

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, MARCH 15, 2022 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR MARCH 1, 2022.**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**
 - A. Consider a Major Site Plan Approval for a parking lot expansion on the property located at 5869 Babcock Trail (Krista Monkeliën/Salem Hills Elementary - Case No. 22-10PR).
 - B. Consider a Bishop Heights Planned Unit Development Ordinance Amendment to allow a Recreation Use on Lot 1, Block 1, Inver Grove Market (Michael Bischel - Case No. 22-09PDA).
- 4. OTHER BUSINESS**
- 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, March 1, 2022 – 7:00 p.m.
City Council Chambers – 8150 Barbara Avenue

1. CALL TO ORDER

Chair Niemioja called the Planning Commission Meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

Commissioners Present: Elizabeth Niemioja
Dennis Wippermann
Pat Simon
Anthony Scales
Kate Challeen
Jonathan Weber
Robert Heidenreich
Scott Clancy
Joan Robertson

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

2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR FEBRUARY 15, 2022

The Planning Commission Meeting Minutes for February 15, 2022 were approved as submitted.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS:

A. Consider the following zoning code amendments to allow Garage Condos in Inver Grove Heights (Blue Ribbon Builders, LLC - Case No. 21-65ZA):

- 1) Amend Chapter 10-2-2 Definitions, adding the definition of Garage Condos.**
- 2) Amend Chapter 10-6-2 Land Uses in all nonresidential districts to allow Garage Condos in B-3, General Business; I-1, Limited Industry; and/or I-2 General Industry districts.**
- 3) Add Chapter 10-15-36 Garage Condo performance standards.**

Reading of Public Notice

Commissioner Simon read the Public Hearing notice to consider the request for Blue Ribbon Builders, LLC – Case No. 21-65ZA. The request consists of an Ordinance Amendment to Title 10 of the City Code Zoning regulations to allow Garage Condos by Permitted or Conditional Use in the B-3, General Business, in the I-1, Limited Industry, and/or I-2 General Industry Districts to the Title 10 Chapter 2 Section 2 definition of Garage Condos. No notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, stated the Applicant made a request to amend the City Zoning Ordinance to allow the use of Garage Condos in the city. Currently, City Code does not address this type of use and would not be allowed. Garage condos allow individuals to purchase a garage space for their own personal storage. They are often promoted for high end items such as luxury or antique cars. They are also used for RV's, motorcycles, boats, any kind of item storage. Some garage condo units can be finished with a loft space and even bathrooms

and showers. Staff believes this type of use could be a good fit in the city. While reviewing the request Staff discussed the potential uses of garage condo units and future uses if they were sold off. There were concerns of people living in them and individual businesses being operated out of the personal storage units instead of on a different property. For Commission discussion and action is a definition of Garage Condos, the Land Use Table, and what district the Commission believes it would belong in. Also included was a list of performance criteria Staff felt could help reduce concerns. Staff also suggested these be a conditional use in a Zoning District; with that, the conditional use application would still be made in front of the Commission. Additional conditions could be added at that time for a site-specific design.

Ms. Botten mentioned garage condo developments are often private units, but also have community spaces that can be used by anyone belonging to the Association. Sometimes there are office areas. Some she had researched may have retail, coffee shops, or other commercial uses. The applicant is proposing garage condos be allowed in the B-3, General Business District. The B-3 District is established for large scale retail and service uses that serve the entire region.

Staff believes the proposed use may be considered as a high-end mini storage facility. Ms. Botten mentioned that last year the City Council adopted an Ordinance Amendment to remove mini storage facilities out of the B-3 District because they didn't feel it was an appropriate use for commercial districts. Mini storage facilities are allowed in I-1 and I-2 Industrial Districts. Staff recommends Garage Condo uses be allowed in the same Districts that mini storage facilities are allowed in. Staff recommends denial of the Applicant's request to allow Garage Condo units in the B-3 based on the similarity of the use to a mini storage facility and the Council direction not to have those uses in the B-3 District. Staff recommends approval of the definition and performance criteria. Staff supports the use as a conditional use in the I-1 or I-2 District. She said the Applicants have parcels in the city in mind that they are looking at for a specific development. The Applicant's are aware that approval of the code amendments before the Planning Commission do not necessarily mean their subsequent process would be approved. They would need to come forward with a rezoning, Comprehensive Plan Amendment, Preliminary and Final Plat, and a Conditional Use Permit.

Commissioner Simon asked if approved as written, if the Applicants would be able to have open houses where they could show off their cars and their facility, other people would bring their cars and park, somewhat similar to an auto show.

Ms. Botten replied the Applicants may be able to address that question. She knew people could allow their own friends/family to come in and use the condo units as a social gathering space. She was unsure about opening it up to the public, such as an open house.

Commissioner Simon said there was a facility in Edina that made the news and the newspaper.

Chair Niemioja was trying to determine the luxury mini storage concept. She felt the price point was purchasing something as opposed to traditional mini storage. She asked if that deterred it from being a place to put junk instead of really utilizing it. She questioned if that was one of the factors Staff considered.

Ms. Botten replied in the affirmative and said that may weed out those using it just for storage. There is also a concern of businesses being operated out of it, the price comparisons, and what is stored for the business may be cheaper here than a different facility.

Commissioner Robertson understood the rationale for I-1 and I-2. She said as the Commission views B-3, it meant they would be approving zoning for any large area that might be located next to other retail or in an area with large retail accommodating space. She questioned if approved, B-3 would be allowed this in that type of area.

Ms. Botten replied that was correct. Many B-3 Districts are found along Cahill and Robert Street, a lot of the commercial nodes.

Opening of Public Hearing

Doug Johnson, Blue Ribbon Builders, 474 Manor Drive, Spring Lake Park, has read and understands the report. He met with Staff a few weeks ago to discuss this new concept for the city. They are looking at a garage condo concept, these are gaining popularity in the State and around the Country. He mentioned he hates to use the word storage as that is not what they are trying to promote. What they are trying to do is get an extension of a garage. If a person is a car, boat, or motorcycle enthusiast, there is a place to go to work on it, show it off. They are looking at putting this as a gated type condo community. They don't want anyone just going into the project, there is going to be security. The condo documents people would sign when purchasing a unit would include all regulations and ordinances.

Chair Niemioja asked if an HOA is set up and passed on to the owners.

Mr. Johnson replied that until it reaches a certain percentage of being full, he as the Developer/Builder, is the HOA. He would maintain those until reaching a threshold point before they take it over. He has done that on other developments such as residential townhomes and condos. He mentioned there were garage condos in the White Bear Lake area, in more of an industrial area. There is a guy in there that works on snowplows. He said his vision is that he doesn't want to see, for example, a landscape company coming in and working on lawnmowers. He envisions someone being a part of a car club and likes to work on a sports car, maintain and keep it nice, have some place to go away from home, kids, and work on things, have peace of mind. He said they plan to stub in water and sewer into each unit that way they could have a bathroom or kitchenette while working. He does not want to consider these storage units.

Chair Niemioja asked if a fair comparison would be the Fleming Field Airport located nearby. The Pilots have spots there for their planes.

Mr. Johnson replied it would be something similar. The buildings they would want to build would have Smart Siding on it or Hardy Board, decorative. He displayed photos of the building in White Bear Lake that looks similar to an apartment complex. It's decorated, there are windows, siding with neutral colors. There are larger oversized garage doors for RV's or large boats. He displayed a photo of another building with a different color scheme. All have their own access points. It looks clean, tidy, and neat, which is what they are going for. He mentioned that Homeowners Associations are their own police of their community. They watch if there is a problem, they police it quite well and get in touch with the owner right away. There are remedies that can be done if they don't follow. He displayed another photo example with more of a gabled look. The one shown was used for commercial areas, for a small business, or office. He said he doesn't see that happening here.

Chair Niemioja asked if he had ever had a condition in the HOA document that would prohibit a business being in these.

