grown up without a park. It goes without saying that people moving into the Peltier development would like a neighborhood park as well, not counting the one for the Blackstone neighborhood as this will be the only park in an area for literally thousands of adults and children.

Residential development is great and generally supported, however this area is quickly becoming densely populated and more community spaces, parks, recreational opportunities and retail spaces need to be top priority and not an afterthought.

Samantha Fitzgerald

7668 Addisen Path

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Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

City of Inver Grove Heights | 8150 Barbara Avenue | Inver Grove Heights | Minnesota | 55077

rkiernan@ighmn.gov | www.ighmn.gov