INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, JULY 19, 2022 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR JULY 5, 2022

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

A. Consider a variance to allow a driveway up to the side property line whereas five feet is the required setback at 3635 78th Street (Steve Buenzow – Case No. 22-30V)

B. Consider variances from the front setback and maximum size of an accessory building located at 8008 River Road (Steve Carpenter & Debby Kaeder Carpenter – Case No. 22-30V)

C. Consider a variance to exceed the maximum allowed square footage for an accessory dwelling unit (ADU) on the property 7301 Babcock Trail (Bruce & Holly Zschokke – Case No. 22-29V)

D. Consider a variance from the number of accessory structures allowed on the property located at 9580 Baker Ct. (Lars Runquist – Case No. 22-28V)

E. Consider a variance from the minimum number of parking stalls required at 6449 Concord Blvd. (Jersey's Bar & Grill – Case No. 22-31V)

4. OTHER BUSINESS

5. ADJOURN

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PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 5, 2022 – 7:00 p.m.
City Council Chambers – 8150 Barbara Avenue

1. CALL TO ORDER

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

Commissioners Present:	Anthony Scales Kate Challeen Dennis Wippermann Robert Heidenreich Joan Robertson Jaime Besser Scott Clancy
Commissioners Absent:	Elizabeth Niemioja (excused) Jonathan Weber (excused)
Staff Present:	Allan Hunting, City Planner Heather Rand, Community Development Director Kim Fox, Community Development Specialist Steve Dodge, Assistant City Engineer

2. APPROVAL OF MINUTES:

The Planning Commission Meeting Minutes for June 21, 2022 were approved as submitted.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS:

A. Consider an Interim Use Permit to allow the crushing of concrete or asphalt on a temporary basis associated with the Argenta Trail/ CSAH 26 road construction project. (S.M. Hentges & Sons, Inc – Case No. 22-27IUP).

Reading of Public Notice

Vice Chair Scales read the public hearing notice to consider the request for S.M. Hentges & Sons, Inc. – Case No. 22-27IUP. The property is located on the south side of County Road 26/70th Street, between Arkansas Avenue and Argenta Trail. The request consists of an interim use permit to allow the crushing of concrete or asphalt on a temporary basis associated with the Argenta Trail County State Aid Highway 26 road construction project. Notices were mailed to 43 property owners on June 23, 2022.

Presentation of Request

City Planner Allan Hunting discussed the request to have crushing of asphalt and concrete from the county reconstruction project of 70th Street and Argenta Trail. The crushing operation portion would be located within construction limits at the intersection point of Arkansas Avenue. The applicant is the general contractor for the entire county project. Crushing would take place up to two (2)-10-day periods in 2022 and 2023. The zoning ordinance lists four general criteria:

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1. Crushing is to occur in Inver Grove Heights.
2. Crushing is only allowed during the hours of 7:00 a.m. to 4:30 p.m. Monday through Friday (condition of approval).
3. Crushing is to cease within 30 days of completion of the project.
    a. Crushing is being used for the aggregate base of the roadway.
4. Crushing must come from a public road construction project within Inver Grove Heights.

One of the conditions is that the interim use permit would expire on August 31, 2023. The staff report includes the approval of the interim use permit with six (6) conditions. A seventh condition is recommended to allow no more than the two separate 10-day periods maximum for each year. Staff recommends approval of the interim use permit.

Commissioner Robertson asked if other areas were reviewed.

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

Opening of Public Hearing

Joe Miller, Product Manager, S.M. Hentges & Sons, 650 Quaker Avenue, Jordan, Minnesota, replied to the question regarding locations stating many other locations on site were reviewed. The only other area they could use is within the roadway itself which would restrict traffic.

He stated he read and understands the report.

He described the unit they are using as a mobilized track crusher crushing 75% concrete and 25% asphalt. They have found the noise to be less than normal dirt moving equipment. The current location has a small dust compression system; sprinklers create a lot less dust than moving dirt.

Commissioner Clancy asked if the team has updated their plan regarding these operations and submitted a copy to the city.

Mr. Miller replied everything has been submitted to date. There is a double row silt fence at the low point and a two-foot ditch. The site is completely safe and secure.

Commissioner Challeen asked about oversight and making sure that is happening. She asked how often air quality and dust are measured.

Mr. Miller replied they perimeter sweep every week, an inspection is done, records are kept and sent to the County as requested, and a subcontractor helps out. They also monitor every time it rains.

Commissioner Challeen questioned if Husky Environmental is the only independent oversight.

Mr. Miller replied they are the subcontractor. They are not independent.

Scott Ferriss, 1630 71st Street West, located on the backside of the project, President of the Blackstone Vista Homeowners Association, stated he was present on behalf of his family and the Homeowners Association. They are opposed to this plan. The dust with the project has been something they have already been dealing with. He mentioned the concrete and asphalt that would potentially be blowing is full of things such as fly ash (coal ash), silica, and asbestos. The

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proposed location for crushing is less than 100 feet from some homes. He mentioned it is a young neighborhood with many children under age 10. Even if minimal, he does not want his kids breathing in that dust. He asked about a vibration study. A lot of residents in the area work from home, he hears the construction constantly, and it shakes his home at times. He questions if crushing would disturb people from having the ability to be on conference calls. He said they are gathering signatures in opposition to present to the City Council. He referenced the northern part by Highway 65 which is less densely populated and questioned why they could not have done the crushing there, alongside 65th, northwest of Argenta, or truck it off site and do it somewhere else. As a homeowner and President of the Homeowners Association, he urged the Commission to vote no on the interim use permit.

Mark Johnsen, 1663 71st Street West, mentioned his backyard is right next to this, within 100 yards. He has had to clean his deck repeatedly due to the amount of dust. He said as a veteran, he was exposed to burn pit exposure and has respiratory issues. He stated there were numerous locations within their area this could be crushed offsite; business areas have land they are not using, and he questioned why it could not be trucked there. He is the Vice President of their HOA Board. As a representative of their community, he requests the Commission vote no against this.

Pat Simon, 1636 69th Street West, displayed photos of what they have been putting up with since February 9th. She mentioned that on May 11th and 12th a culvert was blown out on the corner of 70th and Argenta twice after 1 ½ inches of rain. She referenced a regional basin on the corner of 69th Street where water in the basin is no longer clean; it still looks that way today. The culvert that blew out went up and over into that basin on July 5th. She referenced a photo of a pile of dirt that showed up behind some homes without a silt fence on June 7th. On July 5th, a photo was taken of a pile sitting in the base of a regional basin. She mentioned that everything on the north side from Argenta on the north side of 70th is well and septic. They are all concerned about their wells and septic ending up with contaminate in it. She shared that asphalt is made from No. 6 fuel oil and gravel, and if there was rain, she was concerned about how to keep that fuel oil out of the basin. She asked at what point a silt fence is required and who inspects these places. She referenced letter D of the review permit where it states "all materials are to be used in the road construction project and it's limits are all located within the city." She mentioned they are doing 70th all the way down to Highway 55, which is not in Inver Grove Heights. She asked if the IUP covers the City of Eagan and Inver Grove Heights, or if they would have to go to Eagan and get the proper IUP. She referenced 70th, Holiday Lane, and McDonalds, stating the County owns at least eight acres of land on the north side. The asphalt and cement could be taken there because it is empty land or somewhere without homes. She said she received a letter from the city stating her property is within 350 feet.

She mentioned she had questions for Assistant City Engineer Steve Dodge regarding his memo on numbers 9, 11, and 14:
Who controls where the material comes from, if it came from a gas station or field station in Eagan and if it was still in the pile or moved someplace else.
She referenced #11, based off her photos there is no erosion control. A silt fence on the west side does not take care of anything on the east side.
She referred to #14 asking if anyone checked to see if environmental worksheets were required and state permits. She felt it was more of a convenience to grind it up where chosen.

Assistant City Engineer Steve Dodge answered questions posed by Ms. Simon stating he worked with the contractor to make sure they agreed that only Inver Grove Heights materials

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would be going to or from the project.

Dakota County would control where it comes from since it is their project, and they hired the contractor. The city would inspect erosion/sediment control (#11) to make sure it is in compliance before operations start. In this case, he would send an inspector out because it is an IUP with the city to inspect the construction site. He addressed #14, stating he checked with Kimley Horn and Dakota County and verified that they check with their own environmental staff. They were not aware of any other permitting.

Commissioner Robertson mentioned that she heard from Pat Simon that some material did not come from Inver Grove Heights. She said Ms. Simon mentioned Kwik Trip and another site, which are not Inver Grove Heights materials.

Mr. Dodge replied that question could be answered by the contractor.

Commissioner Challeen said it was mentioned that the city would have oversight on the interim use permit. She asked how often Mr. Dodge checks the site once it is up and running.

Mr. Dodge replied an initial inspection is done and work in conjunction with Dakota County inspectors. He said they would be out there once a week unless there is a major rainfall event.

Commissioner Heidenreich referenced Ms. Simon's comment about it taking a number of phone calls and a couple of weeks to get a silt fence put in. He questioned if that was typical.

Mr. Dodge replied when in violation it would be typical to respond within a 48-hour period.

Commissioner Heidenreich asked if the two-week wait was excessive.

Mr. Dodge replied that was not the norm if in violation.

Commissioner Robertson asked who the entity was that would be responsible for getting the silt fencing in place within 48 hours; the city, contractor, or County.

Mr. Dodge replied the contractor is responsible. The city is the local governing unit; the MPCA provides the city to act on their behalf.

Commissioner Heidenreich asked what happens when sediment fences fail, how long it takes, if it destroys the environment, the groundwater, and overwhelms sewer systems.

Mr. Dodge replied it is meant for surface sediment control. The basin is a temporary sediment basin. Its currently in a temporary state, any material in the basin will be removed once they dig out the rest of the basin once operations are done.

Commissioner Robertson asked if there were materials in the sediment that could leach into ground water.

Mr. Dodge replied he would refer to Dakota County and the contractor for that answer.

Mr. Johnsen asked what amount of rain is considered to be excessive. He referenced the fields behind his home that people use to grow foods for the Farmer's Market. A rainstorm would

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cause sediment to seep into food that may be sold. He felt more studies should be done for this.

Mr. Dodge replied the materials are only meant for a one-inch rainfall. For larger rain events, what is out there works well.

Mr. Miller responded to questions previously asked:
Materials brought in were from Metro Storage. This was done before they knew an IUP was needed.
Once learning the crusher was necessary, he contacted City Planner Hunting.
He has let operations know that everything must come from or be from the job, nothing would be imported or exported.
He displayed a diagram of the proposed crusher site. The pile of asphalt currently there is roughly one-third of the 81,000 square yards of asphalt they must remove from the project.
The dust is coming from the County project and has nothing to do with the crusher.
The asphalt and concrete are being purchased from Dakota County Aggregate. It is a mixture of 30% concrete, 30% virgin aggregate, and 30% of asphalt, concrete, and virgin aggregate.
When doing road jobs, they typically use asphalt and recycled concrete.
He addressed a photo shown earlier stating at that time the ground was frozen, they used bio-logs, not silt fence around the asphalt pile. When the frost came off, a double row of silt fence was placed around the lowest perimeter. There is a 3-foot berm as well.
They looked at putting the crusher at 65th Street.
With a crusher, they want it to be wet in the pile, it gives off less dust.
The company has never had a violation. They inspect every time it rains and weekly.

Vice Chair Scales said it was mentioned that part of the project takes place in Eagan. He asked if those materials would be brought into Inver Grove Heights for crushing.

Mr. Miller replied in the affirmative. They go all the way to Highway 55. It is a Dakota County/Eagan/Inver Grove Heights project.

Vice Chair Scales said it was his understanding materials from outside the city were not allowed.

City Planner Hunting replied the intent of the condition is that the material is not coming from other sites. It is the same material coming in with Inver Grove Heights and Eagan.

Vice Chair Scales suggested cleaning up the language. Commissioner Robertson agreed.

Commissioner Robertson suggested changing it from Inver Grove Heights to Highway 55.

Commissioner Challeen asked why 65th Street would not work.

Mr. Miller replied the area is completed now and would be hydroseeded tomorrow. There is no place to put it, there is very limited room from Dakota County.

Commissioner Robertson asked if the property adjacent to that northern phase up to Delaware was private property.

Mr. Miller replied those were private lands.

Commissioner Clancy asked who proposed the storing of the asphalt material.

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Mr. Miller replied it was their team. Even if a reclaimer were brought in and reclaimed in place, it would have to be picked up, put in the pile, and still must be put through a crusher. It would still be the same conditions they are looking at today.

Commissioner Robertson referenced 70th Street towards Eagan, county owned land that could be used.

Mr. Miller replied the County owns Pond B land. Most areas east and west from there, the County has a permanent easement but only to the back of the bituminous bike path. Everything further south/further north of the bike path is a temporary easement during construction.

Commissioner Robertson asked if there was another site. She questioned what the alternatives were so crushing does not happen right behind houses.

Mr. Miller replied that the only other place he knows of at this time would be right in the middle of the road. There would still be residences in the area. The existing crusher does not make any more noise, vibration, dust, than the construction equipment out there today. It is quieter, makes less dust, and is more efficient than any other equipment there.

Commissioner Clancy asked what the timeline was between crushing the material, storing it on site, and using it in construction.

Mr. Miller replied if receiving approval from the City Council on July 25th, the crusher would move in five days after that. The current pile would take approximately six days to crush. All the material is currently needed, they did not know they needed an IUP.

Commissioner Clancy inquired if there was a timetable for pile up/pile gone or if there was a temporary way the material is not exposed.

Mr. Miller replied they water the piles as it goes through the plant. They like the pile to have plenty of moisture in it. The water truck goes around the piles as they are being built. From the time the pile is up, it takes six days to crush, it might last a week to 10 days until it is hauled off. Hauling takes 2-3 different times so they can place about 4,000 tons a day.

Commissioner Robertson felt the concerns expressed by residents are not because of the crusher, it is because of everything else that is happening around the construction. What is being addressed this evening is the crushing activity and if that is less noise, less interruption, and only 10-day blocks.

Mr. Miller stated there would be one crushing block this year with the pile they have. Next year there would be two blocks because they want to keep the traveling public on a nice road for as long as they can.

Commissioner Heidenreich commented that hauling off site sounds like it would cost more money. He asked who was responsible for that cost.

Mr. Miller replied that would come out of his pocket. He said they would have a discussion with the county if it went that far.

Commissioner Heidenreich asked Mr. Miller if he would go back to the county and ask for more

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money.

Mr. Miller replied they believe they can use the county right-of-way to build a county project. If they are wrong about that, it would come out of their pocket.

Commissioner Challeen asked what the area looks like in between the 10-day sessions.

Mr. Miller referenced a photo stating between crushing one pile would get bigger. If cleaned out and trucked out, there would be nothing there, the crusher would be gone. That process repeats twice in 2023.

Scott Ferriss, 1630 71st Street West, said as residents they acknowledge the dust is already there. The concern is with the additional dust. They think about what is in the dust being crushed. He said it was mentioned that materials were brought in from the construction of a storage facility in Eagan. That took place January 2022. He said Mr. Miller mentioned they did not know an IUP was needed until after that happened. He said the drawings were dated February 2021; he was unsure how it can be said they did not know an IUP was needed. He referenced the material coming in from Eagan and asked what Eagan was doing to chip in and if they were a part of the process.

Brett Crowe, 1647 71st Street West, stated his concern was with the debris coming directly to this pit Monday through Saturday. It would create extra dust that is not already there. He has lost his back yard and deck this entire summer and next year. They cannot open windows or go outside. The crusher brings more noise, more dust. He said he has never noticed a water truck in the space where the crusher is supposed to be. He opposes.

Pat Simon, 1636 69th Street West, referenced an area off Lone Oak Road and the Holiday Station where it seems Dakota County owns eight acres. She questioned why they could not move the 2023 crushing there, no homes were nearby. She suggested crushing be done there.

Mr. Miller replied to the suggestion Ms. Simon made stating they would look into it.

Commissioner Robertson asked about what communications, support, and information has been shared with Eagan, and what Eagan's response is that some of this is their property.

Mr. Hunting replied it is a county project, there was no direct contact with Eagan. He was unsure of what Eagan's rules were. He said city staff could check with Eagan's staff to see if there are any rules/regulations.

Mr. Miller requested approving the IUP for 2022 so they could get the pile crushed and moved out. They could then make other decisions, look at Eagan, and other places for next year. They would like to get the pile crushed as it sits today. He mentioned that they need to provide a check for $10,000 in escrow for the inspections, sweep, and are willing to offer that. They believe they would receive the entire sum back because they do what they say/say what they do.