Mr. Johnson responded in the affirmative. The residential townhome project he did in Coon Rapids was not allowed to run a business out of their home unless they received approval through the HOA requiring a certain number of people voting in favor. It was more like 2/3 instead of a simple majority. He displayed another photo example that included brick on the exterior. He said they are trying to decide if this is something that could work in the City of Inver Grove Heights. The people buying these would be upper management, higher salary, those that like to collect things. He said it's the kind of space people could get out of the house to go to, to watch a football game

Mr. Johnson mentioned that he has Dawn with him from Coldwell Banker that found a package in Watertown, Minnesota. The photo shown had more of a gabled front look. He said he personally prefers the other look better because if you drove by this, especially the one in White Bear Lake, you wouldn't know those were garages, it looks like an apartment complex. He is looking for a design that not only has good curb appeal, but blends in with what is around it. He displayed a rendering of the inside of one of the areas showing a mezzanine and a kitchen table. He said he hears the reference to a "man cave", but didn't believe this to be specific to a "man cave". If an enthusiast that likes to get out and do crafts or hobbies, instead of having that mess at home, could have one of these where a bunch of people could come in and do crafts. This would be the type of place for hobbies, when there isn't enough space in your garage due to cars and kids' bikes. This is the type of place a person can get away by themselves or with family. It would be a good place to store bikes. He mentioned the property they are looking at has great trails along the river.

Commissioner Challeen asked if the facility had quiet hours or no activity hours between a certain timeframe, such as overnight.

Mr. Johnson replied yes, that would be put in the HOA Document. There are Noise Ordinances the city has, but they can enhance that and include it in the HOA Document.

Mr. Johnson said this is a unique opportunity for people who may want to begin a hobby or are a collector and have a place to go to do that. He said industrial parks are not always the prettiest developments, having good curb appeal and bringing people to a site is more of a business community. For the area he was looking at, people would use Walmart, Tractor Supply, or the restaurants around it that they would be frequenting while they are there. He felt it was better set in a business area, to not consider it as mini storage, he doesn't like mini storage.

Commissioner Simon referenced a sketch included in their packets of the potential layout.

Mr. Johnson replied that was a very early sketch.

Commissioner Simon mentioned that 135 units seemed like a lot.

Mr. Johnson responded until they receive an idea of what is going to be approved in the city, he has an Engineer that would go through the property. They would determine what density would be allowed; they would follow density requirements. He said they were thinking some units could be 20x40, 20x60, 40x60, or 60x60. Each would be sold individually.

Commissioner Robertson asked if a majority of spaces were filled or close to filling.

Mr. Johnson replied they are filled. He referenced one in Watertown, which is doing theirs in

phases. They do one building, sell it until it's $\frac{3}{4}$ full, and then start on the next one. They do the same process on the next one.

Commissioner Robertson asked what the price ranges were smallest to largest.

Mr. Johnson responded early preliminary ideas were anywhere from \$125,000 for a smaller unit up to \$200,000. This depends on what is wanted, size, and finish on the inside. He said his company didn't have to be the ones that finish it. He assumes a lot of them would put an epoxy on the floor. Those that have mezzanines in them may be decorative. If inviting others over to their space he didn't believe it would be to a mess laying around. The Homeowners Document highlights/outlines that to keep the right kind of ambiance and vision.

Commissioner Weber asked if floor drains were included in the units.

Mr. Johnson replied he hasn't decided about floor drains yet. He didn't want floor drains in if there would be cars and oil. He didn't want to get into catch basins. There would be a drain to a shower if one were to be put in.

Commissioner Robertson asked in a typical open B-3 property in Inver Grove Heights, such as Cahill or Robert Street, how many units he would have in a B-3 area without it getting so big that it looks like an industry in the middle of B-3.

Mr. Johnson replied in order to hit the price point they are looking for they want to create a demand. He did not want to overbuild the property and then have to find buyers who would buy the rest of them. He wants this to be a luxury type of purchase. It would be a gated fenced in community, possibly with keycards to come in and out. When getting to the point when they get to the design, the Planning Commission would have to determine if that was what they were envisioning. He said they would be working with Heather and Staff when they get that process in place. They would communicate back and forth with Staff on thoughts to come to a compromise/agreement. Once they get to that point it comes before the Planning Commission for an understanding and density.

Commissioner Robertson mentioned she was appreciative of the fact that Mr. Johnson wanted the front entryways to be appealing architecturally. In reference to the size of them, they looked pretty big. Her thoughts were the front looks like a business, but when looking at the whole thing, it looks more industrial. That was why she asked about how many units. If it is in a B-3 District, there would be 12 garages, which is a different entity in a B-3. It is not quite as industrial and large.

Mr. Johnson replied he believed the average house had a maximum height of 35-37 feet. These doors are 14-16-foot doors. The peaks would be less or at the point of what a residential roof would be.

Commissioner Robertson said she wasn't as concerned about height than she was about how it would blend in, if in a B-3 retail area. She was concerned how it was going to look on the other three sides of the units, an industrial type building with a lot of garage doors. She was having trouble envisioning how that would look in a B-3 area.

Ms. Botten clarified and said the property that is being looked at is over 10 acres in size. There are not density requirements like residential that would govern it. Site review would be looking

more for setbacks, building coverage, anything that applies to commercial and industrial districts. There would also be landscaping requirements, screening, stormwater design, and infiltration systems that would regulate how many units could be on site, not how many units per acre.

Commissioner Robertson said she was thinking of one of the end units of the strip malls on Cahill, the open Auto Supply store, or the open Cunningham's space, those are B-3. It was hard to envision something like that in a B-3. She was struggling with how it was going to look.

Ms. Botten clarified the area is a PUD, it's underlying zoning is a commercial district. B-3 Districts are similar in those neighborhoods.

Mr. Johnson replied that Dawn from Coldwell Banker did some investigating on the Watertown project. On the front part they had businesses, smaller shops. He said that would be something to consider as they move further. He mentioned that Inver Grove Heights needs more shops, restaurants, or a coffee shop. The balance of the building would be the garage so you wouldn't see big garages all over. It could be separated. There are three parcels on the property.

Chair Niemioja said it was interesting to have a concept of a large locked property in the middle of a B-3. She could not think of anything like that. It seemed strange to lock off something in the middle of a commercial area.

Mr. Johnson replied they were trying to reinvent the wheel. This city doesn't have anything like this. He thought there were other projects such as mini storage that were turned down because nobody wanted more mini storage. He didn't want mini storage either, he wanted to have it be one of the gems in the city that people with cool ideas have a place to go.

Commissioner Clancy mentioned after closing the public forum the Commission would discuss further and establish a practical difficulty. He asked what could be advised that helps further define the garage condos. He mentioned with everything he currently sees he can see someone crappy coming in, in the future and saying bend this word to say that technically their mini storage is a buildable space for people to store materials. He said there was nothing in the language that spoke of the materials inside the condo or what may give it a distinctive feature beyond what could be considered mini storage. He asked if there was something else the Commission may not know about garage condos.

Mr. Johnson replied there are City Ordinances. With the condo documents, more restrictions are put on those properties. He said he has a pretty good real estate attorney who has done a lot of these documents. They can specifically state what is allowable and what is not allowable. For example, hazardous waste materials cannot be on the property, they cannot have sirens out there for Noise Ordinances. He said they would get down to specifics and details once they get more involved in this.

Chair Niemioja stated this group was very good at figuring out the specifics on those kinds of things.

Chair Niemioja mentioned to be clear, they are not looking for a practical difficulty tonight. They are determining if they want to amend the code or not, in each of the areas.

Ken Tupper, 3679 94th Street East, said he is familiar with garage condos, there is a set of them

over by Cooper's in Eagan. He is familiar with the parcel, he thought it was a great idea. He mentioned that it's an upscale development, very little crime if any. The property is currently fairly well wooded, when driving around it you cannot see the housing. It was his understanding that the perimeter of trees would still remain.

Chair Niemioja said the Commission does not have a piece of property on the matter this evening. This application doesn't involve the exact piece. She said Mr. Tupper's point was well made. She asked if he would be willing to have these garage condo's on that piece of property.

Mr. Tupper responded absolutely. He said people were saying that pictures were shown of a big ugly building. He didn't believe that was what it was going to be. He felt it would be more like what is over in Eagan. He said if the perimeter of trees is left up on the property he is thinking of, you won't be able to see the buildings anyway. There would be a fence and security cameras. He is in support of this, thought it was a great idea, it was better than a lot of the alternatives.

Chair Niemioja asked Mr. Johnson if the pictures shown were his buildings.

Mr. Johnson replied no, they were not his buildings. He has not built garage condos yet. He has built residential townhomes, single family, commercial, light commercial. This is a new concept for him. He has been building since 1997.

Commissioner Robertson referenced the pictures shown and asked if those were in B-3's or Industrial 1 or 2.

Mr. Johnson replied they were more in a commercial area, business area. He said a lot of cities have a business district, commercial district, or industrial district. They are all different. Cities are different in regards to what each one is defined as. He said their thinking was if this was in a business district, they would eliminate the potential of someone coming in with dump trucks and parking them, or tractors and implements. That is not what they are looking for. Garage condos are a community of people that have the same interests. People go there to work on their vehicles or show them off, have fun with people and friends there.

