

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, June 21, 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
Anthony Scales
Jonathan Weber
Dennis Wippermann
Robert Heidenreich
Joan Robertson
Jaime Besser
Scott Clancy

Commissioners Absent: Kate Challeen (excused)

Staff Present: Allan Hunting, City Planner
Kim Fox, Community Development Specialist

2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR JUNE 7, 2022:

The Planning Commission Meeting Minutes for June 7, 2022 were approved as submitted.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS:

A. Consider the following requests for Lot 4, Block 1, Arbor Pointe 11th Addition (Silverstar Car Wash- Case No. 22-20PUD):

- a. An amendment to the Arbor Point PUD Ordinance to allow a car wash as a permitted use within the CSC, Commercial Shopping Center district; and**
- b. An Amendment to the Arbor Pointe PUD to allow a car wash building on Lot 4, Block 1, Arbor Pointe 11th Addition; and**
- c. An amendment to the Arbor Point PUD Design Manual to allow other accent colors on buildings within commercial districts in the PUD beyond the original green accent color scheme.**

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice to consider the request for Silverstar Car Wash – Case No. 22-20PUD. The request involves property identified as Lot 4, Block 1, Arbor Pointe 11th Addition and consists of an amendment to the Arbor PUD Ordinance to allow a car wash as a permitted use within the CSC, Commercial Shopping Center District and an amendment to the Arbor Pointe PUD to allow a car wash building on Lot 4, Block 1, Arbor Pointe 11th Addition, and an amendment to the Arbor Pointe PUD Design Manual to allow other accent colors on buildings within commercial districts in the PUD beyond the original green accent color scheme. Notices were mailed to 11 property owners on June 10, 2022.

Presentation of Request

City Planner Allan Hunting specified the location of the site being in the Arbor Pointe PUD,

Concord Boulevard, Broderick Boulevard, and Highway 52; the vacant spot near the Holiday Station and Discount Tire. The applicant is proposing a self-serve car wash project. There are three parts to the request:

1. Amending the Arbor Pointe PUD to allow for a car wash as a permitted use in the commercial shopping center district.
2. Site plan amendment.
3. Amend the design manual to broaden the accent colors.

History: In 1989, Rottlund Companies proposed the area as mixed use. It had residential, commercial, hotel, parks, and a fire station. One major change took place in 1991/1992 with changes to roadway connections. There have been a few changes to the PUD over the years. The site would consist of:

- A car wash building with a single lane automatic drive thru lane.
- Cars enter the site and have three stacking lanes.
- Enter internally from the development. There is no access allowed on Broderick and Concord.
- One entrance point, drive through the building, head out.
- Several vacuum bays are located in the parking lot on the east side of the building.

A car wash is currently allowed as an accessory to a gas station. Staff feels a standalone car wash is a typical use in a commercial district. Staff believes this to be a reasonable request and use for the area and zoning. The site plan meets all performance standards of Arbor Pointe. Arbor Pointe was approved with its own zoning ordinance. This meets or exceeds all of those standards.

The design manual was approved with the original PUD that had additional standards for signage, landscaping along the boulevards on the main streets, requirements for single family developments, architectural requirements, and colors. It stated that accent colors should follow the Arbor Pointe palette (green). Being 30 years into the PUD, there has been different uses in the area, some stores still use some green, some less and less. This subject came up with the Inver Grove Brewery. The City Council had discussed this briefly but did not pursue further. Staff feels this is the time to pursue further discussion. The applicants' colors are red and gray tones. They are not proposing to use the Arbor Pointe green. Staff believes it is time, as the PUD matures, to open up the ability to allow corporate colors. Staff recommends approval of the three parts of the request with the conditions listed for the site plan review.

Commissioner Weber asked if the Discount Tire sign was red.

Mr. Hunting replied Discount Tire had to change some of theirs to green. The Holiday building had green; he was unsure if the color was there anymore. Walmart still has some green awnings, there is some green in the A&W, and Inver Grove Brewery was going to use some green in a mural but not in their color scheme. The color has slowly faded away as sites update or paint.

Opening of Public Hearing

Bart Schultz, Project Manager, Houston Engineering, 7550 Meridian Circle North, Maple Grove, 55369, has read and understands the report. He introduced some people he brought with to the meeting: Jerry New, designer from Houston Engineering, Dan from Silverstar, Bryan Slama from Silverstar, and Dan O'Keefe and Wade Behm from the company that constructs these.

He provided background stating that Silverstar Car Wash was founded in 2010. There are facilities in South Dakota, North Dakota, and Iowa. The company offers a high-quality car wash that is quick and convenient. He described the following amenities:

- The car wash has three lanes:
 - Kiosk lane with a customer service representative present.
 - Monthly pass lane.

- Bypass lane.
 - Once cars enter the facility, they would be washed with high tech washing equipment. As they exit, there are high tech blowers to dry vehicles.
 - Once exiting, there are vacuum bays that may be used for free to car wash patrons.
- This would be the first facility in Minnesota.

Commissioner Robertson questioned if this would be a 24/7 facility or if it would have open and closing times each day.

Mr. Schultz replied there would be opening and closing times each day. It will not be open 24 hours a day.

Commissioner Robertson asked how many employees would be available on any given day or if it would be strictly patrons.

Mr. Schultz inquired with Dan and Brian and replied there would be four employees. When visiting, the user would go through the kiosk and speak with a customer service person. If having a monthly pass, the vehicle would go through with two people greeting at the entrance, those two people would get the car prepped to go through the tunnel. The fourth person is in the administrative building.

Chair Niemioja closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Clancy, to approve the Ordinance Amendment to Arbor Pointe Ordinance 7-8-9, to allow a car wash drive thru and self-service permitted in the CSC - Community Shopping District, approve the PUD Development Plan Amendment to allow car washes on Lot 4, Block 1, Arbor Pointe 11th Addition subject to the four conditions listed in the report, and approve the Amendment to the Arbor Pointe Design Manual to allow other accent colors on buildings beyond the Arbor Pointe palette.

Motion carried (8/0). This item goes before the City Council on July 11, 2022.

4. OTHER BUSINESS

City Planner Hunting mentioned there would be one or two items on the July 5th agenda.

5. ADJOURN

Motion to adjourn the Planning Commission Meeting at 7:17 p.m.

Respectfully submitted, Sheri Yourczek, Recording Secretary