Vice Chair Scales asked City Planner Hunting if a change could be made.

Mr. Hunting replied that a timeframe could be established, the IUP would be for the one crushing period to occur this year. There would be no crushing in 2023 and the operation would cease and expire in 2022 or by the end of the year.

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Vice Chair Scales asked the applicant if that was agreeable.

Mr. Miller replied they would request to approve this with the conditions that they would work with Eagan and try to get an IUP for next year's crushing.

Vice Chair Scales questioned if that were something the Commission could do for just 2022. Mr. Hunting replied it would be cleaner to address what could be addressed tonight with the one time period.

Vice Chair Scales closed the public hearing.

Planning Commission Discussion

Motion by Commissioner Robertson, second by Commissioner Wippermann, to add an email to the record.

Motion carried (7/0).

Commissioner Clancy stated the importance of understanding the communities concerns with this operation. He suggested proper precautions and procedures are taken while the work is underway. He was interested in seeing a better location. He suggested the conditions as stated before in looking at a one year permitted use or expiring at the end of 2022 (Item #5 of the condition of approval) and approving this location understanding that the Commission is respecting what the applicant says they are going to do.

Commissioner Challeen mentioned if this had come before the Planning Commission last year it would have been denied because it is too close to homes. She said she has a lot of discomfort with it, even for this year.

Commissioner Heidenreich liked the idea of the compromise. It holds to high standards especially if the community documents what is not going on/going on. He thought it was a great idea.

Planning Commission Recommendation

Motion by Commissioner Clancy, to approve the interim use permit to allow temporary crushing of concrete or asphalt/aggregate for the 70th Street and Argenta Trail construction project subject to the six (6) conditions noted with the additional comments for Item #5 that the interim use permit shall expire at the end of the year 2022 (December 31, 2022).

Commissioner Heidenreich asked if they would be addressing the materials coming from Eagan, Page 2, Item D, where it states asphalt must come from the City of Inver Grove Heights.

Commissioner Clancy replied he was fine with changing the motion and agreed with Commissioner Heidenreich's addition. He added to his motion the additional note that Item D on the report, concrete or asphalt being crushed, must come from the construction project in Inver Grove Heights. At least 90% must be reused in the public road construction project in the City of Inver Grove Heights to extend of the same project use as noted in the report.

Motion by Commissioner Clancy, second by Commissioner Heidenreich, to approve the interim use permit to allow the temporary crushing of concrete or asphalt/aggregate for the 70th Street

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and Argenta Trail construction project subject to the six (6) conditions noted with the additional comments for Item #5 that the interim use permit shall expire at the end of year 2022 (December 31, 2022), with the additional note stating Item D on the report, the concrete or asphalt being crushed, must come from the construction project in the City of Inver Grove Heights. At least 90% must be reused in the public road construction project in the City of Inver Grove Heights to extend of the same project use as noted in the report associated with the Argenta Trail/ CSAH 26 road construction project. (S.M. Hentges & Sons, Inc – Case No. 22-27IUP).

Motion carried (6/1) – Challeen. This item goes before the City Council on July 25, 2022.

4. OTHER BUSINESS

A. Consider an appeal to the interpretation of City Code Section 10-15-17 Exterior Building Materials (Keith Joyce – Case No. 22-35X).

City Planner Allan Hunting presented an appeal to the interpretation of the code. The City received a complaint about a possible illegal structure. Code Enforcement went out and sent a letter of violation. The owner, Mr. Joyce, disagrees with the violation and interpretation and is requesting an appeal of the determination be heard by the Board of Appeals. The property is located at 5873 Concord and is zoned R-1C. The structure is a hoop framed with a canvas top and sides. Code Section 10-15-17 for exterior materials prohibits canvas as a final cover and prohibits hoops or tent garages. Photos of the structure were shown. He said Mr. Joyce believes this is a carport. Carport by definition is allowed with open sides and can have a roof over it. In his opinion and those of code enforcement, this does not meet the definition of a carport and is a tent garage.
Procedure: The code establishes the Board of Adjustment and Appeals (City Council) review and make determinations on the appeal request. Code requires the Planning Commission make a recommendation to the City Council before the public hearing if agreeing/disagreeing with staff's interpretation of the structure (tent garage that is illegal, or carport which is allowed). Two resolutions have been prepared by the City Attorney, one stating it is a carport, the other that it is not a carport. Staff interprets the structure to be a tent garage, not a carport and to be a violation of the code.

Vice Chair Scales stated the Commission is being asked to review and provide a recommendation to the City Council in regard to the following questions:

1. Is the code compliance specialist and zoning administrators' determination that the accessory structure is not a carport erroneous.
2. Is the code compliance specialist and zoning administrators' determination that the accessory structure is an impermissible tent garage, hoop apparatus, or other similar apparatus.
3. Is the code compliance specialist or zoning administrators' determination that the accessory structure is constructed of cloth, fabric, or canvas, which are impermissible exterior building materials erroneous.

Commissioner Robertson said the person that sent in the appeal made a couple of comments related to the fact that initially his property was defined as legal non-conforming. He was suggesting that because it was legal non-conforming at the time he engaged with the city. She questioned if legal non-conforming has no bearing on any additional work Mr. Joyce did, it doesn't currently apply to this kind of thing.

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Mr. Hunting replied he did not have all the history on the property, but there have been other issues. He did not believe this was the legal non-conforming issue, but relates to the structure itself, age, and other issues on the property. This code was adopted in 2010. He was unsure when the structure was placed.

Commissioner Clancy felt it would be tough to argue what the structure appears to be. His opinion was that it is not a carport, and the code compliance specialist was not acting erroneously in their judgement. His concern was if there were any other pertaining issues of the property that would be a disadvantage to the property owner. He does not believe the specialist was acting erroneously to any of the three questions posed.

Motion by Commissioner Clancy, second by Commissioner Robertson, to provide recommendation to the City Council of Inver Grove Heights that the Planning Commission does not find that the city specialists acted erroneously in the review of the property of the subject of the report. The Planning Commission's recommendation is that they do not accept this appeal for this interpretation of City Code Section 10-15-17 Exterior Building Materials (Keith Joyce – Case No. 22-35X).

Commissioner Wippermann asked if the motion should include that they are adopting the resolution.

Commissioner Clancy added to his motion that they adopt the resolution stated and have the last line of the resolution language changed to be adopted by the Planning Commission.

Motion by Commissioner Clancy, second by Commissioner Robertson, to provide recommendation to the City Council of Inver Grove Heights that the Planning Commission does not find that the city specialist acted erroneously in the review of the property of the subject of the report. The Planning Commission's recommendation is that they do not accept this appeal for this interpretation of City Code Section 10-15-17 Exterior Building Materials (Keith Joyce – Case No. 22-35X), and that they adopt the resolution stated and have the last line of the resolution have the language changed to be adopted by the Planning Commission of Inver Grove Heights on the fifth day of July, 2022.

Motion carried (7/0). This item will go before the City Council in a Public Hearing on July 11, 2022.

5. ADJOURN

Motion by Commissioner Clancy to adjourn the Planning Commission Meeting at 8:39 p.m.

Questions were asked off camera about public comment.

Mr. Hunting replied this was not the official Public Hearing. Public comments could be made at the City Council meeting on July 11th. The Planning Commission does not address items not on the agenda. There is a public comment period during every City Council meeting.
Meeting adjourned at 8:41 p.m.

Respectfully submitted, Sheri Yourczek, Recording Secretary

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CITY OF INVER GROVE HEIGHTS

PLANNING REPORT

CASE NO.: 22-30V

APPLICANT & PROPERTY OWNER: Steve Buenzow

REQUEST: Variance to allow a driveway with a zero-side setback whereas five feet is required

LOCATION: 3635 78th Street

HEARING DATE: July 19, 2022

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, Single-family residential

PREPARED BY: Heather Botten
Associate Planner

SPECIFIC REQUEST

The applicant is requesting the following:

- A **variance** to allow a driveway within the required five-foot side setback.

BACKGROUND

The applicant's property is 8,820 square feet in size. The lot has a single-family home with a two-car attached garage built in 1971. The existing driveway is 20 feet wide, in-line with the garage.

The applicant is proposing to widen a portion of his driveway up to the side property line along with adding a 7-foot-wide strip of concrete up to the property line along the side of the house. The proposed request is to improve the driveway area with concrete; a variance is being requested because driveways and parking areas are required to maintain at least a five-foot side yard setback from property lines. In this case, the applicant is asking for a driveway to be located up to the side property line.

EVALUATION OF THE REQUEST

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

North, West and East: Single family residential; zoned R-1C, Single-family residential; guided LDR, Low Density Residential
South: Oakwood Park; zone P, Institutional; guided P, Public/Institutional

Engineering. Engineering has reviewed the request and takes no exception to the variance. Drainage of the site would be reviewed with the driveway permit.

VARIANCE REVIEW

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 variance, 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 request is consistent with the comprehensive plan as the property would continue to be utilized as a residential lot. In respect to the provisions in the zoning ordinance, in 2010, the City started requiring driveway permits to help enforce the five-foot driveway setback. Allowing a driveway up to the property line may not be in harmony with zoning code requirements.

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

   The property does not have any special conditions that make it unique. The applicant is not being denied reasonable use of his property as he has a single-family dwelling, attached garage and a driveway to access the garage. The driveway extension is not essential and the applicant could add onto the east side of the existing driveway, creating an additional parking pad or bump out for turning around.

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

   The request for an additional driveway square footage may be considered a convenience to the applicant, not a practical difficulty.

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, driveway, and parking placement and aesthetic qualities from street and neighboring views. Staff does not believe the proposed improvements would alter the essential character of the locality. The neighbor most directly affected by the driveway location supports the request and other driveways in the area are constructed within the side setback.

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

Economic considerations do not appear to be a basis or a sole basis for the request.

ALTERNATIVES

A. Approval: If the Planning Commission finds the requests to be acceptable, the Commission should recommend approval of the request(s) with at least the following conditions:

- Approval of a **variance** to allow a driveway to be located up to the side property line whereas five feet is the required 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. A grading/erosion control plan shall be required at the time of the driveway permit application.

  3. The driveway may not be located on the neighbors property, it is the homeowners responsibility to verify property lines.

Practical difficulty: To be stated

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

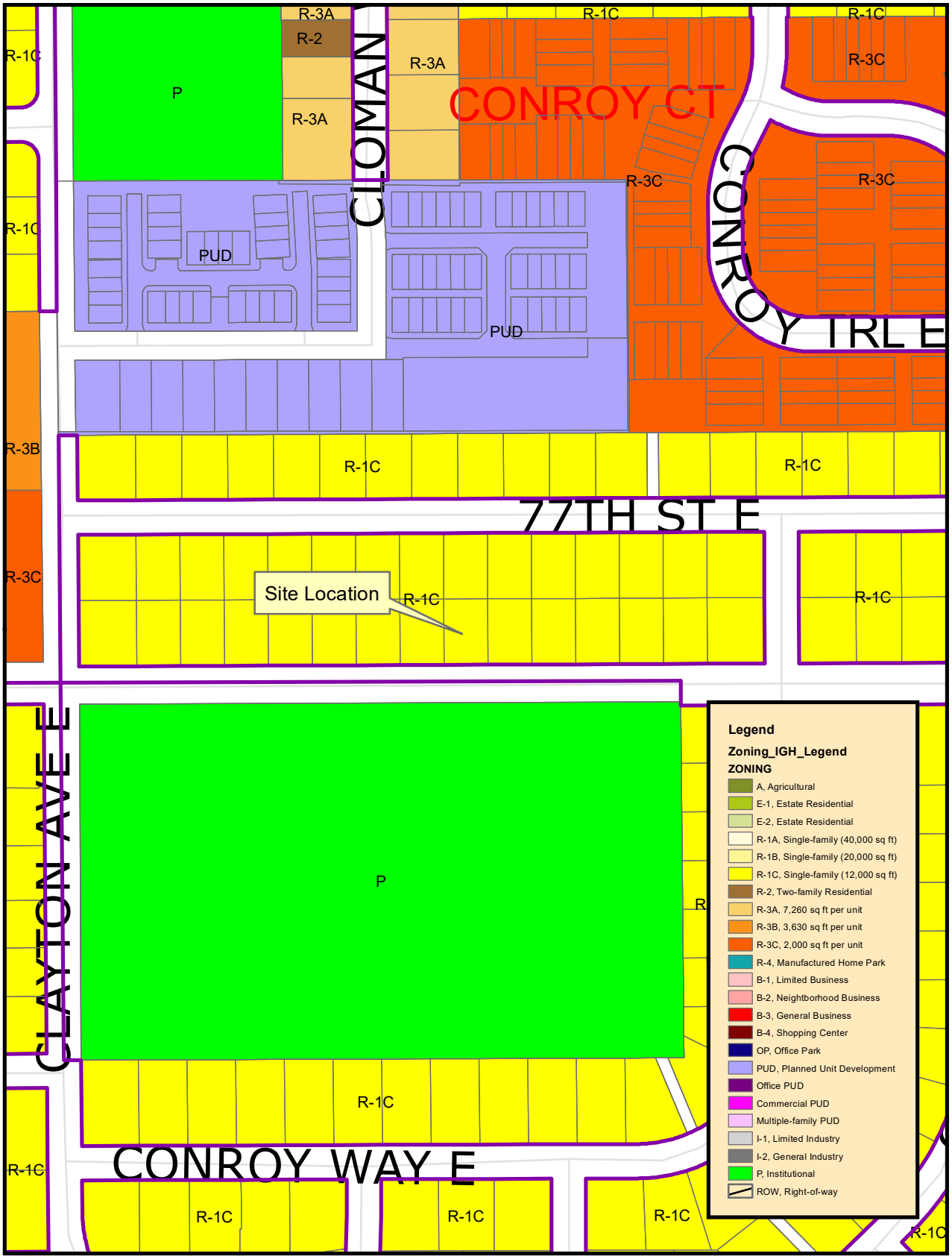
1. Denying the variance request does not preclude the applicant from reasonable use of the property.
2. Approval of the variance could set a precedent for other driveway encroachments.
3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance. The applicant could expand the driveway to the east providing the additional parking that is desired.

RECOMMENDATION

Based on the information in the preceding report and the reasons listed in Alternative B, staff does not believe there is sufficient rationale to support the variance criteria and therefore recommends denial of the variance request as proposed.

Attachments: Exhibit A –Zoning and Location Map
Exhibit B –Narrative
Exhibit C – Existing driveway plan
Exhibit D – Proposed driveway plan

3635 78th Street
Case No. 22-34V



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

Map not to scale

Request for Variance

3635 78th St E, Inver Grove

South Grove No 14 22-3

Steve & Monica Buenzow

We are having our asphalt driveway replaced with concrete. We currently have a paver pad on the west side of the garage that we use for our trash bins. There is also a flat stone walkway to the gate in the back yard fence. While we are concreting the driveway, we would like to replace the paver pad and stone walkway with concrete and increase the width of it to the property line. The gate opening is on the property line, so it makes the most sense to concrete all the way to the line. Also, we have a 2-car garage and 3 cars, so one car is always parked in the way. So, we want to widen a section of the existing driveway to the property line. We've talked to our neighbor to the west, Bob Anderson, and he's in favor of it.

Attached are drawings of the current state and future state for your approval.