Mr. Johnson responded about a comment made about a car show. That is something that could be a possibility, it would only be the people involved in the community itself. He said he has a friend in Dayton and they have auto shows there and at retail outlets where there are a bunch of different shops. On a Friday or Saturday night, maybe every other weekend, they have a big car show there. People drive from all over to attend the car shows and show off their cars. It's a hobby to them.

Chair Niemioja mentioned that they have car shows at A&W. People come from all over.

Commissioner Robertson shared that Hastings has them every other weekend.

Commissioner Robertson said she is left with a lot of questions such as what control the city would have. If and/or approved for B-3, she questioned how much control we would have over specifics we don't know of yet. She mentioned for example, guys that set up a smoker. Who has control over whether you have a smoker or a pig roaster in your condo. She questioned what kind of controls the city could apply later if approving a B-3.

Ms. Botten responded staff is presenting it as a conditional use. They would have to come in for a Conditional Use Permit for the development as a whole. With that you'd be able to apply some conditions, but you would not be able to hit every little use out there. A lot of that could be up to the HOA and what they would want to see out there. If in violation of any of the conditions in the CUP, the city could go out and enforce it. They would be looking at the general CUP conditions. There are also Fire Code and Building Code requirements. Having smokers operating inside of a building might be an issue with Fire Code. Those would be reviewed at time of Permit.

Commissioner Heidenreich said if approving for the industrial use, not the B-3, but they have their eyes on a B-3 property, he asked if they couldn't rezone that specific property. He asked if they should keep it with industrial and have them rezone to meet the requirement.

Ms. Botten replied the property they are looking at would need a rezoning and Comprehensive Plan Amendment no matter if it's in B-3 or Industrial. If approving for I-1 District and they find a different B-3 Zoned property, they could ask for that rezoning. It's not a guarantee it would be approved. The industrial zone may not be a good zoning for that part of the city the applicant is looking.

Commissioner Heidenreich said if offering it as a B-3, they might end up in inappropriate places.

Commissioner Robertson asked what locations have been mentioned as ideas.

Ms. Botten replied that she knows they have been looking at specific parcels in the city.

Commissioner Robertson said she has heard that Mr. Johnson has been looking at specific properties. She asked what those specific properties were. It may help her see how something like that would fit.

Mr. Johnson replied there is an 10-11 ½ acre parcel where Old Concord and Cahill come in behind Tractor Supply. There are three parcels.

Commissioner Robertson asked if there were other specifics.

Mr. Johnson responded with a CUP he understands that gives the city more latitude to put more restrictions/compromises. A CUP allows them to come in and present their concept and plans. The Commission has to discuss and vote on whether the conditions meet their concerns.

Ms. Botten stated what is in front of the Commission is not a specific parcel. The Commission has to decide/make recommendation on if they think the use is a good fit in the city and for what zoning districts.

Ms. Botten stated the applicants are looking is the southern part of Old Concord and Cahill Avenue. There are three parcels where the roads come together.

Commissioner Robertson asked what the area was currently zoned as.

Ms. Botten replied Residential/Agricultural. What is in front of the Commission is just if the Commission believes this is an allowed use.

Commissioner Robertson appreciated the information provided; it helps.

Chair Niemioja closed the Public Hearing.

Planning Commission Discussion

Commissioner Weber said he is someone that attends events at garage condos on a regular basis. He goes to Cars and Coffee out in Chanhassen, he was surprised that wasn't listed in the information. From his perspective, some of the allowed uses for the city in a B-3 would be minor auto repair shops and a few other things that fall in the category. It's hard for him to look at this and say it doesn't fit. He believed something like this would fit better in a B-3 than an auto repair shop just because it's private, it's a private association driven condo space. He looks at it more as a business condo opportunity versus an industrial use. He said for example, if someone were to operate a mechanic or landscaping shop out of something like this, he could see the industrial use of it. If keeping this in the business district and can put it in a CUP they could put more restriction on it than just putting it in an industrial district. There are many things being done in an industrial district that he wouldn't want to see in these areas. He felt putting it in a B-3 is safer for the city, allows for conditions in a better manner than a I-1 or I-2 and allows other uses those allow. He stated Chanhassen was the perfect example of what they were trying to do, it is in a business district. He guessed there to be just over 100 condos in that area.

Chair Niemioja asked if it was locked off.

Commissioner Weber replied it was gated.

Commissioner Weber stated once a month they hold a Cars and Coffee open to the public type of event. Parking is on site but if you can't park on site, the Police actually drive you away. You have to get there early or you don't get in. He compares people that have garage condos to people that love to go boating. Everyone is nice and helpful, has the same mentality. He is in favor of the B-3 because of his experiences with it.

Commissioner Scales said they were not being asked for a specific spot, they are being asked for this to be allowed in a B-3 anywhere in the city. That was his concern. For him, he would have preferred to see a plan. For example: Here's what they are going to build, where they are going to build it, what is needed to build it. That's not what they are being asked. They are being asked to allow it anywhere in the city, that is where he disagrees with it. He said there was a lot of time spent with mini storage. He isn't saying this is mini storage, but the building looks a little similar. He said he could not support it in a B-3 right now, he doesn't see a specific plan.

Commissioner Challeen concurred with Commissioner Scales because she sees a business zone as a place that is welcoming of those passing by. This is a gated facility for a small community. They may open the gates once in a while, but doesn't seem like a business zoning to her. She would be more comfortable with an industrial zoning.

Commissioner Robertson said she has the same fear. If opening it up to B-3, they are saying a facility such as this can operate in a B-3, anywhere in the City. She asked if the Commission can hold off and do that when they have a better picture of what they are looking at. She believed that would be spot zoning. She asked if that would less likely be an opportunity.

Ms. Botten responded that was discussed with the applicant. The next step is very costly. To come in with full sets of plans for a use not currently allowed in Code is a big jump on the

Applicant's part. That's why they were doing this step first to see if the City would even support this type of use and where they would like to see it.

Ms. Botten responded about Commissioner Weber's comment about Chanhassen, saying it was in the report briefly, it's in an industrial office park zone.

Commissioner Robertson said she is very familiar with that corner, it's the corner she uses to turn to get to her house and when she picks up kids from Pine Bend. There is residential development happening at the corner. She said a facility such as this, when looking at it from the value to the city, she questioned how many employees, what does the city gain in terms of tax revenue, is it an area where residential would be better suited. She asked what they give up when allowing something else into B-3.

Ms. Botten said the Applicants are aware there is a subsequent process after this and that they do need to come forward again. They are aware that asking for a rezoning and Comprehensive Plan Amendment is not a guarantee it would be approved. The first step is if the Commission believes this use would be a good fit in the city, if so, where would they like to see it. If approved, the Applicants would then work on a site plan of the lot they are currently looking at or other lots in the city that may fit.

Chair Niemioja felt this was a great fit for some of the I Districts. She was unsure if they were necessarily lacking in some of the more appropriate spaces for this. She believed Commissioner Robertson's point was well made, all of this is about what they are giving up, what they get. There are some really neat things they would get from this kind of concept that she really likes. They also have to think about mistakes made earlier in the city's history regarding some decisions. She said the broader they make it on the front end the harder it is to come back. She thinks of that with mini storage, even though this is not mini storage.

Commissioner Weber asked if there was a Land Use Map that could be referenced. He was wondering how many spaces were left that were zoned B-3.

Ms. Botten replied she did not have one for the entire city with her.

Commissioner Weber said there were a few that changed from B-3 to I-1, or are going to change to that. He said the last time he looked there wasn't a lot of red left on the map.

Ms. Botten replied there are some properties located at Buckley Circle/Buckley Way that are zoned B-3 that are vacant and available.

Commissioner Scales suggested not forgetting that somebody could come in and redevelop Village Square and put a bunch of these there too. That was his concern with B-3. He understands costs. He felt it was cart before horse and opens the city up. They got just done with closing the city down from self-storage because it was really broad. He said if this came in front of the Commission for this site, this plan, it might get approved. He said he could probably support it, but was worried about the rest of the city, about the next person coming in and wanting to tear down Village Square and build it there or doing something anywhere else. He said that was the problem they had with self-storage, they opened it up.

Commissioner Weber said his biggest hang-up with looking at this in a B-3 is that these are

condos. For example, it would be like buying a townhouse. There is an Association, this is an individual piece of property inside of this unit. As an owner, he would be paying taxes on this. He asked what the tax rate differentiation from a B-3 property to an I-1 property as an individual owner. He questioned if they would be creating a hinderance on an individual wanting to buy into a property that is located in an industrial area versus a business area. He questioned what the tax consequences were to those individuals buying that.

Chair Niemioja mentioned that gets a little beyond a land use purview.

Commissioner Scales said his concern was how they have discussed buffers between different zoning. He was unsure this was the buffer he would want between his retail store and his home. That was why he likes to see individual sites with a plan on a specific site.

Chair Niemioja mentioned it seemed the Commission may not agree on all of these, but may on some individual Zoning Code Amendments. She suggested starting with the Zoning Code.

Planning Commission Recommendation

Motion by Commissioner Clancy to approve the Zoning Code Amendment as stated to Amend Chapter 10-2 Definitions, regarding the definition of a Garage Condo and move to approve the Zoning Code Amendment to add Chapter 10-15-36 Garage Condos with the criteria listed above to the I-2 and I-1 Districts.

Commissioner Robertson questioned if this could be better served by combining #1 and #3, the definition and the performance standards.

Motion Amended by Commissioner Clancy, second by Commissioner Challeen, to approve the Zoning Code Amendment to amend Chapter 10-2-2, Definitions for the Garage Condo and the Zoning Code Amendment to add Chapter 10-15-36 Garage Condos with the Performance Criteria as listed in the packet for Blue Ribbon Builders, LLC - Case No. 21-65ZA.

Motion carried (9/0).

Commissioner Weber mentioned if pushing for I-1/ I-2, he asked if they would do it as Permitted Use or CUP and if it should be denoted.

Commissioner Robertson asked if that needed to be split. As they were listed were all lumped together.

Ms. Botten said Staff recommends a conditional use. If wanting it as a permitted use, that should be stated as well.

Commissioner Robertson stated that currently they are all three in one Amendment B-3, General Business 1, Limited Industry, or I-2. She asked if there would be value in splitting this and voting on B-3 in one vote and Industrial I-1 and I-2 in another vote rather than lumping them all in.

Motion by Commissioner Robertson, second by Commissioner Scales, to deny Garage Condos in B-3 General Business across the city for Blue Ribbon Builders, LLC - Case No. 21-65ZA.

Motion carried (7/2) - Weber, Clancy.

Motion by Commissioner Weber, second by Commissioner Robertson, to approve the Amendment to Chapter 10-6-2 Land Uses in all Non-Residential Districts. Only the Non-Residential Districts of I-1 Limited Industry and/or I-2 General Industry Districts for Blue Ribbon Builders, LLC - Case No. 21-65ZA.

Motion carried (9/0). This item goes before the City Council on March 28, 2022.

B. Consider a final plat and final planned unit development for a 12-lot subdivision to be known as Canvas of Inver Grove Heights Second Addition located at PID No. 20-15800-00-070 (Watermark Properties - Case No. 22-08PUD).

Presentation of Request

Allan Hunting, City Planner, stated there is no notice with a Final Plat/Final PUD. He discussed the Canvas at Inver Grove Heights, 2nd Addition located in the northeast quadrant of Highway 3/South Robert Trail and 70th Street. The 1st Phase consisted of 80+ units, single family detached rentals that were approved last year and currently under construction. Improvements, Allen Way, private roads, and some of the buildings may have started with Building Permits. This request is for the 2nd Phase on the east side of Allen Way, north of the pipeline. This is for the balance of 12 single family. It's the same product type, same as shown on the preliminary. The improvements include the private road serving those units, main utilities are in the road. Grading has occurred with landscaping going in as the project moves along. This item satisfies the conditions of approval, a majority of those were already met with Phase 1. He noted that Outlot A would have to have a drainage and utility easement over all of it. It is not shown on the Final Plat. Engineering requests that be done and added. Staff recommends approval of the Final Plat and PUD with the added condition about Outlot A.

Commissioner Weber asked if there was just one stub to the east. The grade difference on the north was too great to get a second stub.

Mr. Hunting replied in the affirmative. There was also a water body and regional basin there.

Commissioner Weber asked if the stub to the north is in alignment.

Mr. Hunting responded in the affirmative, it would continue up through properties as they head north.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Clancy, to approve the Final Plat with the original conditions listed and the one new condition for the Canvas of Inver Grove Heights Second Addition located at PID No. 20-15800-00-070 (Watermark Properties - Case No. 22-08PUD).

Motion carried (9/0). This item will go before the City Council on March 28, 2022.

4. OTHER BUSINESS

5. ADJOURN

The meeting was unanimously adjourned at 8:10 p.m.

Respectfully submitted,
Sheri Yourczek, Recording Secretary

DRAFT



CASE NO: 22-10PR

APPLICANT: Krista Monkelien (Salem Hills Elementary School)

PROPERTY OWNER: Independent School District 199

REQUEST: Major Site Plan Approval

HEARING DATE: March 15, 2022

LOCATION: 5859 Babcock Trail - Salem Hills Elementary School

COMPREHENSIVE PLAN: Public Institutional

ZONING: P, Institutional

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The School District is proposing improvements to the parking lot and traffic circulation for the Salem Hills Elementary School property. The project consists of reconstructing the parking lot in front of the building to improve bus/vehicle drop off circulation by separating the two traffic flows, a new parking lot on the north side of the school and two new outdoor play areas. The traffic improvements are needed to provide more stacking space for vehicles waiting to drop off or pick up students and to separate the bus flow from the vehicle flow.

SPECIFIC REQUESTS

The application consists of a Major Site Plan Approval to review the parking lot expansion plans.

EVALUATION OF THE REQUEST

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

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

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

West: Park, single family; zoned P, R-1B; guided Public Open Space, LDR

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

MAJOR SITE PLAN APPROVAL

Parking lot Setbacks. The parking lot and drive aisle expansion on the north side all comply with required setbacks. The redesign of the bus parking area follows some of the existing setback and meets setbacks for all new surface proposed.

Parking. There are 73 existing parking stalls on site. The proposed parking would have 88 total stalls. There are 13 staff parking stalls on the south side, 30 parent/guest parking in front of the school and 43 new staff parking spaces on the north side of the school.

There is additional stacking space being proposed on this plan to help alleviate the problem with cars backing up onto Babcock Trail. There are an additional 10 stacking spaces proposed in the visitor/parent parking area. If need be, the stacking can be extended into the staff parking area on the north side of the building.

Access. The site currently has only one access point onto Babcock Trail. The proposed plans provide for two access points to separate bus traffic from vehicle traffic. The northern access would be for drop off and pick up of students and parking. The southern access would be for bus drop off and turn around. The school district is working with Dakota County on the location and design of the access points. Initial comments from the County indicate they will require a right turn lane for the northerly entrance and left turn lanes for both entrances. The School District must obtain a county access permit and address all requirements stated by the County.

Screening. The plan provides for a six foot tall solid screen fence along the north boundary of the site adjacent to the new drop off parking lane in conformance with screening requirements of the code. No other parking areas require screening.

Landscaping. Code requires one tree per 10 parking spaces. With 86 spaces proposed, a minimum of nine trees required. A landscape plan has been provided show a total of 10 new overstory trees planted in the islands in the parking lot areas.

Engineering. The plans address storm water management by constructing two new underground storage area and a ponding area in the front of the site. Engineering has done a review of the plans and finds they comply with all city standards.

Lighting. A lighting and illumination plan has been submitted which identifies all lighting will be using flat lens down cast style fixtures on the light poles. The illumination pattern identified on the photometric plan shows all lighting complies with the zoning code maximums of not exceeding 0.4 foot candles at property lines abutting residential.

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:

- Approve a Major Site Plan Approval for the parking lot and access/circulation expansions subject to the following conditions:
 1. The site shall be developed in substantial conformance with the plan set dated 3/30/2022. Plans are on file with the Planning and Engineering Departments.

***The final list of approved plans and date of plans shall be the set approved and signed by the City Engineer.**
 2. Access permits must be obtained from Dakota County and the plans must meet all requirements of the County.
 3. Any parking lot and building lighting on site shall be a down cast, "shoe-box" style and the bulb shall not be visible from property lines.
 4. All plans shall be subject to the review and approval of the City Fire Marshal.
 5. An improvement agreement, stormwater agreements, and other agreements related thereto, shall be required to be executed between the City and the developer. The contract will address specific site improvements and parties responsible for improvements and will require financial surety for the landscaping and any other public improvements that may be necessary.
 6. Final site, grading, storm water management, erosion control plans and utility plans shall be approved by the City Engineer.
 7. The developer shall meet the conditions outlined in the City Engineers review memo dated 2/23/2022 and any subsequent correspondence.