Adjacent Property Owners:

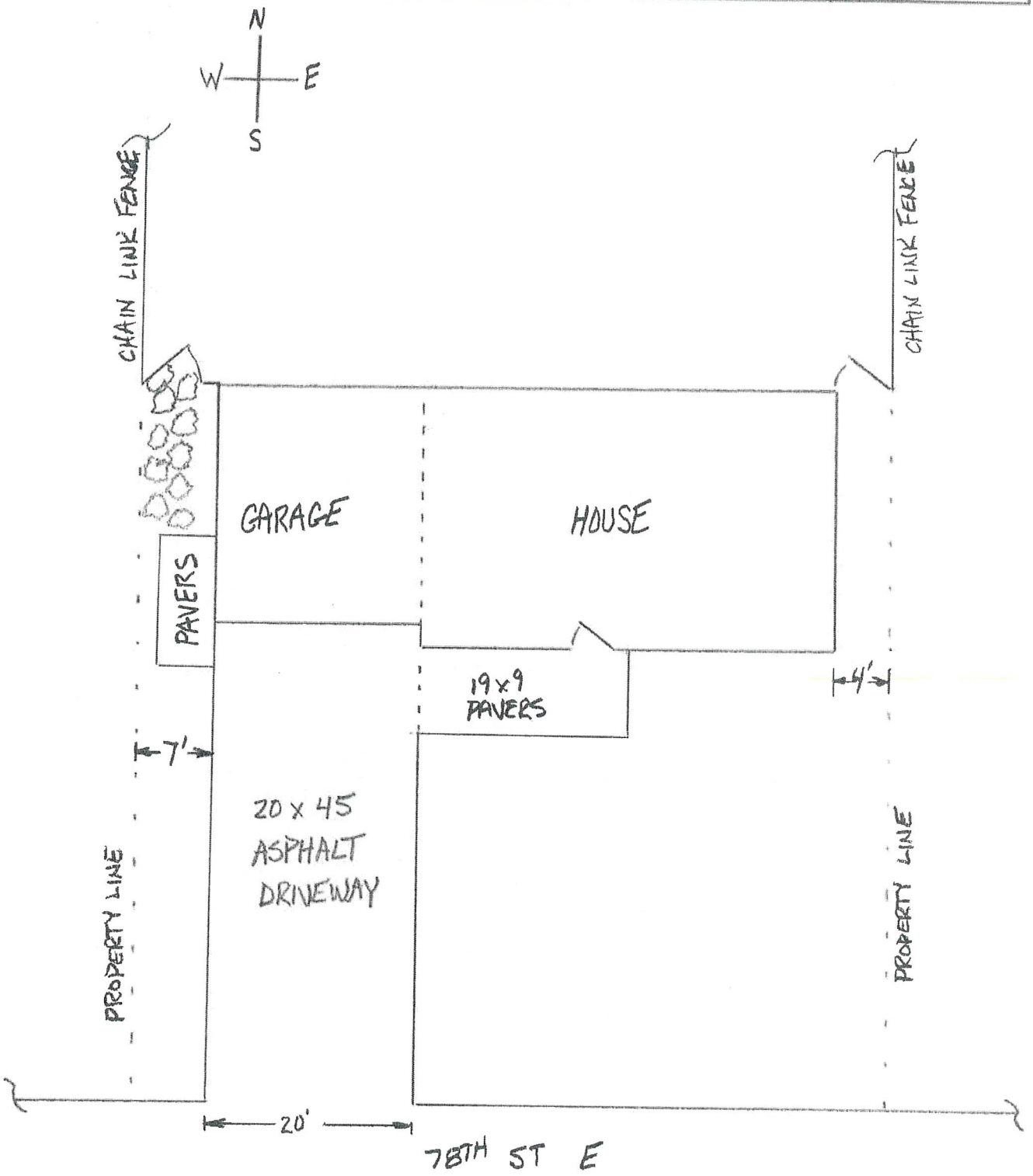
West Side - Bob Anderson - 3621 78th St E

East Side - Jerry & Pam Johnson - 3651 78th St E

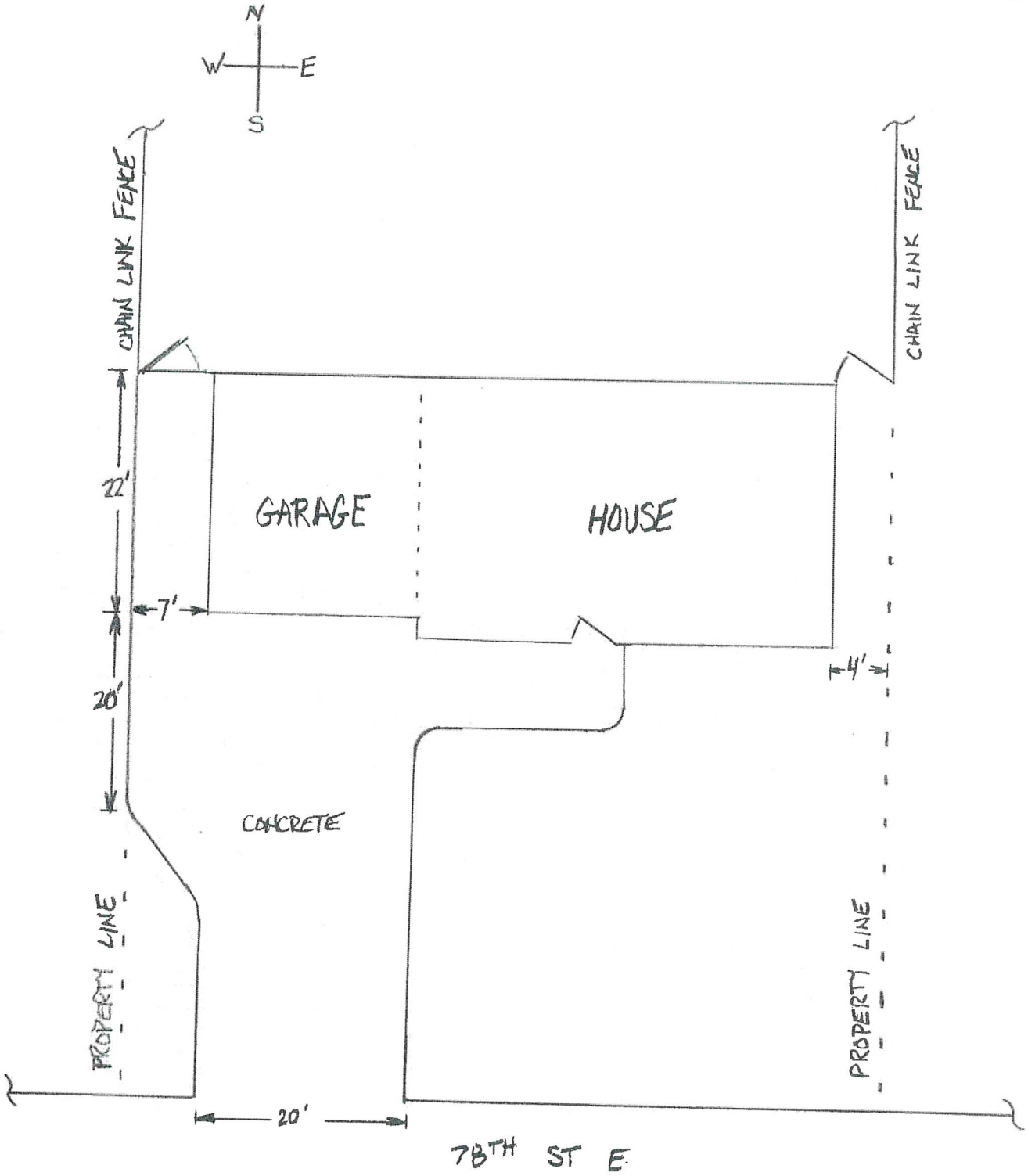
Back Yard – Nick & Jessica Ross – 3634 77th St E

Across the Street – Home plate of the baseball diamond of Oak Park

vaddio	Subject: CURRENT STATE 3635 78TH ST E	Author: STEVE BUENZOW
		Date: 06/20/2022



vaddio	Subject: FUTURE STATE 3635 78TH ST E	Author: STEVE BUENZOW Date: 06/20/2022



CITY OF INVER GROVE HEIGHTS

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

CASE NO: 22-30V

APPLICANT: Steve Carpenter & Debby Kaeder-Carpenter

PROPERTY OWNER: Same

REQUEST: Variance from size and setback of an accessory structure

HEARING DATE: July 19, 2022

LOCATION: 8008 River Road

COMPREHENSIVE PLAN: LDR

ZONING: R-1B, Single Family Residential

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

SPECIFIC REQUEST

The applicant is requesting the following:

1. A Variance from Section 10-15-18 A. to allow an accessory structure greater than 1,000 gross square feet.

2. A Variance from Section 10-9A-2 B. to allow structure closer to front property line than 30 feet.

BACKGROUND

The applicant is proposing to remove an old, detached accessory structure and replace at the same location. The existing building was constructed prior to 1965 and is placed on or partially within the right-of-way of River Road. The structure is a two story, flat roofed building that has a total gross interior dimension square footage of 1,572 square feet.

The applicant is proposing to replace with two-story structure with loft space interior dimensions totaling 1,694 square feet. The applicant has indicated that less than 50% of the lowest level walls would be exposed so height would be taken from the main level of the structure which would be 16 feet.

Since the applicant originally applied for the variance, staff has been working with the applicant to clarify dimensions of both the existing and proposed buildings to make sure interior measurements were used for both, as a result, the dimensions listed in the report are correct and some listed in the narrative are now out of date.

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 - Mississippi River
West - Railroad Right-of-Way
South - Single family; zoned R-1B; 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.

The current garage is a legal non-conforming structure because it is at the front property line and larger than the allowed 1,000 square foot maximum. The plan to remove the structure and construct new eliminates any non-conforming status and so new structure is reviewed against current codes.

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

Size. The existing building built before 1965, is larger than what is currently allowed. The existing structure is 1,572 gross square feet. Current maximum size by code is 1,000 gross square feet. The new structure including the lower, main and dormer areas of the attic is 1,694 square feet. The proposed structured would be 122 square feet larger than the existing which is a 7% increase in size. The extra square footage comes from a larger main level which is cantilevered over the lower level and dormer space in the attic.

A rationale for a size variance could be the new building is at same location and same footprint, size increase based on roof dormers and a cantilevered floor which are architectural features to blend the increase in design and not just wall expansions of the building.

Setback. The current garage is at or may be slightly over the front property line and in the right-of-way of River Road. The proposed structure would be relocated completely on the property but at the existing zero setback. A garage meeting setbacks would not function

the way the lot is designed. The driveway area would be too small to function. Replacing at the current location would appear to be in harmony and intent of the code.

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

Replacing the old garage and locating at the current location seems to be a reasonable use of the property.

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

The topography of the lot and small space between the garage and house create unique circumstances based on the historical development of the lot. Relocating garage at its current spot seems reasonable. Applicants are working with a non-conforming structure and wanting to replace with an improved building.

The existing structure was already over the allowed maximum square footage. The increase in size is only 7% larger than the existing building.

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

There have been other recent accessory structures or garages that have been constructed in the area. Some also have dormers on the roof line and this proposal would be similar to structures in the area.

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

Economic considerations do not appear to be a factor in this request.

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:

1. A Variance from Section 10-15-18 A. to allow an accessory structure greater than 1,000 gross square feet subject to the following conditions:

1. The site shall be developed in substantial conformance with the garage plans on file with the Planning Department dated May 28, 2022.
2. Prior to issuance of a building permit, plans must be submitted that reflect the lowest level walls will be less than 50% exposed.

Practical Difficulty:

- A rationale for a size variance could be the new building is at same location and same footprint, size increase based on roof dormers and a cantilevered floor which are architectural features to blend the increase in design and not just wall expansions of the building.

2. A Variance from Section 10-9A-2 B. to allow an accessory structure closer to front property line than 30 feet subject to the following condition:

1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department dated May 28, 2022.
2. Prior to issuance of a building permit, plans must be submitted that reflect the lowest level walls will be less than 50% exposed.

Practical Difficulty:

- The topography of the lot and small space between the garage and house create unique circumstances based on the historical development of the lot. Relocating garage at its current spot seems reasonable.

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 believes there is rationale to approve both variances with the practical difficulties listed above. Staff recommends approval of the variances as presented.

Attachments: Location Map
Applicant Narrative
Site Plan
Resident email

Location Map
Case No. 22-30V

MAX E. NORTON BSLA
Residential Architectural Design Consultant
mnorton01@gmail.com 651-230-9233

June 17, 2022

APPLICANT: Debby Kaeder-Carpenter & Steve Carpenter
8008 River Road
Inver Grove Heights, MN 55076

LEGAL DESCRIPTION: Lots 10, 11, & 12; Plat of River Cedars
Dakota County, Minnesota

P R O J E C T D E S C R I P T I O N

1. The Applicant's current Garage on the above-referenced property is a Two-Story, flat-roofed, stucco-clad wood-framed structure. Although in non-compliance with current setbacks, it has been 'grandfathered' and used for auto storage from before the current home was built on this property. It is sadly out-of-character with the current home and a request was made to demo the current structure and build a new one to replace it with an architectural design more in character with the beautiful new home.

2. Recently, Steve Johnson, the Building Official, granted permission to demo and re-build the Garage **IF** the footprint and height remained the same as the existing one. Although The current 'footprint' extends slightly over the Property Line, the intent is to have the new footprint entirely within the current property. An adjacent Storage Shed would be demolished in this process and would not be replaced. The current height of the garage is approximately 19' from the lower level to the parapet on the flat roof.

3. **Architectural Plans** This designer has prepared construction plans for the new Garage and submitted a copy for review by the City Planning staff. After preliminary review, the determination was (a) that a Structural Engineer would need to review and 'sign-off' on the plans submitted for Permit, and (2) an Application for a Height Variance would need to be submitted (the accompanying documentation). Although the new design is only 1' higher than the current code standard for a Detached Garage (measured ½ way up the main roof), it does **NOT** comply with the stipulation in Article 2; to not exceed the current garage height. Thus, the submittal of these materials.

Respectfully Submitted,
Max E. Norton

From: Max Norton
To: Kim Fox; Heather Botten
Cc: Carpenter Debby
Subject: CASE NO. 22-30V. 8008 River Road
Date: Friday, July 1, 2022 3:04:08 PM

To respective parties:

When this application was reviewed on June 29, 2022 the Applicant was asked to supply some additional and clarifying information. The following addresses that request:

1. Amended Square Footage- For perspective, the current building, a two-story masonry structure has an overall total floor area of **1728 sf.** This is 173% larger than the current code (1000 sf)

The Planning Staff asked for an amended calculation of the floor area in the proposed replacement structure, using their accepted 'interior floor area' method; here are those calculations:

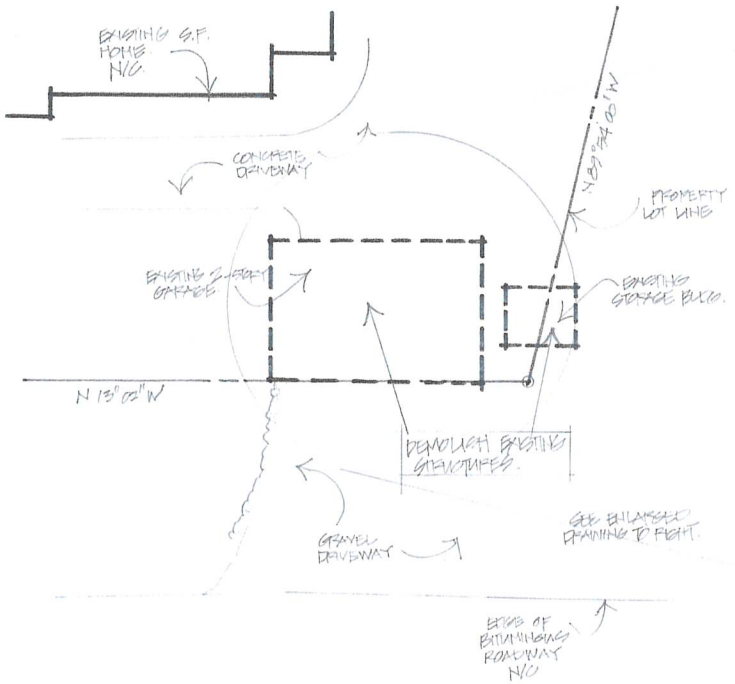
*Lower Level Interior: 22'x34' + 3 sf =. **751 sf** Net*
*Main Floor Interior: 24'-5" x 34'-11" , less stair (62 sf) = **791 sf** Net*
*Attic Interior: 14'-0" x 34'-11" plus 2 dormers @ 5'x5' & 1 dormer @ 8'x5' = **579 sf** Net*
*TOTAL Interior Area = **2121 sf*** This is 212% larger than code, but only 39% larger than the existing building.

2. Proposed Height- Staff asked for a dimension from the Ridgeline of the Attic gable dormer to the walkout grade below; That dimension measures exactly **30'-0".**

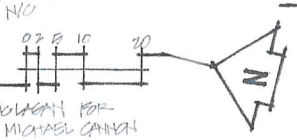
3. Although we realize that the Planning staff makes its review decision merely on a statistical number basis, this proposed Variance corrects previous non-compliance issues, imposes no hardship on neighbors or the community. removes a neighborhood 'eyesore', adds value to the tax base and 'comparables', and dramatically improves the visual 'streetscape'. In this case, there is no way that aesthetics can be divorced from
the evaluation process; granting this Variance will result in a vast improvement.