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

RECOMMENDATION

Staff recommends approval of Major Site Plan Approval subject to the conditions listed.

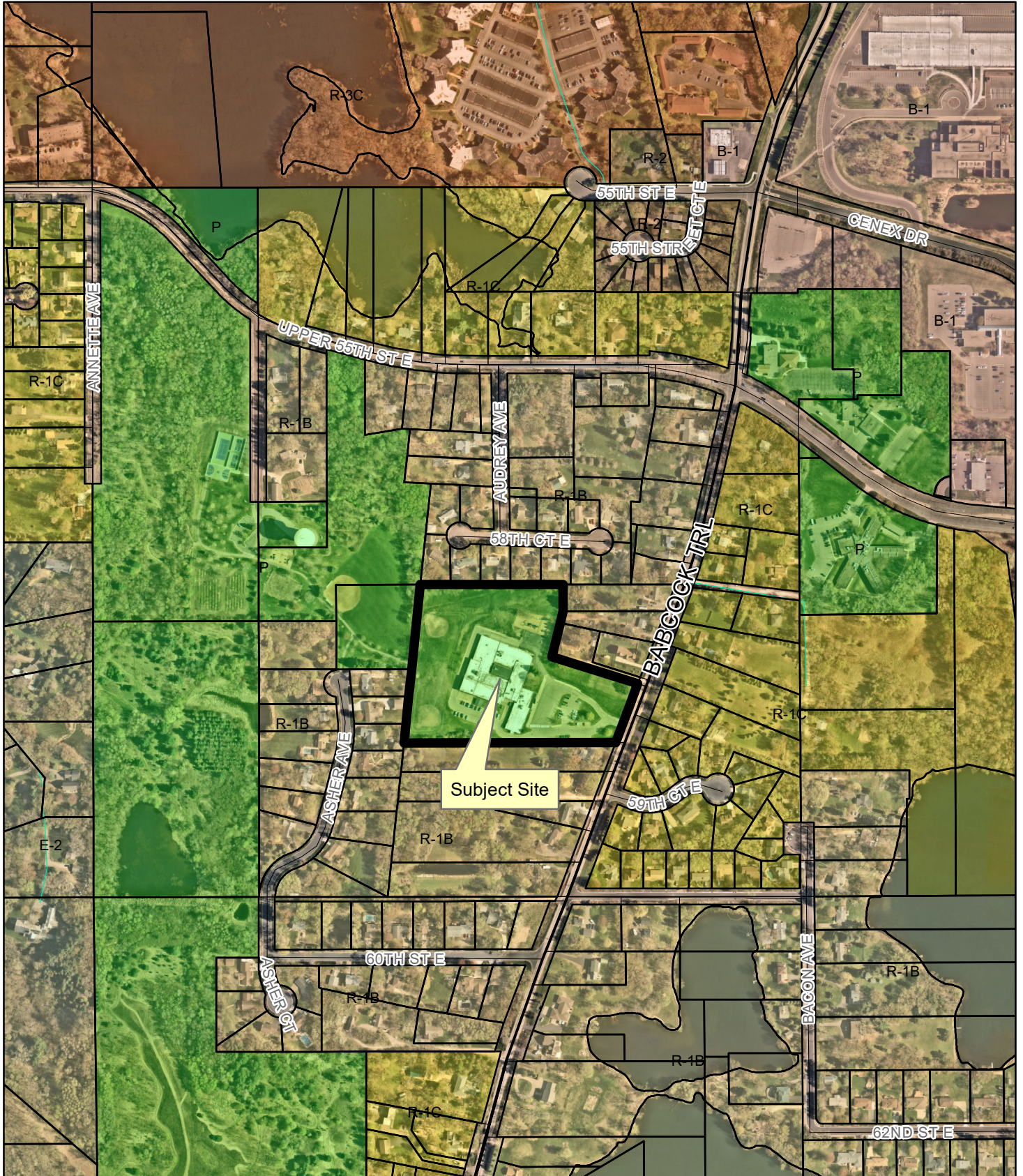
Attachments: Location Map

Applicant Narrative
Site Plan
Grading and Drainage Plan
Utility Plan
Photometrics Plan
Landscape Plan
Resident E-mails



Location Map

Case No. 22-10PR





**BOLTON
& MENK**

Real People. Real Solutions.

7575 Golden Valley Road
Suite 200
Minneapolis, MN 55427

Ph: (763) 544-7129
Bolton-Menk.com

February 15, 2022

The City of Inver Grove Heights
Planning Department
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Salem Hills Elementary School
Major Site Plan Review Application

Greetings,

We are requesting a major site plan review from the City of Inver Grove Heights for this project to gain approval to begin construction.

The Salem Hills Elementary School project will consist of the reconstruction of the existing parking lot on the east side of Salem Elementary School. Improvements to the parking lot, including the separation of bus and vehicular traffic, two new outdoor play areas, and a new parking lot on the north side of the school.

The base fee and escrow will be sent directly from the School District to the City

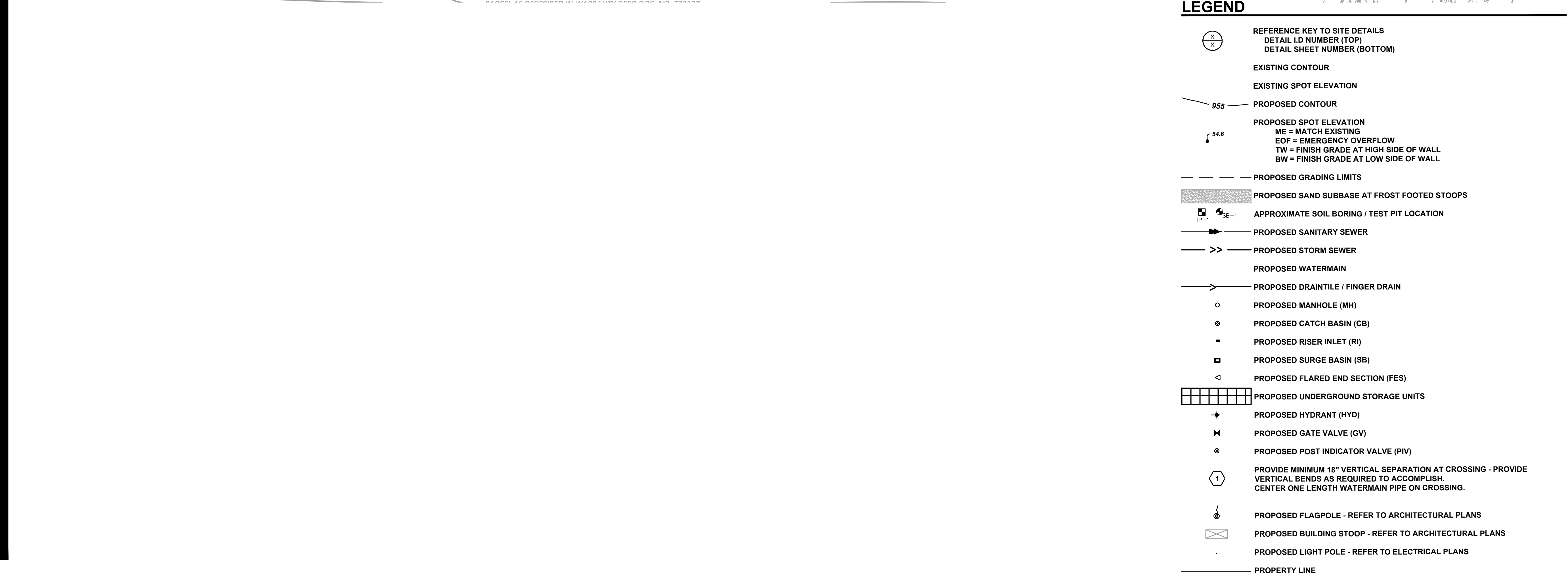
If you have any questions or concerns, please contact our office at:

7575 Golden Valley Rd., Ste 200
Minneapolis, MN 55427
(763) 544-7129

Sincerely,

Bolton & Menk, Inc.

Bill Diede, P.E.



ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.

3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT FROM THE MPCA. SUBMIT A COPY OF ALL PERMITS TO THE CITY.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONE AND DEBRIS) ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.

5. INSTALL CONSTRUCTION FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.

6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.

7. REFER TO SPECIFICATIONS FOR Dewatering REQUIREMENTS.

8. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.

9. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.

10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, PART OF SECTION 01 59 13, FOR EROSION CONTROL REQUIREMENTS. SECTION 31 00 00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.

11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS. MAINTAIN DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.

12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.

13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.

14. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.

15. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.

16. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 10.1 OR 10 SHALL BE UNDERSTOOD TO MEAN 1010.1 OR 1010.

17. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADES, UNLESS NOTED OTHERWISE. SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE BUILDING. SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS.

18. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM THE WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.

19. IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) BALANCE ON SITE. FOR GENERAL GRADES ADJUSTMENT AREA REFER TO SECTION 31 00 00. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKDAYS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.

20. NO FINISHED SLOPES SHALL EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1), UNLESS OTHERWISE NOTED.

21. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGULME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED OR SODDED. REFER TO SHEETS C8.1, C8.2, C8.3, LANDSCAPING PLANS, FOR SOD AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE SEEDDED WITH SEED MIX #2.

22. WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL, AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.

23. FAILURE OF TURF DEVELOPMENT, IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.

24. ALL WATERMAIN PIPE SHALL BE DIP, CLASS 52. ALL WATERMAIN SHALL HAVE MINIMUM 6"-Ø BURY (TOP OF PIPE TO FINISH GRADE).

25. ALL SANITARY SEWER PIPE SHALL BE PVC PIPE (ASTM D 3034, SDR 26), UNLESS OTHERWISE NOTED. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.

26. ALL SANITARY SEWER PIPE SHALL BE RCP, CLASS III (MIN), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR RCP PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.

27. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
a. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
b. ACCEPTABLE MANUFACTURERS / PRODUCTS:
i. FERROCO, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
ii. PRESS-SEAL, "WATERSTOP GROUTING RINGS"
iii. OR APPROVED EQUAL.

28. WATERMAIN SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINILET OR OTHER POTENTIAL SOURCE FOR CONTAMINATION PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).

29. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINILET OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).

30. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.

31. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.

32. CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS STAKED AND FULLY FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.

33. CONTRACTOR SHALL STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF GATE VALVES, CATCH BASINS AND MANHOLES. GATE VALVE AND MANHOLE LOCATIONS SHALL BE ADJUSTED TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AREAS. CURBING, CURBING AND GUTTER SHALL BE STAKED TO ALLOW CURB INLET TYPE CATCH BASINS TO BE PROPERLY LOCATED IN LINE WITH CURBING.

XX

3099 BABCOCK Trail
Inver Grove Heights, MN, 55077



GOLDEN VALLEY ROAD, SUITE 200
MINNEAPOLIS, MN, 55427

Reg No 40180 Date 03/30/2022

Reg No 40180 Date 03/30/2022

GRADING AND DRAINAGE PLAN

Revisions

XX

ELECTRICAL PHOTOMETRIC PLAN

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.
Paul J. Fetting
PAUL J. FETTING
REG. NO.: 43979 02/01/22

BOLTON & MENK
7575 GOLDEN VALLEY ROAD, SUITE 200
MINNEAPOLIS, MN 55427

SALEM HILLS ELEMENTARY SCHOOL
5899 Babcock Trl.
Inver Grove Heights, MN 55077

E1.0

LIGHTING FIXTURE SCHEDULE

- TYPE A4: 21,000 LUMEN, TYPE 4 DISTRIBUTION
TYPE A4 HS: 21,000 LUMEN, TYPE 4 DISTRIBUTION, HOUSE SIDE SHIELD
TYPE A3: 21,000 LUMEN, TYPE 3 DISTRIBUTION
TYPE A3 HS: 21,000 LUMEN, TYPE 3 DISTRIBUTION, HOUSE SIDE SHIELD
TYPE A2 HS: 21,000 LUMEN, TYPE 2 DISTRIBUTION, HOUSE SIDE SHIELD
MH = MOUNTING HEIGHT IN FEET OF LIGHTING FIXTURE ABOVE FINISHED GRADE

LIGHTING FIXTURE TYPES A, B, C, D



RSX2 LED Area Luminaire

UL ETL DLC
RoHS
Buy American

Specifications

EPA (F=90°): 0.69 ft² (0.06 m²)
Length: 29.3" (74.4 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
Weight (SPA mount): 30.0 lbs (13.6 kg)

Introduction

The new RSX2 LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

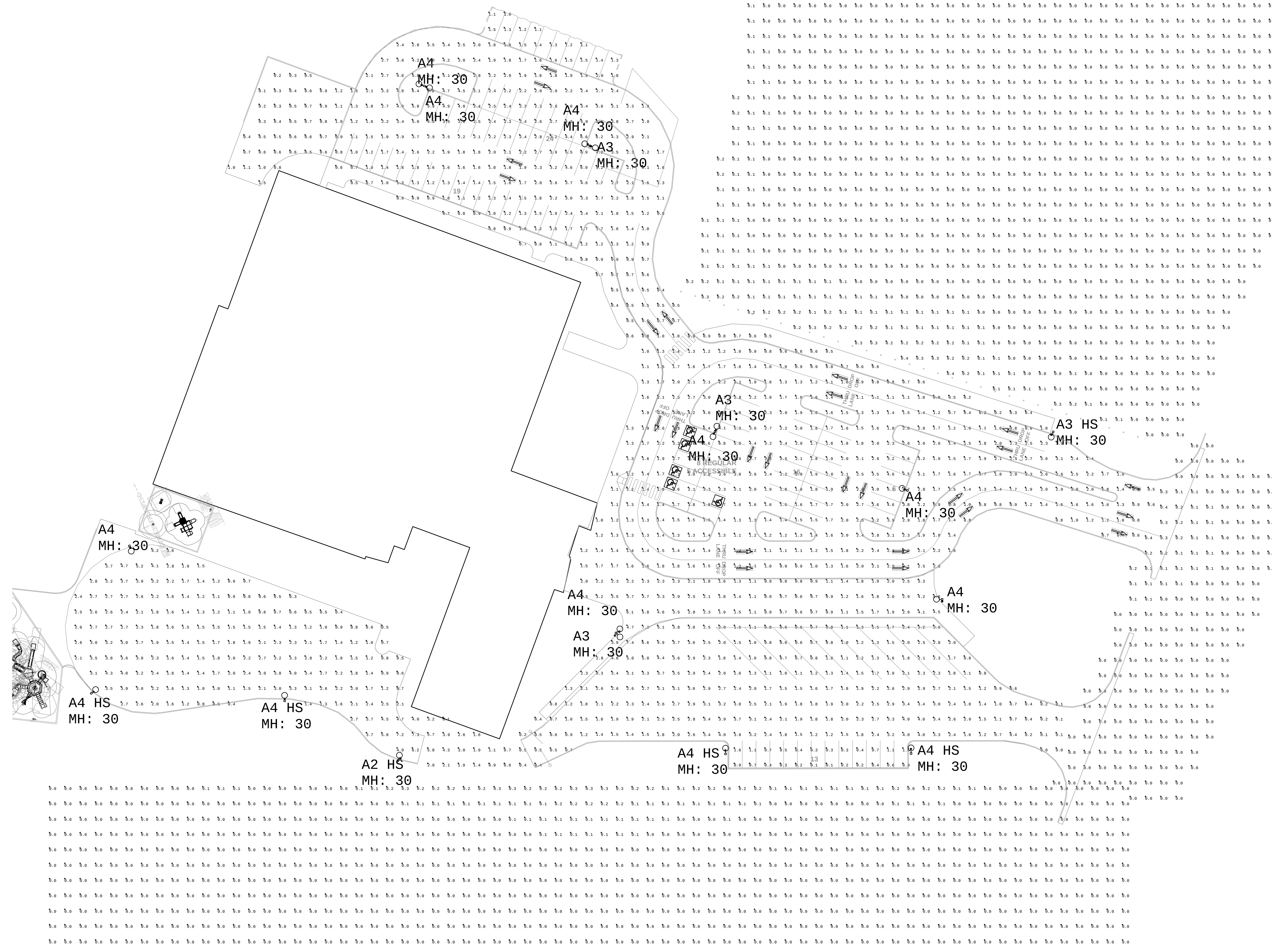
The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral diffuser and other mounting configurations are available.