Regards,
Max E. Norton
Architectural Designer

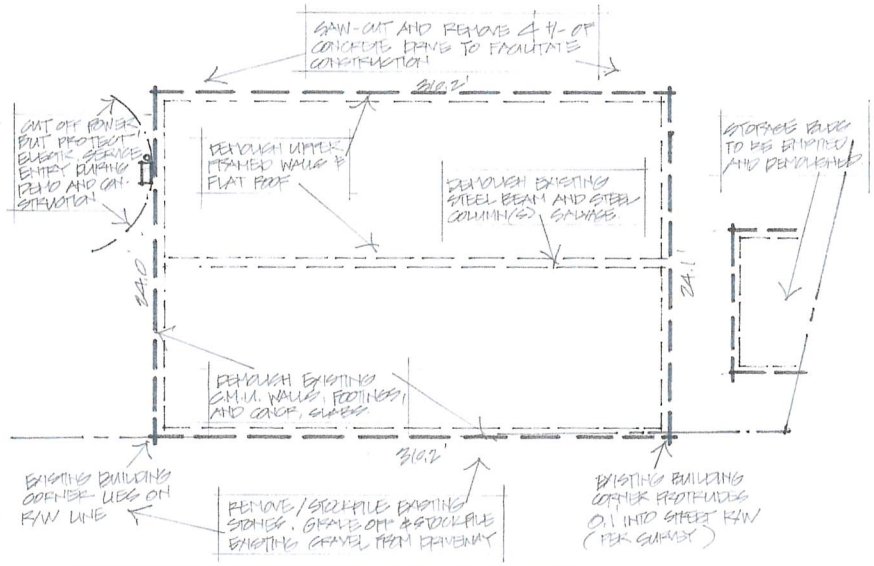
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



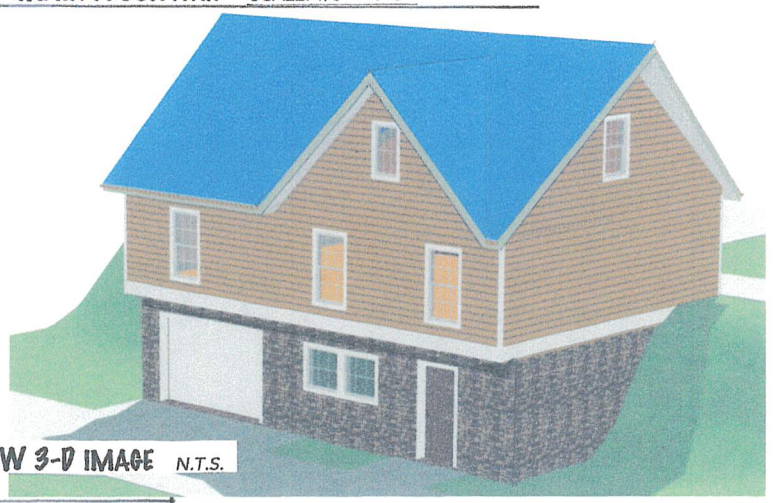
EXISTING SITE PLAN SCALE: 1" = 20'-0"



REPRODUCED FROM SURVEY PREPARED BY LOUCKS McLAGAN FOR CONSTRUCTION OF HOME, 4.25.2000; SIGNED BY MICHAEL CANNON LAND SURVEYOR REGISTRATION NO. 40035.



EXISTING/DEMOLITION MAIN FLOOR PLAN SCALE: 1/8" = 1'-0"



NEW 3-D IMAGE N.T.S.

PROJECT DESCRIPTION: *This set of plans has been prepared for the purpose of guiding the* **Demolition** *of the existing Garage and Storage Shed; undertaking the construction of a* **New 2 ½ Story Garage,** *involving new Frost Footings, Concrete Slab Floor, Cast-in-Place Concrete Foundation walls, Pre-cast Spancrete® flooring, Framed and Finished Walls, installation of Room-in-Attic Trusses, and a Roof* matching the existing home.

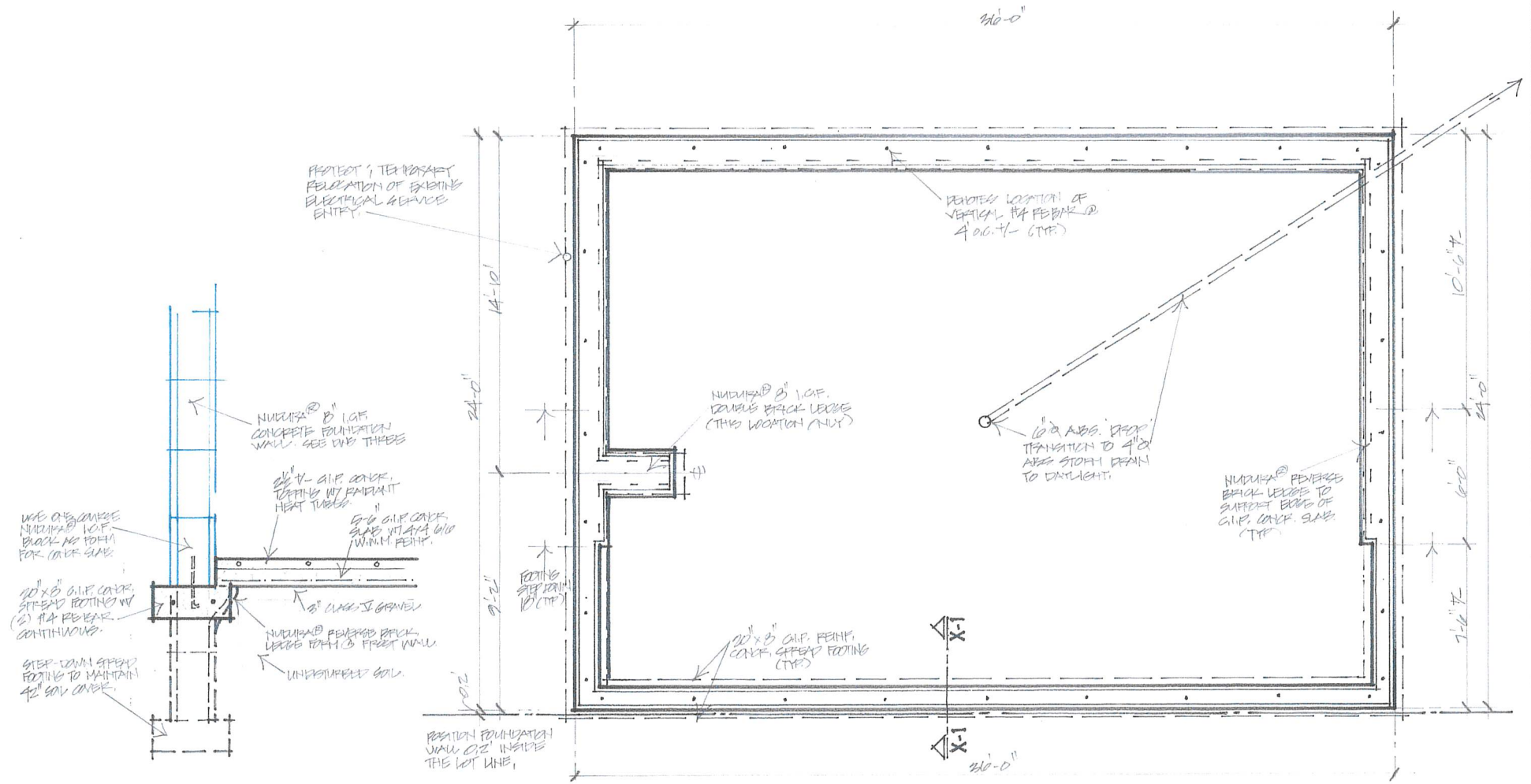
These plans are intended to be in compliance with the 2021 International Residential Code (**IRC®**). *Although some local agencies (including the City of Inver Grove Heights) may have more stringent regulations, these plans are intended to be complete enough to meet the requirements to issue a Residential Building Permit. Specialty trades (i.e. Electrical, Plumbing, etc.) will apply for their respective permits at the appropriate time.*

OWNERS: Debby KAEDER-CARPENTER Steve CARPENTER Home

PROJECT: CARPENTER GARAGE
8008 RIVER ROAD. INVER GROVE HEIGHTS, MN 55076

DESIGNER: Max E. Norton, BSLA
mnorton01@gmail.com 651-230-9233
PROJECT NUMBER: R-2207

DRAWING: ONE of 6
DATE: 5.20.2022
REVISION:



CONSTRUCTION SECTION DETAIL 'X-1' SCALE: 1/2" = 1'-0"

NEW FOUNDATION LAYOUT PLAN SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET.

OWNERS: Debby KAEDER-CARPENTER Steve CARPENTER Home

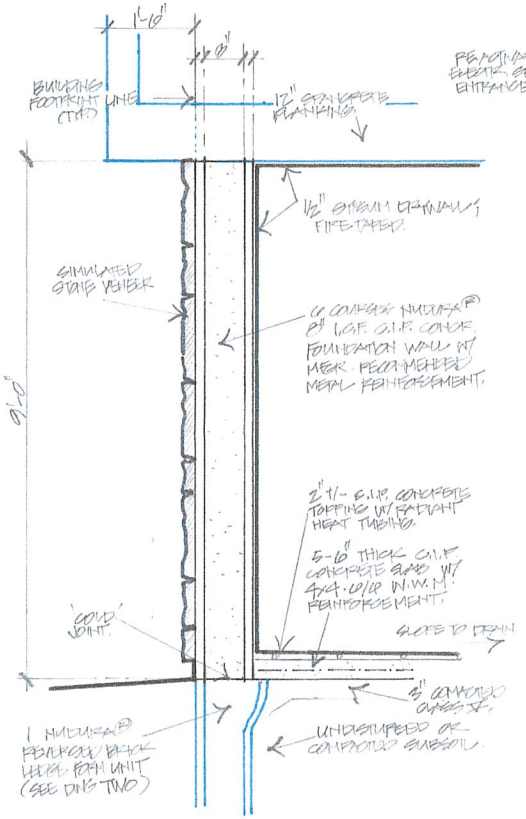
PROJECT: CARPENTER GARAGE
8008 RIVER ROAD. INVER GROVE HEIGHTS, MN 55076

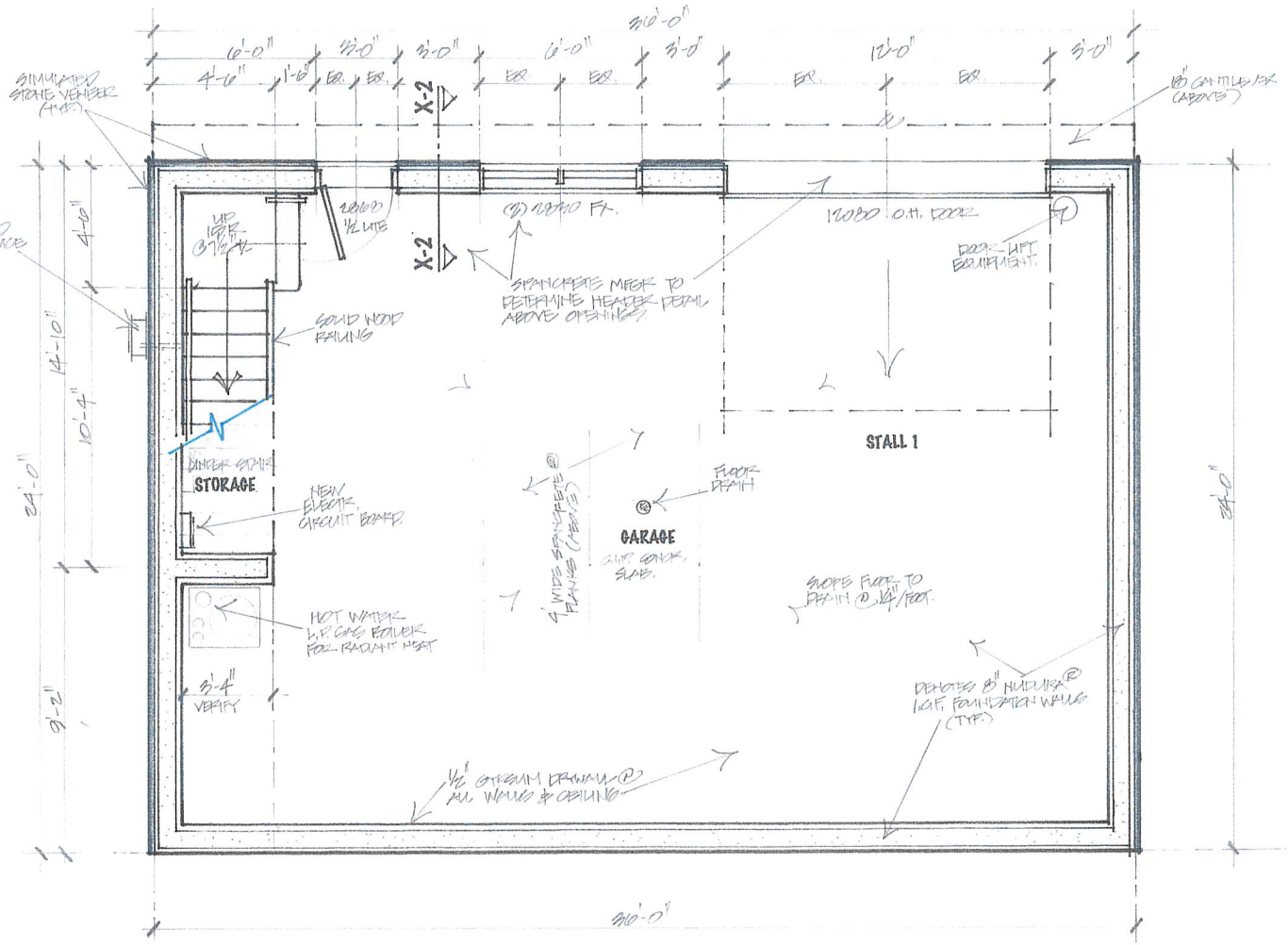
DESIGNER: Max E. Norton, BSLA
mnorton01@gmail.com 651-230-9233
PROJECT NUMBER: R-2207

DRAWING: TWO of 12.
DATE: 12.28.2022
REVISION:

GENERIC OPENING NOTATIONS:

All openings are noted generically with a number and letter code; the numbers represent the size-(width by height); the letters designate the type. (i.e. **2668** = Hinged Door (2'-6" wide x 6'-8" tall)
DH= Double-hung; SL GL= Sliding Glass Door
FX= Fixed; PD= Pocket Door; CS= Casement
AWN= Awning; TR= Transom; SL= Sliding Wdw





CROSS SECTION DETAIL 'X-2' SCALE: 1/2" = 1'-0"

NEW LOWER FLOOR LAYOUT PLAN SCALE: 1/4" = 1'-0"

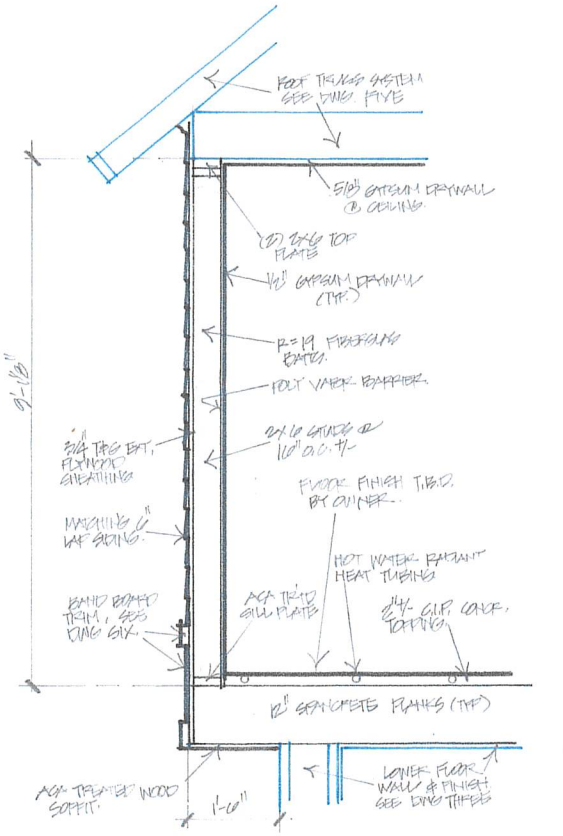
OWNERS: Debby KAEDER-CARPENTER Steve CARPENTER Home

PROJECT: **CARPENTER GARAGE**
8008 RIVER ROAD. INVER GROVE HEIGHTS, MN 55076

DESIGNER: Max E. Norton, BSLA
mnorton01@gmail.com 651-230-9233

PROJECT NUMBER: R-2207

DRAWING: THREE of 6.
DATE: 5.28.2022.
REVISION:



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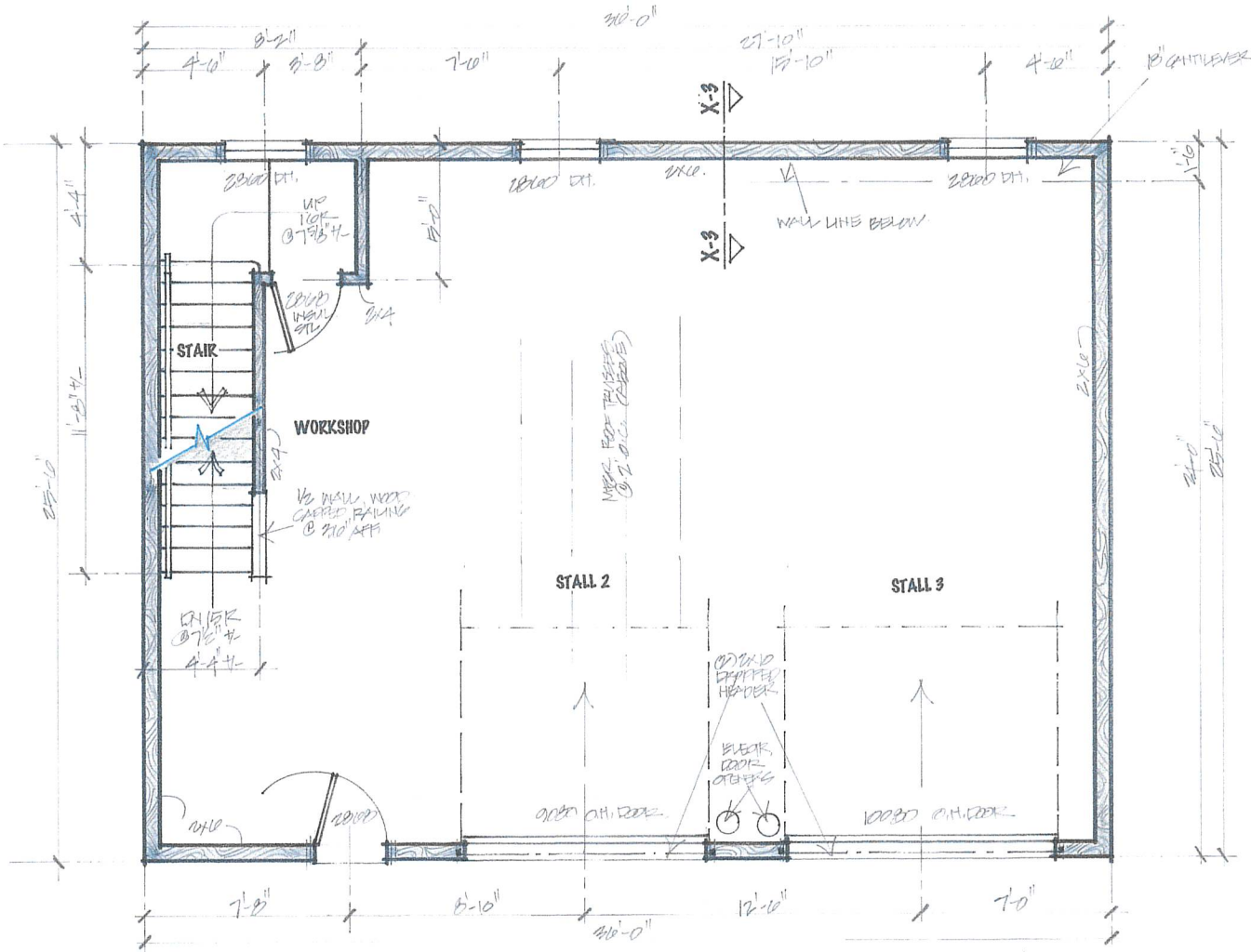


NEW MAIN FLOOR LAYOUT PLAN SCALE: 1/4" = 1'-0"

0 1 7 4 0 FEET

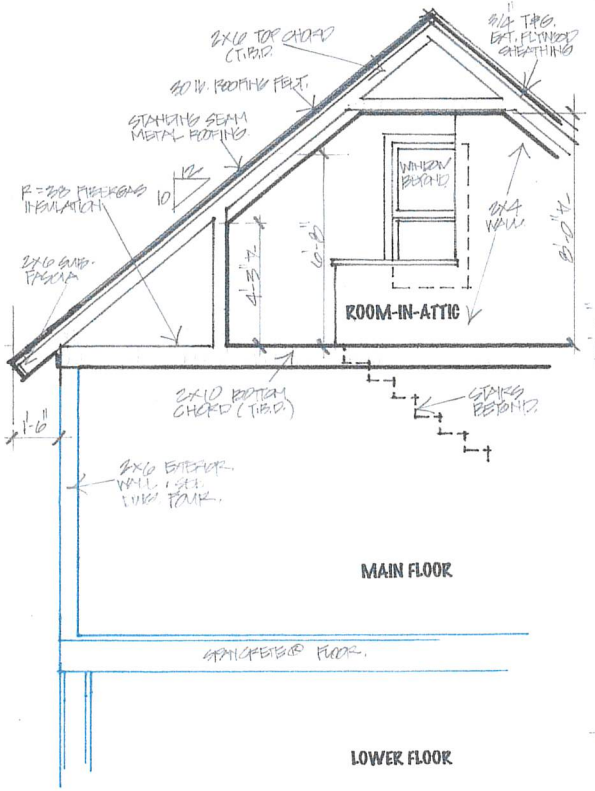
OWNERS: Debby KAEDER-CARPENTER Steve CARPENTER Home

PROJECT: CARPENTER GARAGE
8006 RIVER ROAD. INVER GROVE HEIGHTS, MN 55076

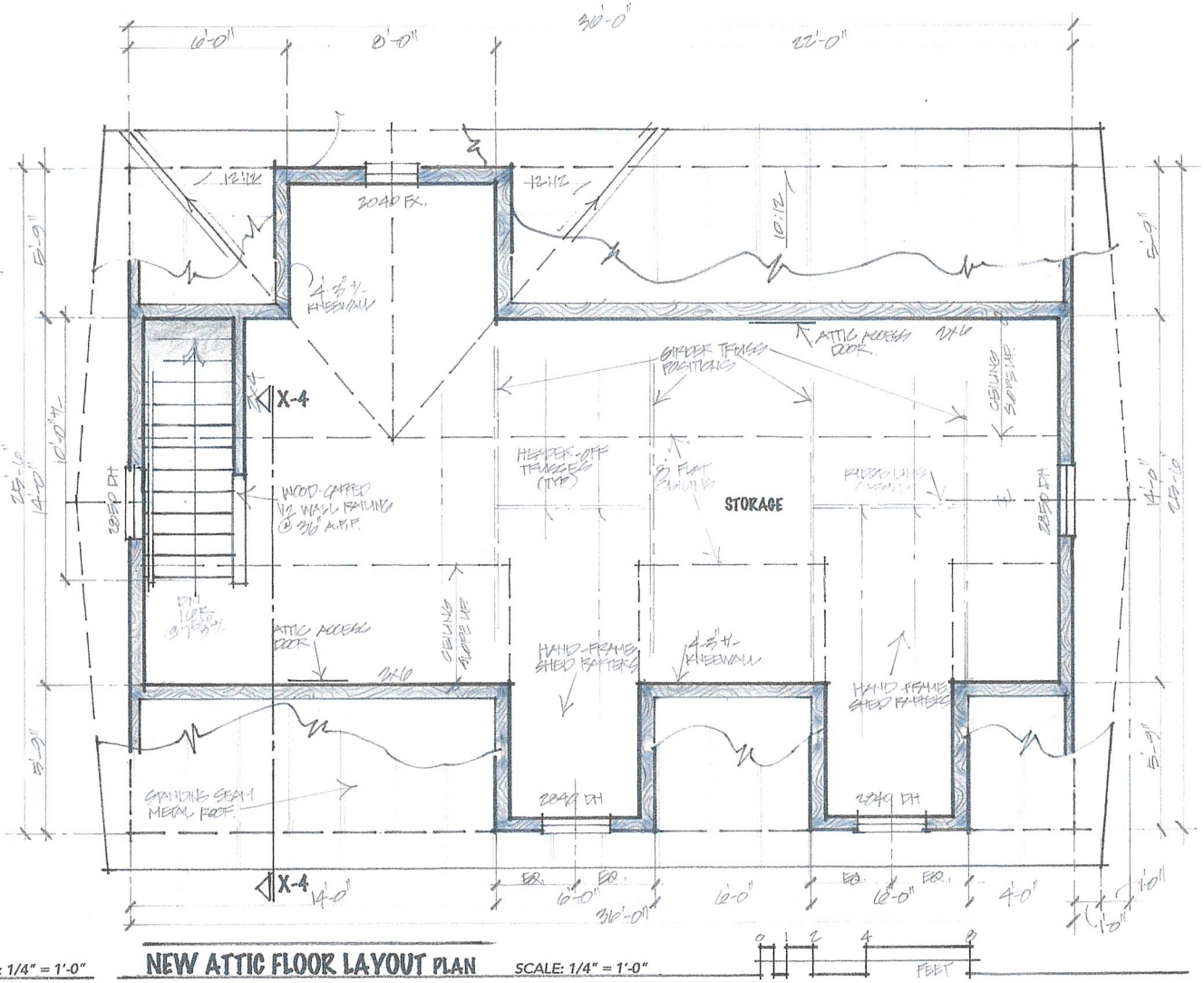
DESIGNER: Max E. Norton, BSLA
mnorton01@gmail.com 651-230-9233
PROJECT NUMBER: R-2207

DRAWING: FOUR of 6.
DATE: 5.20.2022.
REVISION:

ALL TRUSS DETAILS SHOWN ARE SUBJECT TO MODIFICATION BY TRUSS MANUFACTURER.



CONSTRUCTION CROSS SECTION DETAIL 'X-4' SCALE: 1/4" = 1'-0"



NEW ATTIC FLOOR LAYOUT PLAN SCALE: 1/4" = 1'-0"

OWNERS: Debby KAEDER-CARPENTER Steve CARPENTER Home

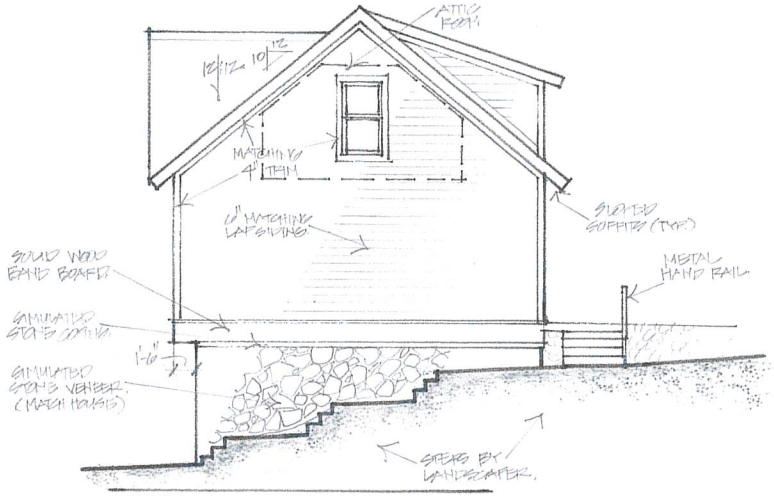
PROJECT: CARPENTER GARAGE
8008 RIVER ROAD. INVER GROVE HEIGHTS, MN 55076

DESIGNER: Max E. Norton, BSLA
mnorton01@gmail.com 651-230-9233

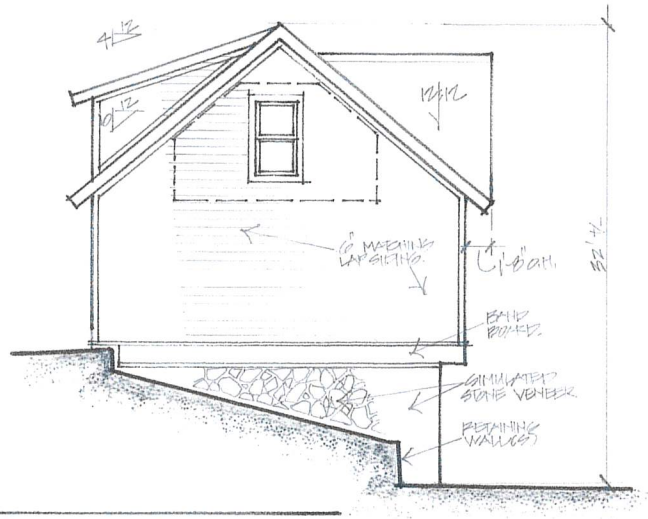
PROJECT NUMBER: R-2207

DRAWING: FIVE of 6.
DATE: 5-28-2022
REVISION:

REAR (WEST) ELEVATION DETAIL SCALE: 1/8" = 1'-0"

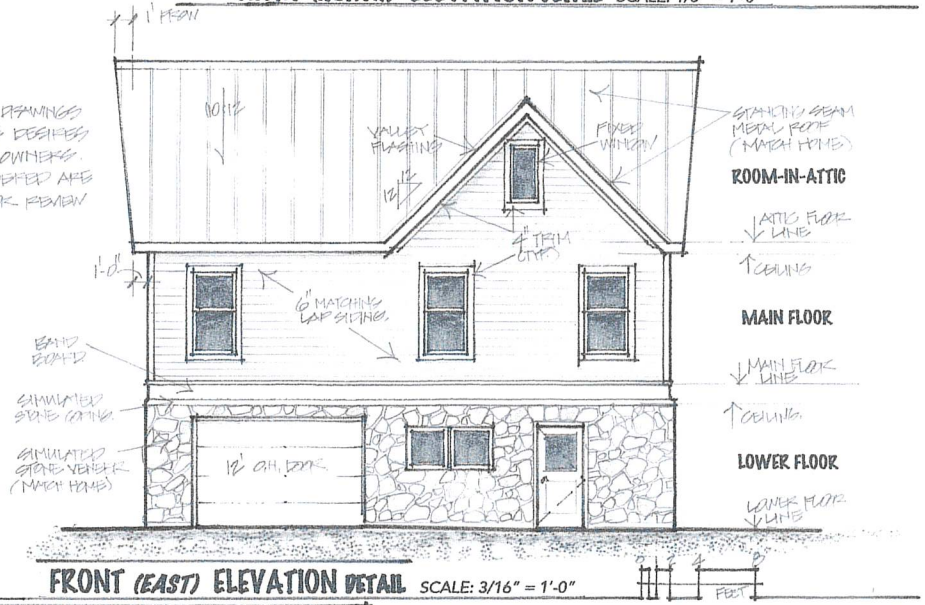


RIGHT (NORTH) ELEVATION DETAIL SCALE: 1/8" = 1'-0"



LEFT (SOUTH) ELEVATION DETAIL SCALE: 1/8" = 1'-0"

THE DETAILS ON THESE DRAWINGS ARE REPRESENTING THE DESIRES OF THE DESIGNER AND OWNERS. ANY DEVIATIONS CONSIDERED ARE TO BE BROUGHT FORTH FOR REVIEW BY ALL PARTIES.



FRONT (EAST) ELEVATION DETAIL SCALE: 3/16" = 1'-0"

OWNERS: Debby KAEDER-CARPENTER Steve CARPENTER Home

PROJECT: CARPENTER GARAGE
8008 RIVER ROAD. INVER GROVE HEIGHTS, MN 55076

DESIGNER: Max E. Norton, BSLA
mnorton01@gmail.com 651-230-9233
PROJECT NUMBER: R-2207

DRAWING: SIX of 6
DATE: 5.20.2022
REVISION:

CITY OF INVER GROVE HEIGHTS MINNESOTA

OWNER:

DEBORAH KAEDER-CARPENTER
& STEVE CARPENTER
8008 RIVER ROAD
INVER GROVE HEIGHTS, MN 55076
651.457.7448

KEY PLAN

- ○ -Iron monument set
- ● -Iron monument found
- ⊗ -Drillhole set
- x 100.00 -Spot elevation
- 100 -Contour
- -Coniferous tree
- -Previously recorded data per plat
- FFE -Finished floor elevation
- -Drainage flow

CADD FILE QUALIFICATION

CADD files prepared by the Engineer/Surveyor for this project are instruments of the Engineer's/Surveyor's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project or for completion of this project by others without written approval by the Engineer/Surveyor. With the Engineer's/Surveyor's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentions and unintentional revisions, additions or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Engineer/Surveyor for any & all responsibility, claims and liabilities.