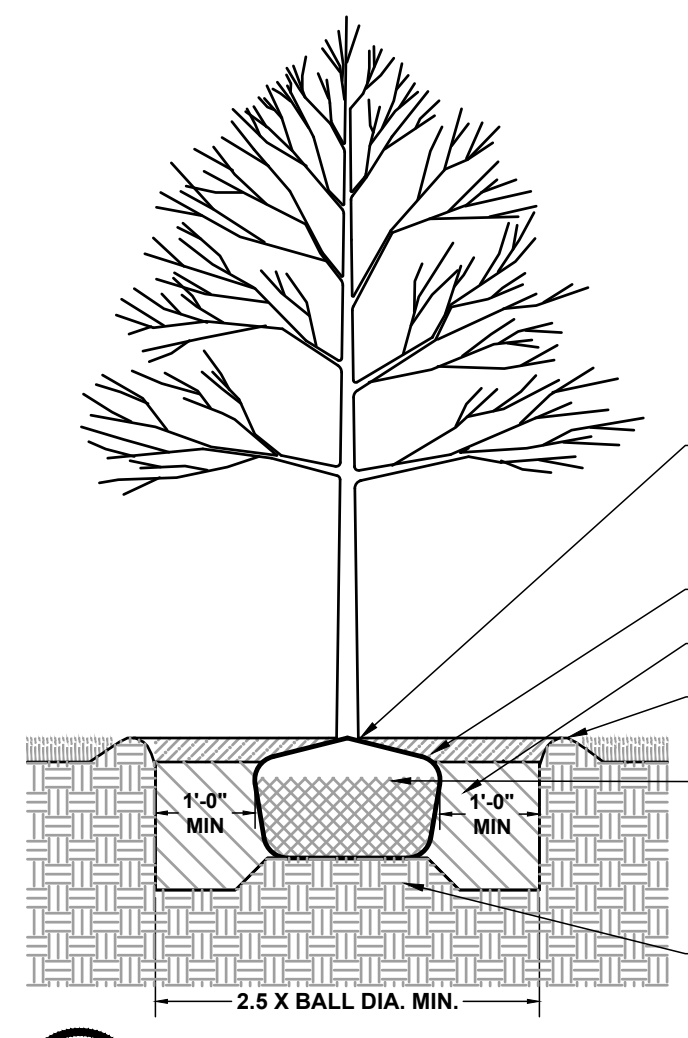
Ordering Information				EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD	
Series	Performance Package	Color Temperature	Distribution	Package	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (320V-277V)	SPA Square pole mounting (3.0" min. Sp/pole for 1 at 90°, 3.5" min. Sp/pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 1 Wide	MVOLT (247V-480V)	BPA Round pole mounting (3.2" min. dia. MW pole for 2, 3, 4 at 90°, 3.0" min. dia. MW pole for 1 at 90°, 2.4 at 120°)
	P3	50K 5000K	R35 Type 3 Short	MVOLT (277V-480V)	MA Mast arm adaptor (10.5-2-3/8" OD horizontal in/out)
	P4		R4 Type 4 Wide	(see specific voltage per system as noted)	IS Adjustable spider (10.5-2-3/8" OD in/out)
	P5		R45 Type 4 Short		WS Wall bracket
	P6		R55 Type 5 Short		WRASC Wall bracket with surface conduit box
SPQ20V					ASAP Adjustable 60" arm surface pole mounting*
AFB					AMP Adjustable 60" arm mast pole mounting*
AFB90					AWB Adjustable 60" arm wall bracket
					AWSC Adjustable 60" arm wall bracket and surface conduit box*

Options		Finish	
Shipped installed	Shipped separately	ODBD	Dark Bronze
HS House side shield	*Standard and Networked Sensors/Controls (factory default settings, see table page 9)	DBLD	Black
PE Photocell, bottom style	REMR2 single MR pendant 2 1/2"	OWBD	White
PCS Photocell control (wired, adjustable)	PRMR Networked, 5.0 level networked sensor (for use with REMR2 1 1/2")	OWBD	White
PR37 Seven wire twist lock receptacle only (no controls)	BAA Buy American(s) Act Compliant	DBBD	Dark Bronze
C234 Cordless entry 3 1/4" (81.25 mm)		ORLBD	Orange
SE Single fan (120, 275, 340)		OWBD	White
DF Double fan (200, 240, 400)		OWBD	White
SPQ20V 200V Surge pack (100V standard)			
AFB90 6-10' driving extend out back of housing for external control (control extend separate)			
DS Dual switching			

Lithonia RSX2 Area LED Rev. 11/15/21 Page 1 of 2

1 ELECTRICAL PHOTOMETRIC PLAN
1"=30'-0"





PLANT_SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	QG	QUERCUS X MACDANIELII 'CLEMONS' TM	Heritage Oak	3" CAL.	B&B	2
	CS	NORTHERN CATALPA	Catalpa speciosa	3" CAL.	B&B	4
	QA	WHITE OAK	Quercus Alba	3" CAL.	B&B	2
	KC	KENTUCKY COFFEETREE	Gymnocladus dioicus	3" CAL.	B&B	2

LEGEND

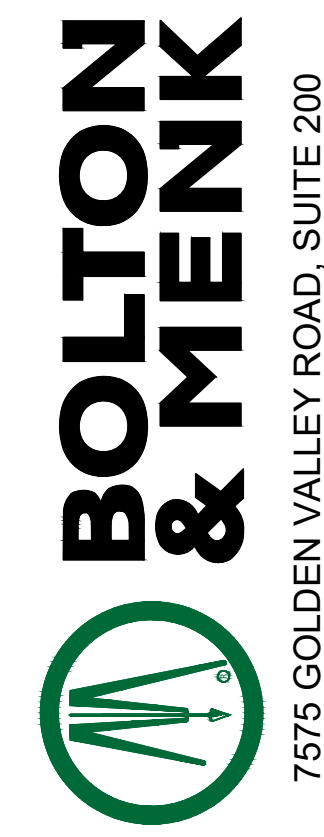
- REFERENCE KEY TO SITE DETAILS
DETAIL 1.D NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED DECIDUOUS TREE
- APPROXIMATE SOD LIMITS
- PROPERTY LINE

Project No.	03302022
Date	03/30/2022
Drawn By	DAVID A. REY
Checked By	DAVID A. REY
Revisions	

LANDSCAPING PLAN

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.

Reg. No. 40180 Date 03/30/2022



7575 GOLDEN VALLEY ROAD, SUITE 200
MINNEAPOLIS, MN. 55427

SALEM HILLS ELEMENTARY SCHOOL
PARKING LOT IMPROVEMENTS

1SD 199, INVER GROVE HEIGHTS SCHOOLS
5899 Babcock Trail
Inver Grove Heights, MN. 55077

From: [Mark Andrews](#)
To: [Kim Fox](#)
Subject: Salem Hills Elementary rezoning
Date: Wednesday, March 09, 2022 4:26:43 PM

We own the property directly across the street at 5868 Babcock Trail, as well as a property on 59th Ct. East. One of the greatest joys for all of the neighbors has been the removal of the run-down house and the establishment of the beautiful park in front of the school. We call the beautiful tree "The Tree of Life!!" The tree is spectacular and it is not an Ash tree! We are already losing so many trees to Emerald Ash borer, it would be a shame to lose that beautiful, mature, healthy tree. What you have done has so much improved the front view of Salem Elementary, but also beautified Babcock Trail. Everyone agrees that what you have done is so beautiful! Now, you are talking about replacing it with a parking lot!! It seems to us that alternative spaces could be found behind the school. The destruction of the grassy area is not going to provide enough parking spaces to justify the loss of that beautiful area. We urge you to please consider the ecological aspect of this. Hopefully the parking can be expanded behind the school.

Sincerely, Mark and Kathy Andrews—651-455-4938

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.

From: [Tammy Adams](#)
To: [Kim Fox](#)
Cc: sla526@aol.com
Subject: Comments on Proposed Parking Lot Expansion at Salem Hills
Date: Thursday, March 10, 2022 2:35:34 PM

Thank you for the opportunity to comment on the proposed parking lot expansion at Salem Hills Elementary. As an adjoining property owner on 58th Court East, we do have concerns about the project and its possible affect on the drainage and water runoff from the new non-penetrable surfaces being installed directly behind our property.

We are located just below the north side of the school property. We have lived in our house for 17 plus years and have experienced melting snow and water running down hill and sometimes it enters our basement. We do have a sump pump that in wet or snowy years has worked overtime. Our concern lies with the possibility of snow being plowed toward the back of the proposed parking lot, adding to the already existing water drainage issues we have. We have examined the plans and to our ability to interpret those plans, do not see if this runoff issue will be addressed.

One more small item is our concern with the apparent deletion of the basketball hoops. We can attest that these hoops get used all summer and are important for youth to engage in positive activities. We are hoping the basketball hoops can be installed on the hard play area/bus turnaround, but could not tell by viewing the plans if that would happen.