I Hereby Certify that this survey, plan or report was prepared by me under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Michael E. Cannon

MICHAEL E. CANNON, L.S.

Reg. No. 40035 Date 3/30/00

DATE	REVISION

QUALITY MANAGEMENT REVIEW

BY: _____ DATE: _____

RECEIVED MAR 31 2000

BENCH MARK:
SEE MAP

LEGAL DESCRIPTION:
Lots 10, 11 and 12
Plat of River Cedars
Dakota County, Minnesota

BEARING REFERENCE:
The Westerly line of Lots 10, 11 and 12 of the Plat of River Cedars is assumed to bear N13°02'W

NORTH

0 20 40 60

SCALE: 1 inch = 20 feet
SCALE IN FEET

LOUCKS McLAGAN

Planning • Civil Engineering • Land Surveying
Environmental • Archaeology

6015 Cahill Avenue East, St. Paul, Minnesota 55076
Telephone: (651)457-3645 Fax: (651)457-8642
Web Page: www.loucksmclagan.com

© 2000

SITE PLAN

PROJECT NO. 00722
DATE 03.28.2000

SHEET 1 OF 1

S89°56'46"E 104.79 29.21

IRON PIPE W.D.'S & O.T.E. OF CORNER LOCATION

RECORD LINE OF LOTS 10, 11 PLAT OF RIVER CEDARS

(102.64) 102.60

INSCRIPTION ON TOP OF FOUNDATION WALL OF PROPERTY

SOUTH LINE GOVERNMENT LOT 5, SECTION 11
NORTH LINE GOVERNMENT LOT 7, SECTION 14

SOUTH LINE OF LOT 10

S89°55'48"E 148.44 (148.41)

NORTH LINE OF LOT 11

N15°02'W (102.64) 102.60 507.80 (507.92)

10

11

12

13

BENCH MARK: TOP OF MONUMENT ELEVATION=100.00 ASSUMED DATUM

U.S. MONUMENT #8

S20°35'29"E 106.85

INSCRIPTION (NOT TO SCALE)

LINE OF FLOWAGE EASEMENT (FILED)

APPROXIMATE SHORELINE

S15°07'11"E 102.59

S15°07'11"E (102.64) 103.59

S89°54'53"E 152.32 (153.23)

N89°54'00"W 126.36 29.84

CHICAGO ROCK ISLAND & PACIFIC RAILROAD

R O A D

RIVER

MISSISSIPPI RIVER

10" PINE

VENT PIPES

GAS METER

PROPOSED HOUSE EXISTING HOUSE

EXISTING FRAME GARAGE

STONE WALL

COR. GARAGE 0.1' W. OF PROPERTY LINE

SHED

CORNER OF SHED 3.7' SO. OF PROPERTY LINE

CORNER OF SHED 5.9' SO. OF PROPERTY LINE

SEPTIC TANK

36.00

28.00

14.00

60.00

10.0

7.33

49.4

24.04

118.14

117.66

117.50

116.38

CITY OF
INVER GROVE HEIGHTS
MINNESOTA

OWNER

DEBORAH KAEDER-CARPENTER
& STEVE CARPENTER
8008 RIVER ROAD
INVER GROVE HEIGHTS, MN 55076
651.457.7448

KEY PLAN

- -Iron monument set
- -Iron monument found
- -Drillhole set
- x100.00 -Spot elevation
- -Contour
- -Coniferous tree
- -Previously recorded data per plat
- FFE -Finished floor elevation
- -Drainage flow

CADD FILE QUALIFICATION

CADD files prepared by the Engineer/Surveyor for this project are instruments of the Engineer's/Surveyor's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project or for completion of this project by others without written approval by the Engineer/Surveyor. With the Engineer's/Surveyor's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional and unintentional revisions, additions or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Engineer/Surveyor for any & all responsibility, claims and liabilities.

I Hereby Certify that this survey, plan or report was prepared by me under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Michael E. Cannon

MICHAEL E. CANNON, L.S.

Reg. No. 42035 Date 3/30/00

DATE	REVISION

QUALITY MANAGEMENT REVIEW

BY: DATE:

RECEIVED
MAR 31 2000

BENCH MARK:
SEE MAP

LEGAL DESCRIPTION:
Lots 10, 11 and 12
Plat of River Cedars
Dakota County, Minnesota

BEARING REFERENCE:
The Westerly line of Lots 10, 11 and 12 of the Plat of River Cedars is assumed to bear N15°02'W.

NORTH

0 20 40 60

SCALE: 1 inch = 20 feet
SCALE IN FEET

LOUCKS
McLAGAN
Planning • Civil Engineering • Land Surveying
Environmental • Archaeology

6015 Cahill Avenue East, St. Paul, Minnesota 55076
Telephone: (651)457-3648 Fax: (651)457-8642
Web Page: www.louckmclagan.com

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SITE PLAN

PROJECT NO. 00722

DATE 03.28.2000

SHEET 1 OF 1

From: Sue Holleschau
To: Kim Fox
Subject: Fwd: Carpenter Garage, 8008 River Road, for planning commission meeting 7/19/22
Date: Wednesday, July 13, 2022 8:39:49 PM

Sent from

Date: July 13, 2022 at 8:34:35 PM CDT

Subject: Fw: Carpenter Garage, 8008 River Road, for planning commission meeting 7/19/22

----- Forwarded Message -----
From: Sue Holleschau <thegrumpytwo@comcast.net>
To: "thegrumpytwo@comcast.net" <thegrumpytwo@comcast.net>; "logcastlecapt@aol.com" <logcastlecapt@aol.com>
Sent: Thursday, July 14, 2022, 09:51:22 AM GMT+9
Subject: Carpenter Garage, 8008 River Road, for planning commission meeting 7/19/22

To Kim Fox,
Greetings from neighbors Sue & Rich Holleschau, on River Road. Our family has built 3 houses on River Road, starting with our first one in 1983, at 8136 River Road. The next one at 8260 River Road, in 1993, our current home. Our son Jeff Holleschau, built his house at 7950 River Road in 1994 & is still there. Deb & Steve have been excellent neighbors & have build a lovely log home. It nestles in the woodsy setting and is picturesque to look at, as you drive by. The plan for their replacement garage looks like it will fit in nicely with the style of their house, fitting into the same area as the original. It will complete the homestead for them. As property owners improve & keep up their homes & properties, it adds value to our whole neighborhood. River Road has many eclectic design styles & some unusual garages. Their goal to build a nice looking functional garage, should not pose any problems.
Thanks for your assistance on this project.
Sincerely,
Sue Holleschau

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.

CITY OF INVER GROVE HEIGHTS

PLANNING REPORT

CASE NO: 22-29V

APPLICANT & PROPERTY OWNER: Bruce & Holly Zschokke

REQUEST: Variance to allow an accessory dwelling unit (ADU) larger than 1,000 square feet

HEARING DATE: July 19, 2022

LOCATION: 7301 Babcock Trail

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: A, Agricultural

PREPARED BY: Heather Botten
Associate Planner

SPECIFIC REQUESTS

The applicant is requesting the following:

1) A **variance** to allow an accessory dwelling unit (ADU) 1,250 square feet in size whereas 1,000 square feet is the maximum size allowed.

BACKGROUND

The applicant's property is 3.59 acres in size and is a mixed-use site. The lot currently has a single-family home with a two-car garage, two agricultural outbuildings, Glassing Florist, and an old barn. The applicant is requesting an accessory dwelling unit (ADU) to be located within the existing barn, that would be greater than 1,000 square feet. The structure was built around the 1930's. The lowest level of the structure would be a garage with the ADU on the main floor. The total square footage of the ADU would be about 1,250 square feet in size.

The intent of the ADU ordinance, adopted in 2015, is to provide a modest, secondary living space for a family member or potential rental. An ADU would have its own kitchen, bath and sleeping and living space which constitute a dwelling unit. The City created the ordinance with a list of standard conditions, one being a minimum and maximum size to help keep the units subordinate and accessory to the principle use while providing a reasonable living space.

All other zoning requirements such as having a shared septic system and two off-street parking spaces have been met. The zoning ordinance allows accessory dwelling units in detached structures on lots of at least one acre in size, this requirement has also been met.

EVALUATION OF THE REQUEST

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

North, South, and West – Single family residential; zoned A, Agricultural; guided Low Density Residential.
East - City property; zoned P, Institutional; guided P, Public/Institutional

Engineering. There are no proposed changes to the impervious surface, access, or grading on the property. Engineering takes no exception to the variance request.

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 City Council adopted the ADU ordinance in 2015. The ordinance allows for an ADU to be in a detached accessory building. Allowance of accessory dwelling units on single-family lots is consistent with goals of the Housing Chapter in the 2040 comprehensive plan.

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

The intent of the ADU ordinance is to provide a unit that is accessory and subordinate to the main dwelling unit. The applicant lives on a mixed-use lot zoned agricultural/single-family. The ordinance allows ADU's in detached accessory structures, but it does not have flexibility for sizing when converting an existing building. The ADU is proposed to be located within an existing structure that was constructed in 1930. Utilizing the existing main floor space seems to be a reasonable use of the existing building.

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

The property is unique in that the foundation of the existing structure was built around 1865. A fire destroyed the original building, but the foundation was saved with the current structure built around the 1930's. The barn was not built with the intent of having an ADU on the main level and is larger than what the code allows. Being able to convert the historic building to residential living space is unique to the area.

4. *The variance will not alter the essential character of the locality*.
This specific request for a larger ADU does not appear to alter the essential character of the neighborhood. The applicant is requesting a variance for an ADU to be in an existing building. No habitable building additions are proposed to the structure. The lower level of the structure would be used for garage space, complying with the parking requirements for an ADU. The applicant has stated that they will be living in the ADU, complying with the maximum number of occupants allowed to live in an ADU.

5. *Economic considerations alone do not constitute an undue hardship.*
Economic considerations do not appear to be a basis or a sole basis for this request.

ALTERNATIVES

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

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

- Approval of a **Variance** to allow an accessory dwelling unit (ADU) 1,250 square feet in size whereas 1,000 square feet is the maximum size allowed subject to the following conditions:

  1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.

Rationale: The request is not out of character for the neighborhood and is consistent with the comprehensive plan. The variance request does not appear to have an adverse impact on the surrounding properties as the ADU would be located within an existing building. The request is unique in that the ADU will be in an existing, grandfathered in building that was constructure in the 1930's.

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

RECOMMENDATION

Based on the information in the preceding report and the condition and rationale listed in Alternative A, staff is recommending approval of the requested variance to allow an ADU larger than 1,000 square feet in size.

Attachments: Zoning and Location Map
Aerial photo
Possible home layout

7301 Babcock Trail
Case No. 22-29V

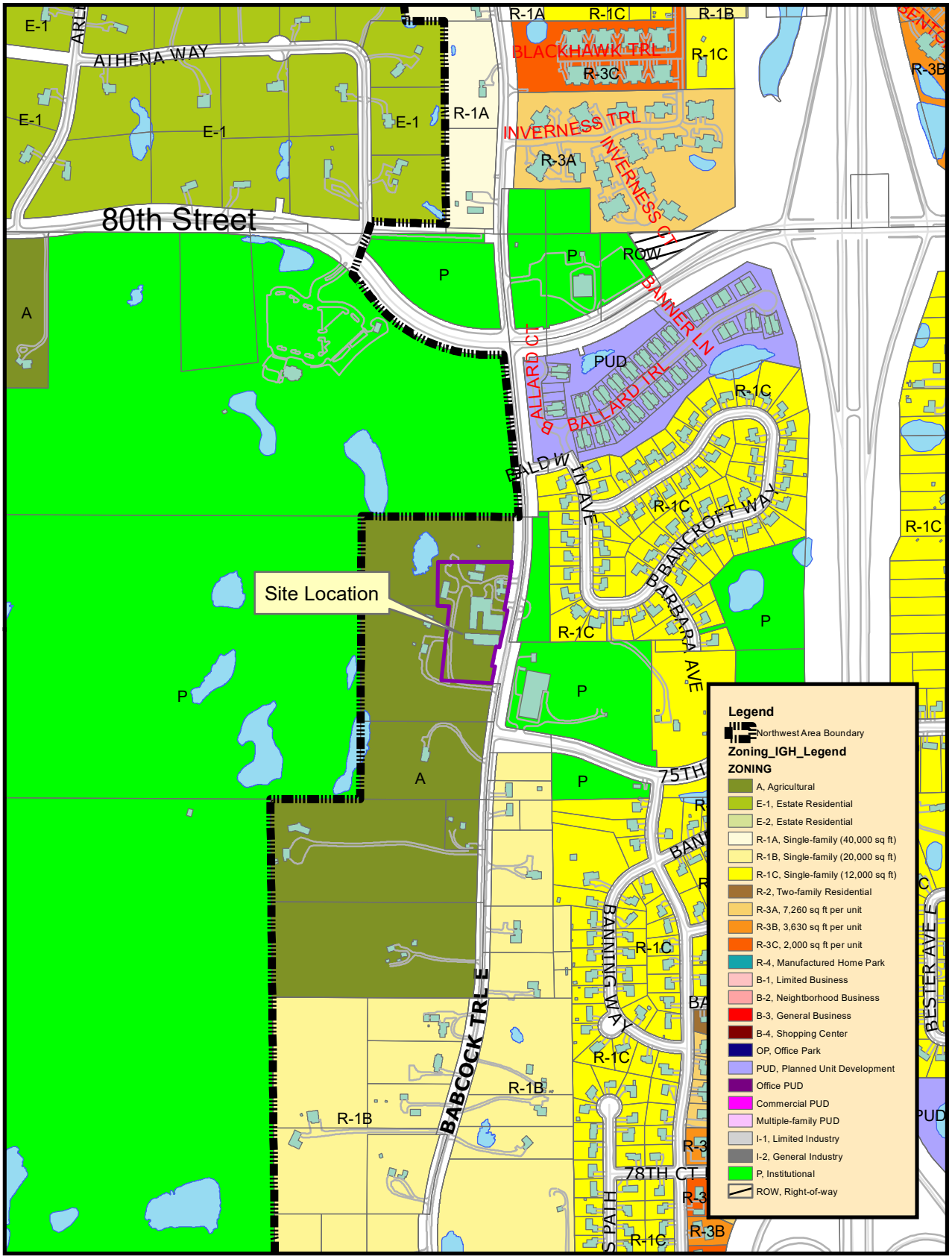

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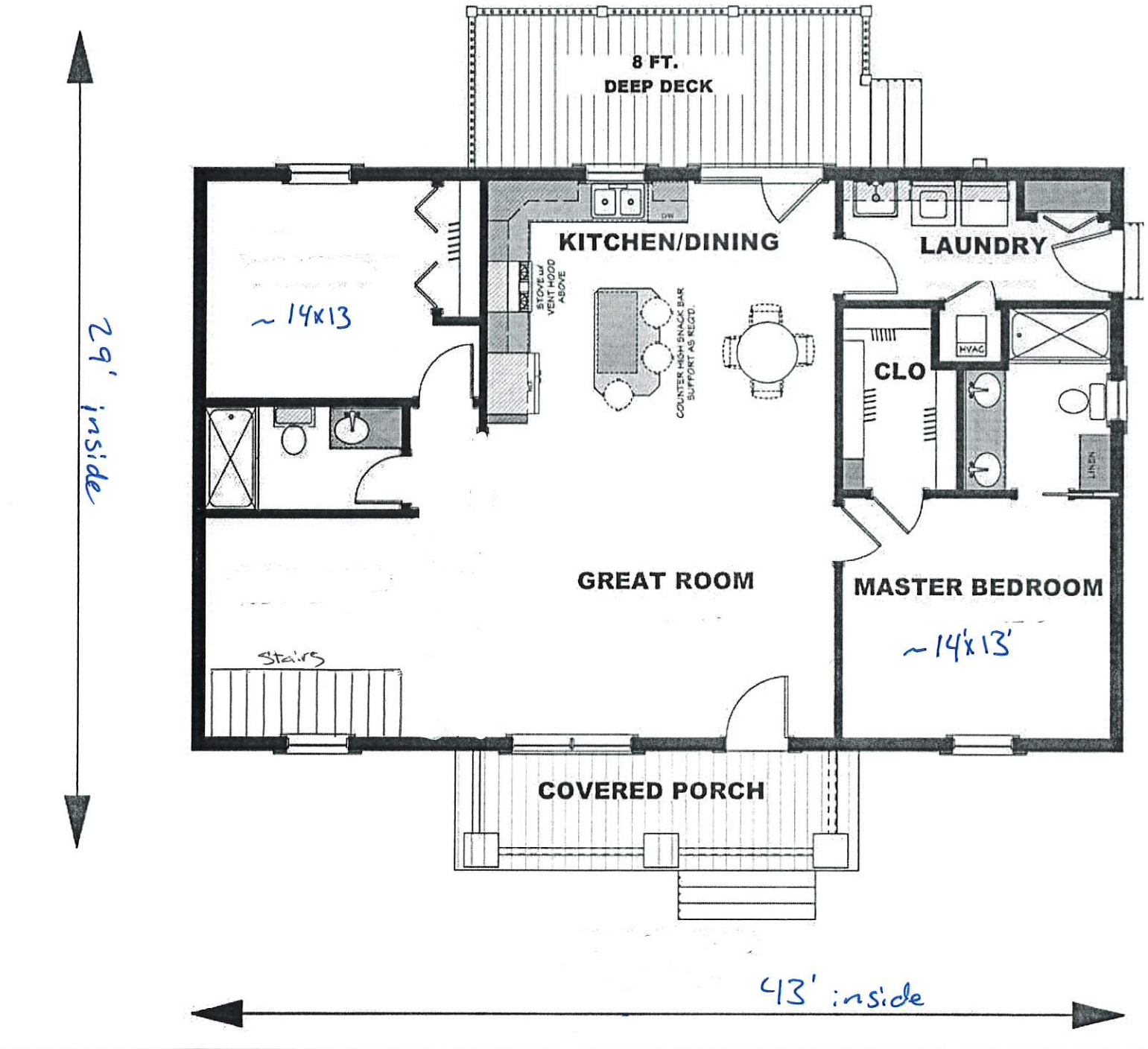
Exhibit A
Zoning and Location Map