Again, we appreciate the opportunity to comment on these matters and hope our concerns can be addressed and remedied.

Sincerely,

Scott and Tamra Adams
1746 58th Court East
Inver Grove Heights, MN 55077
651.451.0475
612.229.8744 (Scott cell)
612.751.4575 (Tamra cell)

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.: 22-09PDA

APPLICANT: Michael Bischel

PROPERTY OWNER: Inver Grove Heights Marketplace, LLC

REQUEST: SE Quadrant PUD Ordinance Amendment

HEARING DATE: March 15, 2022

LOCATION: 5828 Blaine Avenue

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: PUD, Planned Unit Development

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting an amendment to the Southeast Quadrant Planned Unit Development (PUD) Ordinance (a.k.a. Bishop Heights) to allow an axe throwing/recreation center business to be located within an existing building. The current tenants in the building include a liquor store, sit down restaurant, fast food restaurant, and a couple small service type of businesses. The axe throwing business would lease 3,809 square feet of space.

The Bishop Heights PUD was set up as its own ordinance with uses approved on individual parcels and listed within the ordinance. The current approvals for this building include retail, sit-down restaurant, and a fast-food restaurant. The proposed recreation center use does not fall under the existing categories therefore, the ordinance needs to be amended to reflect the proposed use.

SPECIFIC REQUEST

The applicant is requesting the following:

- Adoption of a Southeast Quadrant PUD Ordinance Amendment to allow 10,200 square feet of general retail, 3,809 square feet of recreation center, 5,680 square feet of sit-down restaurant, and 1,516 square feet of fast-food restaurant (without a drive through window)

EVALUATION OF THE REQUEST

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

North - Growing fields; zoned Commercial PUD; guided RC, Regional Commercial.
East - Townoffices; zoned PUD; guided O, Office.
West - Applebees; zoned PUD; guided RC.
South - Vacant; zoned PUD; guided RC.

ANALYSIS

The current SE Quadrant PUD approval for this lot is:

Parcel 14	Lot 1, Block 1, Inver Grove Market	14,009 square feet of general retail, 5,680 square feet of sit-down restaurant, and 1,516 square feet of fast-food restaurant (without a drive through window)
--------------	---------------------------------------	--

The requested use change for the lot is proposed to read as follows:

Parcel 14	Lot 1, Block 1, Inver Grove Market	<u>10,200</u> square feet of general retail, <u>3,809 square feet of recreation center</u> , 5,680 square feet of sit-down restaurant, and 1,516 square feet of fast-food restaurant (without a drive through window)
--------------	---------------------------------------	---

SITE PLAN REVIEW

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

Parking Lot. City code does not have parking requirements for axe throwing/recreation uses. In comparison, a bowling alley requires six spaces per alley. According to the building plans there would be seven "arenas". Using the bowling alley requirements, 42 parking spaces would be required for the proposed use. The axe throwing business would have peak operation times that would be different than the majority of the tenants currently in the building. The property has around 114 parking stalls, staff believes the site has adequate parking provided on the property to accommodate the proposed use.

Access. Access to the site is not changing; there is one access point off Blaine Avenue.

Lighting. There are no changes proposed to the existing site lighting.

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

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.

Engineering. Engineering has reviewed the plans. There is no additional impervious surface being added and no changes being made to the existing parking lot. Engineering takes no exception to the request.

ALTERNATIVES

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

A. Approval. If the Planning Commission finds the application acceptable, the Commission should make the following recommendations:

- Approval of an **Amendment** to the Southeast Quadrant PUD Ordinance to allow the uses approved for Lot 1, Block 1, Inver Grove Market to be 10,200 square feet of general retail, 3,809 square feet of recreation center, 5,680 square feet of sit-down restaurant, and 1,516 square feet of fast-food restaurant (without a drive through window) subject to the following conditions:
 1. All parking/drive aisles areas shall be properly marked and follow all fire and building code requirements.
 2. The applicant must apply for and obtain a building permit for any signage or building improvements.
 3. Operation of a new business may not commence until an occupancy permit is obtained from the City Inspections Department.
 4. The site shall be developed in substantial conformance with the plans on file with the Planning Department.

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

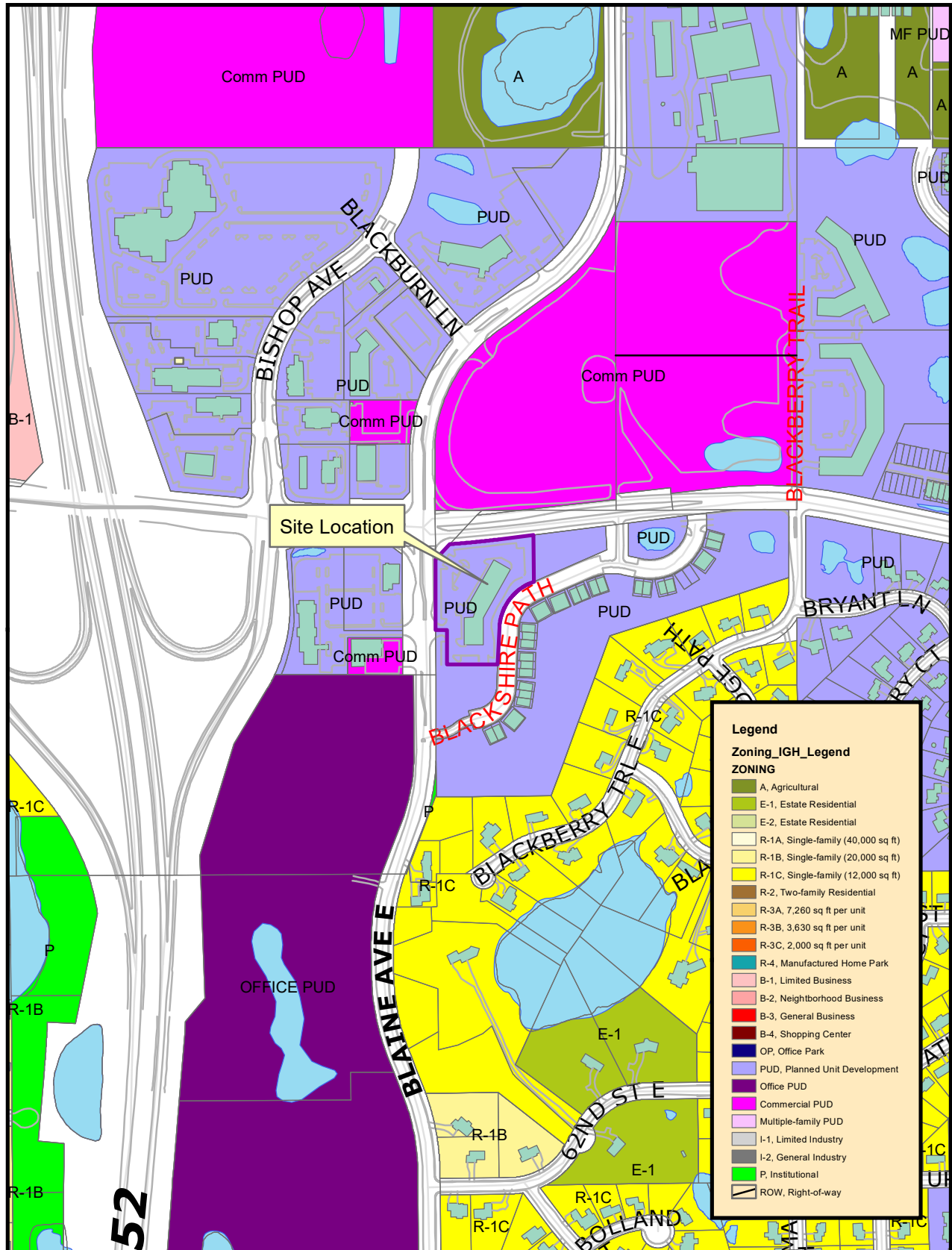
RECOMMENDATION

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

Attachments: Exhibit A -Zoning and location map
Exhibit B - Narrative
Exhibit C - Site Plan and layout of interior



5828 Blaine Avenue Case No. 22-09PDA



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

2/9/22

WE ARE LOOKING TO ALLOW
RECREATIONAL USE OF THIS
PROPERTY FOR THE ACTIVITY
OF AXIE THROWING .

Perplebunny's Axe House

January 11, 2022

Bischel Building Company



Rolf Lokensgard
Architecture Inc
rolflokensgard.com





Proposed

Bisichel Building Company

3,809 sq ft

 **Rolf Lokensgard**
Architecture Inc
rolflokensgard.com