Map not to scale

Possible home layout



CITY OF INVER GROVE HEIGHTS

PLANNING REPORT

CASE NO: 22-28V

APPLICANT: Lars Runquist

PROPERTY OWNER: Same

REQUEST: Variance from number of accessory structures

HEARING DATE: July 19, 2022

LOCATION: 9580 Baker Court

COMPREHENSIVE PLAN: RDR

ZONING: E-1, Estate Residential District

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

SPECIFIC REQUEST

The applicant is requesting the following:

- A Variance from Section 10-15-18 C. to allow more than one accessory structure

BACKGROUND

The applicant is proposing to remove one of the old original farm structures and construct a new building at the same location but with a larger foot print. The original structure is approximately 646 square feet in size and the applicant is proposing to construct a new 1,080 square foot structure. The new building would meet the required 50 foot setback from all property lines.

There are three existing legal non-conforming structures on the property. Current code allows only one detached accessory structure. One of the existing structures is still used as a barn and would be considered an agricultural building and not count towards the maximum number. Removing and replacing one of the accessory structures with a larger structure removes its non-conforming status and therefore a variance is needed to allow the reconstructed building.

EVALUATION OF THE REQUEST

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

North - Single family residence; zoned E-1; guided RDR.
East - Single family residence; zoned E-1; guided RDR.
West - Single family residence; zoned E-1; guided RDR.
South - Single family residence; zoned E-1; guided RDR.

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 property is an old farmstead with some of the original outbuildings for the farm. Farm type uses are allowed in the E-1 District. All of the outbuildings are legal non-conforming since they have existed prior to rules regulating size and number. Applicant has indicated the other existing accessory structure will be repaired at its existing size. The size of the other accessory structure and the new proposed structure would be less than the 1,600 square foot maximum size. Allowing the new structure would be in harmony with the general purpose of the code as it is replacing an existing structure and total size of the two would be less than what is allowed.

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

The property would be used in a reasonable manner and similar to what is existing. The only change is the new structure would be larger than the existing structure and in the same location.

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

The property is unique in that being an old farmstead, there are a number of structures that were used for farm activities.

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

Replacing an existing building would not appear to change the essential character of the locality.

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

Economic considerations do not appear to be a factor in this request.

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:

- A Variance from Section 10-15-18 C to allow more than one accessory structure subject to the following conditions:

  1. The proposed new structure shall maintain 50 foot setbacks from all property lines due to the fact it is proposed over 1,000 square feet at 1080 square feet.

Practical Difficulty:

- The size of the other accessory structure and the new proposed structure would be less than the 1,600 square foot maximum size.

- The property would be used in a reasonable manner and similar to what is existing. The only change is the new structure would be larger than the existing structure and in the same location.

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

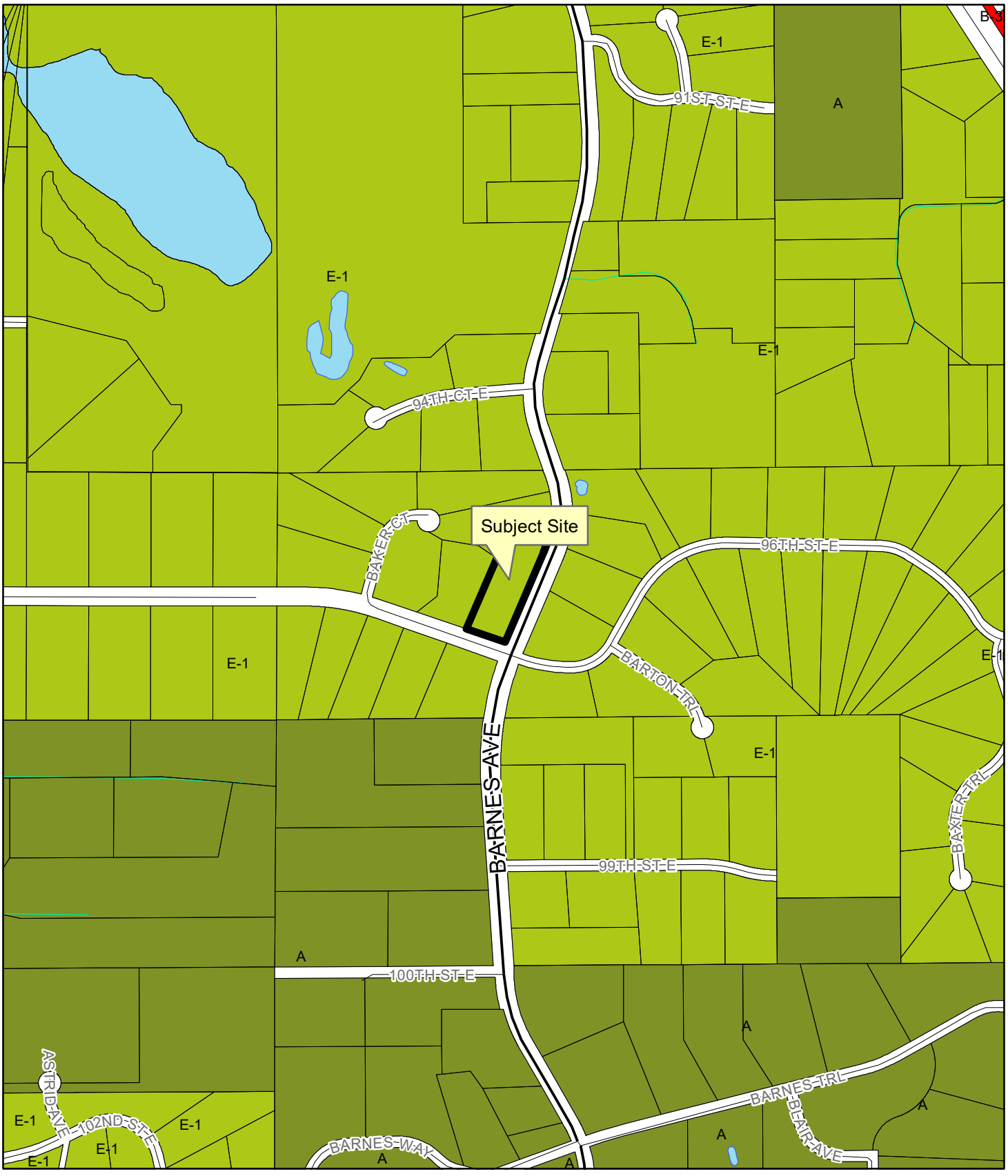
RECOMMENDATION

Staff believes there is rationale to approve the variance with the practical difficulties listed above.

Staff recommends approval of the variance as presented.

Attachments: Location Map
Applicant Narrative
Site Plan

Location Map
Case No. 22-28V

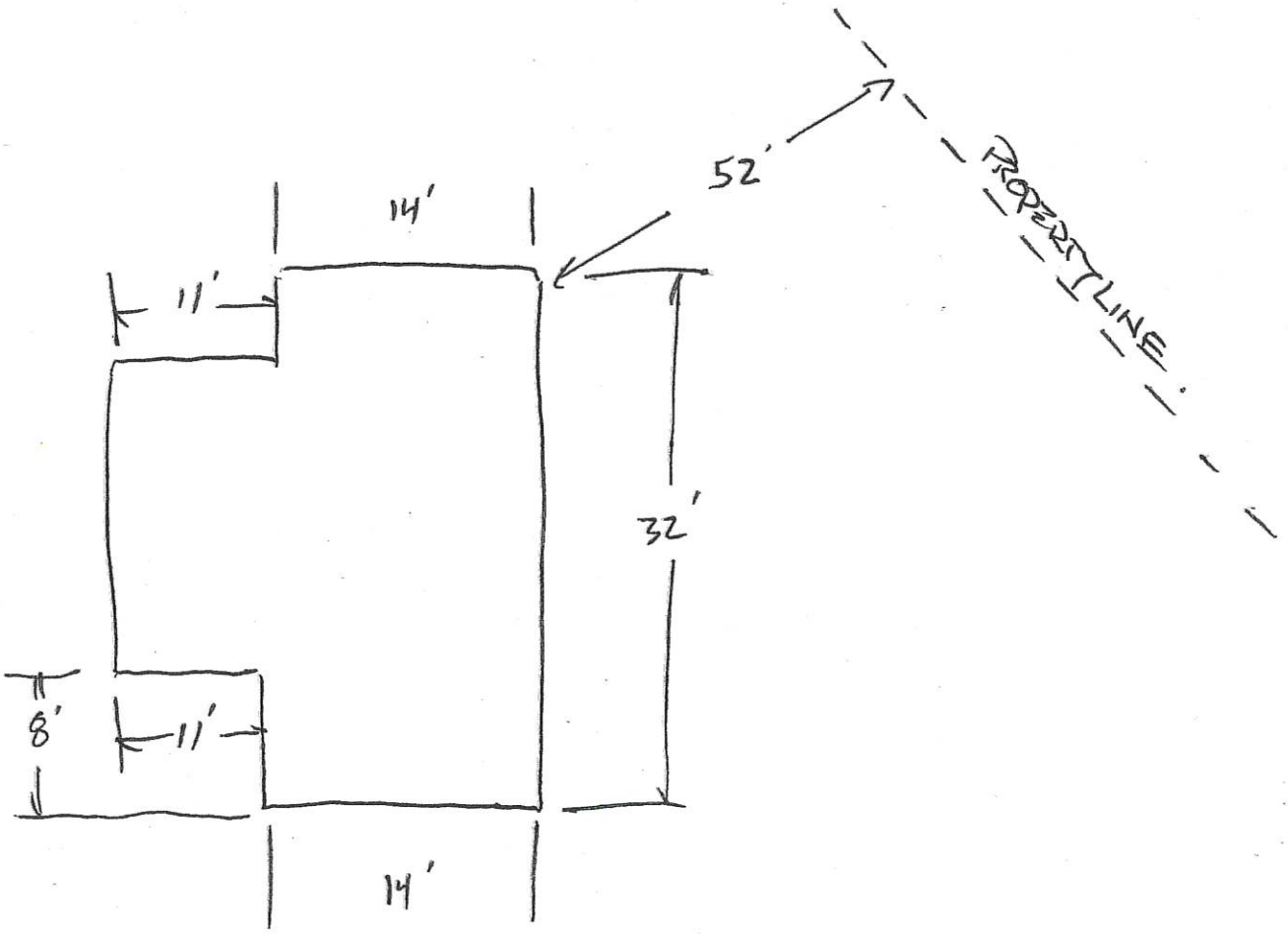


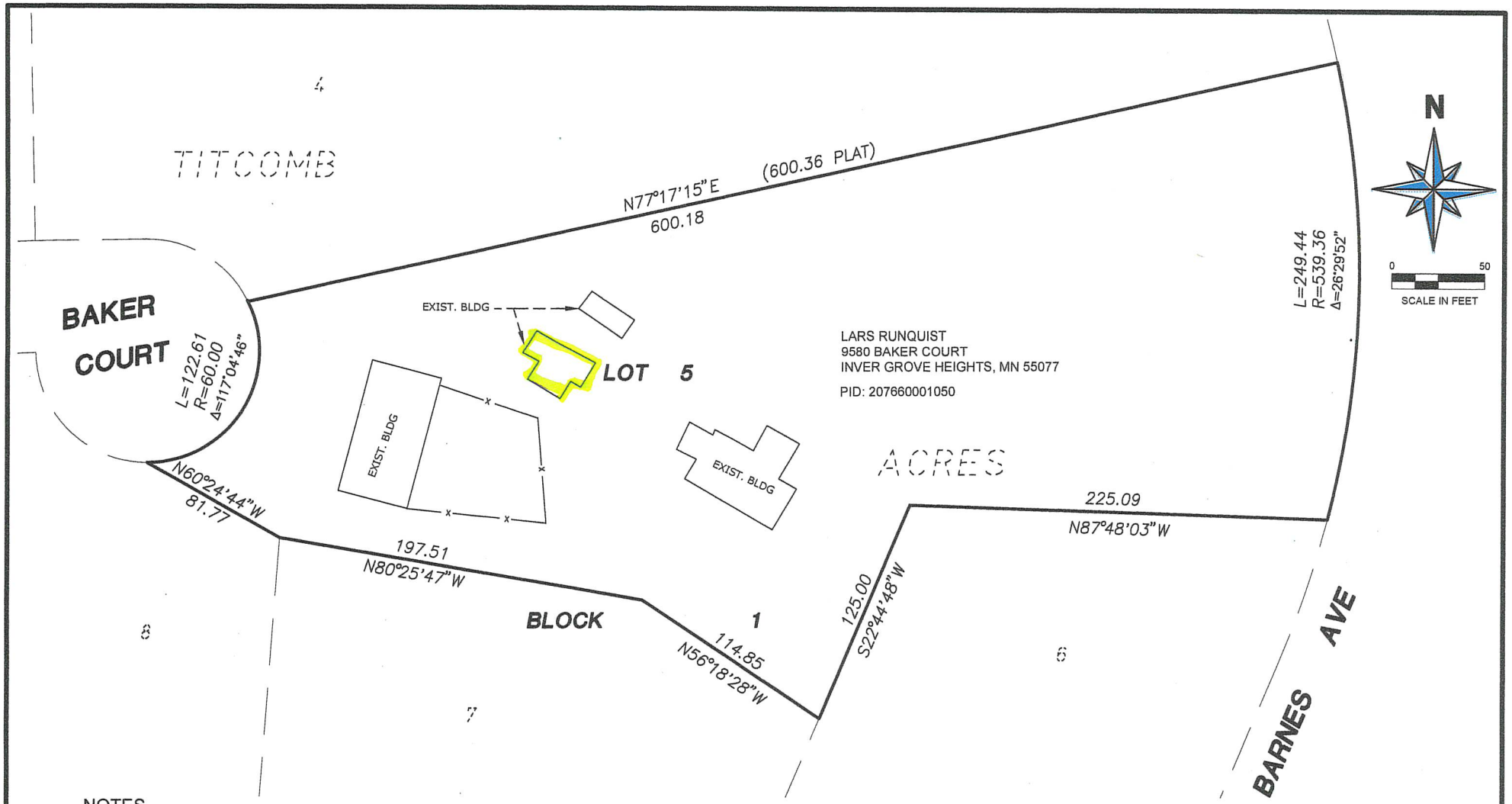
Lars Runquist
9580 Baker Court
Inver Grove Heights, MN 55077

RE: Variance Application – Case No. 22-28V

1. Project description, removing, tearing down existing storage shed structure and building a new 36x30 garage.
   Existing structure was built approximately in 1873, it was originally the creamer building. The existing structure is currently being used for storage.

2. Existing structure and dimensions and closes distance to property line.





NOTES

1. Orientation of the bearing system used for this survey is based on the North line of Block 1, TITCOMB ACRES, Dakota County, MN, which is assumed to bear North 89 degrees 03 minutes 32 seconds East.
2. Building locations are shown in an approximate way only. Digitized from geo-referenced aerial photograph. Background imagery shown for reference only.
3. This is not a boundary survey.

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PROPERTY EXHIBIT
9580 BAKER COURT, INVER GROVE HEIGHTS, MN

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
(651) 452-5051
www.rehder.com

LOT 5, BLOCK 1, TITCOMB ACRES, DAKOTA COUNTY, MN

FOR: LARS RUNQUIST

T:\3186_Lars Runquist\S3186.011_C3D.dwg 5/25/2022 1:57 PM

JOB NUMBER: 3186.011 DRAWN BY: EJR SHEET: 1 / 1

NOTES

1. Orientation of the bearing system used for this survey is based on the North line of Block 1, TITCOMB ACRES, Dakota County, MN, which is assumed to bear North 89 degrees 03 minutes 32 seconds East.
2. Building locations are shown in an approximate way only. Digitized from geo-referenced aerial photograph. Background imagery shown for reference only.
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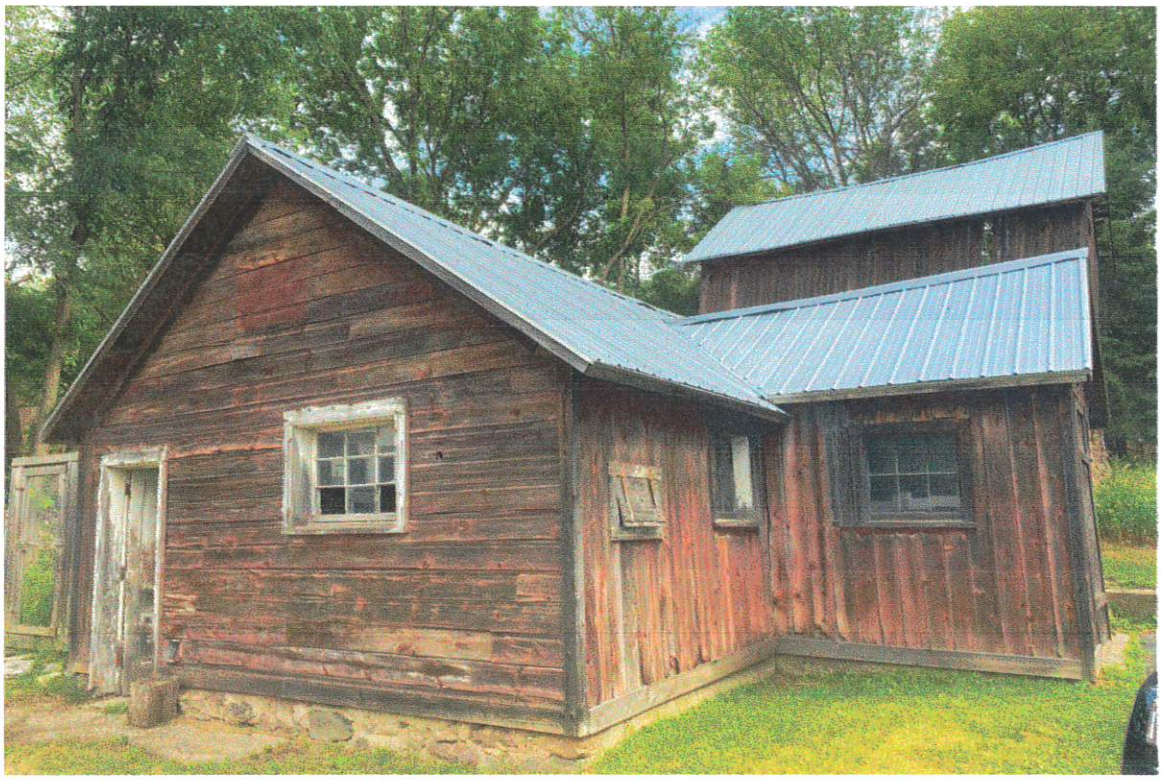
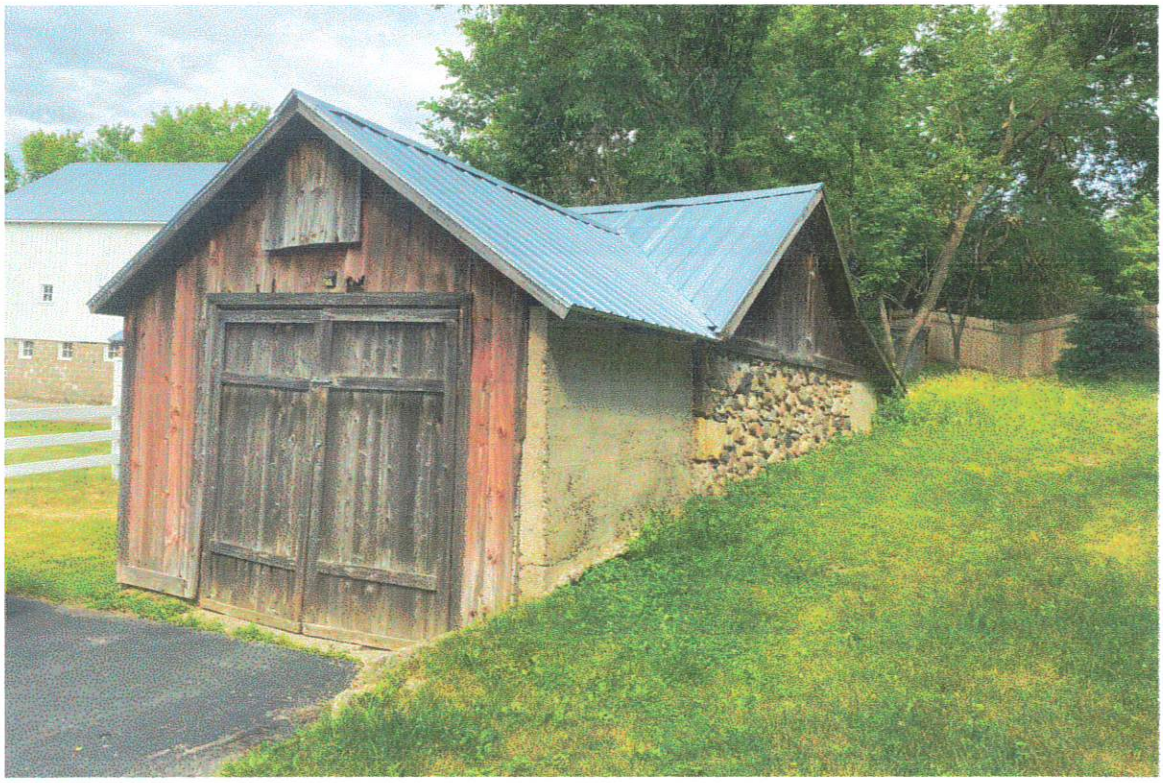
LOT 5, BLOCK 1, TITCOMB ACRES, DAKOTA COUNTY, MN

FOR: LARS RUNQUIST





CITY OF INVER GROVE HEIGHTS

PLANNING REPORT

CASE NO: 22-31V

APPLICANT: Jersey's Bar & Grill

PROPERTY OWNER: Shelley A Properties, LLC

REQUEST: Variance from the minimum number of required parking spaces

HEARING DATE: July 19, 2022

LOCATION: 6449 Concord Boulevard

COMPREHENSIVE PLAN: MU, Mixed Use

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

SPECIFIC REQUESTS

The following specific application is being requested:

-A variance from the minimum number of required parking spaces.

BACKGROUND

The applicant is looking to add a seasonal patio on the north side of the existing restaurant/bar. Based on the existing building design, the site is at maximum capacity for parking. City code requires one parking space for every three seats based on design capacity for restaurant/bar use. The outdoor patio is designed for an additional 46 customer seats, which would require an additional 15 parking spaces. There is an existing overflow lot that is not currently improved that has been counted towards the existing required spaces. The patio addition would meet all setbacks and impervious surface requirements.

The zoning ordinance typically requires all uses to have a minimum number of parking spaces, depending on the use and size. The minimum number also depends on where you are located in the City as in the northwest area the minimum parking requirements were reestablished and are 25% less than what is required in section 10-15A. The purpose of parking requirements is to avoid conflicts among business and property owners. Each business must provide enough parking for their own customers. If there is inadequate parking, customers are likely to park at

other nearby properties, using other business or residential parking or potentially blocking emergency access.

EVALUATION OF THE REQUEST

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

North	Single family; zoned R-1C, Single-family Residential; guided MU, Mixed Use
East	Concord Blvd/Heritage Village Park; zoned ROW and Park
South	Single family; zoned B-3, General Business; guided MU, Mixed Use
West:	Single family; zoned R-1C, Single-family Residential; guided LDR, Low Density Residential.

ENGINEERING

Engineering has reviewed the request and takes no exception to the parking variance.

BUILDING AND FIRE REVIEW

The inspections department and fire marshal would review the improvements during the building permit review for building and fire code requirements.

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 variance, 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 comprehensive plan guides the property for mixed use which would allow for a patio expansion of an existing business. The general purpose of the city code is to allow for restaurant, retail and service type uses in commercial districts. The request to expand an existing business appears consistent with the intent of the city code.

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

A patio addition is a common addition for a restaurant / bar use to remain competitive in the market. Parking calculations are based on maximum occupancy of a facility. The existing bar and restaurant has a maximum occupancy that takes into consideration all portions of the business, including the seasonal patio area that is only used a portion of

the year. Staff believes it is reasonable to have a reduction in the minimum number of required parking spaces based on the applicants demand and seasonal use of the patio.

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

The standards set forth in the zoning code may not fit all possibilities. Based on the applicants demand and design of the building the restaurant/bar does not comfortably fit the maximum capacity of 364 people. The applicant has stated during their busiest times they run at about 300 people. The business currently functions with the existing parking and with the condition to improve the overflow parking area on a lot south of the main building, the requirement for additional parking spaces to accommodate a seasonal patio shall be sufficient.

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

Staff does not believe the variance from the number of parking stalls would alter the essential character of the neighborhood. The purpose of parking requirements is to supply customers and businesses adequate off street parking. It is in the applicant's best interest to provide adequate parking for guests.

Improving the overflow lot, creating additional parking spaces shall sufficiently help accommodate the required additional parking spaces for the business in addition to improving an overgrown lot. All zoning code requirements shall be met for the overflow parking area.

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

Economic considerations do not appear to be a basis or a sole basis for this request.

ALTERNATIVES

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

A. Approval. If the Planning Commission finds the request(s) to be acceptable, the Commission should recommend approval of the requests with at least the following conditions:

1) A **variance** from the minimum number of parking spaces with the following conditions:

    1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.

2. Signs shall be installed in the main parking lot stating where overflow parking is located.

3. Overflow parking lot shall be improved with concrete or bituminous and striped following the parking lot size and width requirements along with complying with any screening requirements.

Rationale: The request is not out of character for the neighborhood and is consistent with the comprehensive plan. The variance request does not appear to have an adverse impact on the surrounding properties. The property is unique in that the seated design capacity would comply with parking requirements whereas maximum occupancy does not. The applicant is adding a seasonal outdoor patio that would be generally taking existing customers from the inside to outside.

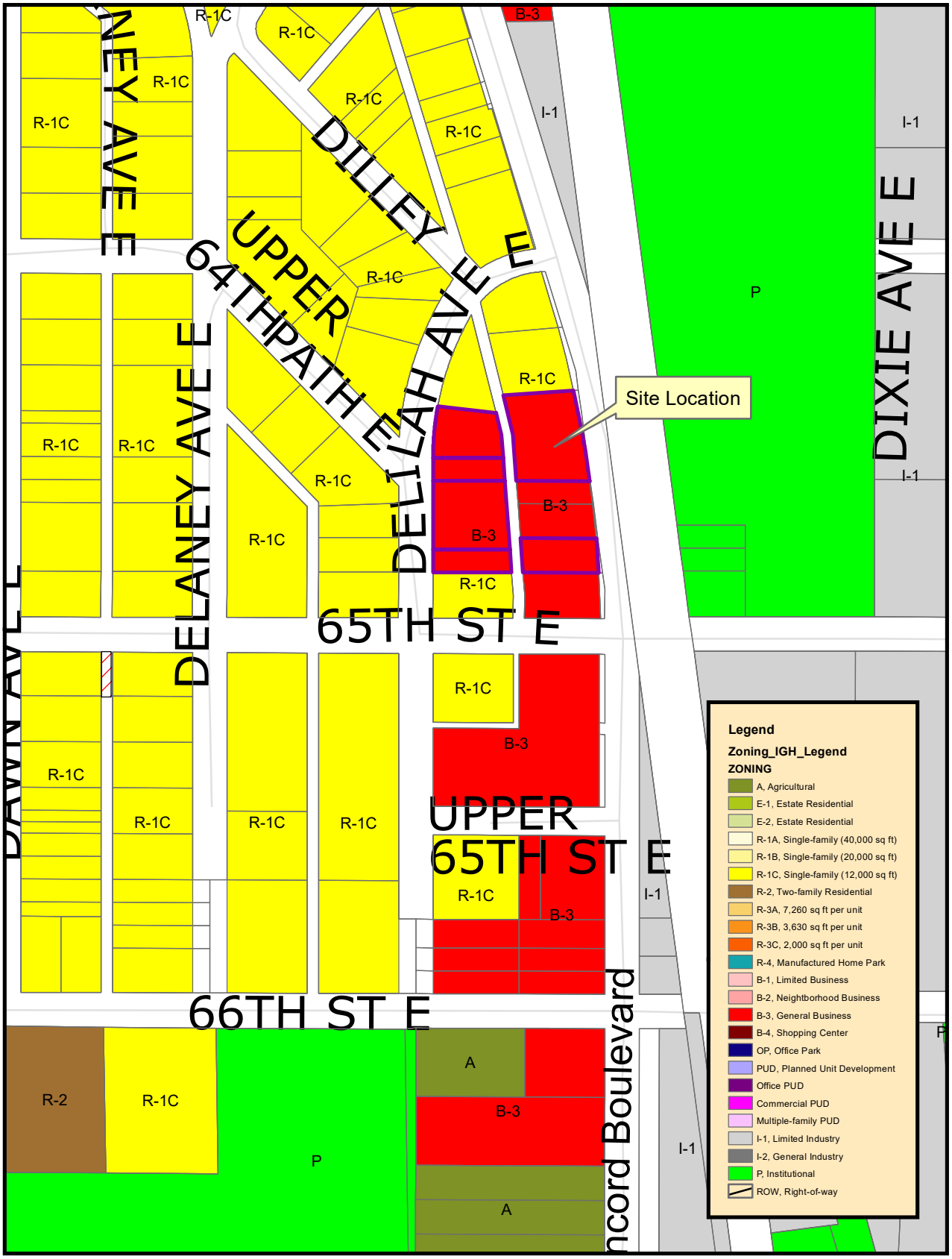
B. **Denial**. If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

Based on the information in the preceding report and the conditions and rationale listed in Alternative A, staff is recommending approval of the variance from the minimum number of required parking spaces for a seasonal patio addition.

Attachments: Zoning and Location Map
Applicant Narrative
Aerial showing overflow area
Survey
Comments received from neighbors

6449 Concord Blvd
Case No. 22-31V



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N

Exhibit A
Zoning and Location Map

Map not to scale

WILLIAM ASHTON
JERSEYS BAR AND GRILL

6449 Concord Blvd, IGH, MN 55076 | 651-455-4561 | bill@jerseysbar.com

06/17/2022

City Of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

City Of Inver Grove Heights:

Variance request

Property owners: one directly behind, and one abutting.

MARK R & MARGARET R SANDQUIST
6423 CONCORD BLVD
INVER GROVE HEIGHTS MN 55076

JASON TORKELSON
6450 DELILAH AVE
INVER GROVE HEIGHTS MN 55076

ISAIDA ORTEGA REYES
6461 CONCORD BLVD
INVER GROVE HEIGHTS MN 55076

Jerseys Bar And Grill is requesting a parking variance to build a seasonal patio space on the north side of the building. This will help us compete in the summer months as business drops off around 30-35% every summer. As we stand now, our occupant load is 364 people. Building more space outside will increase this by approximately 46 people. If we increase by this, we will be around 15 parking spots short of the city code.

As you might already be aware, on our busiest days our occupant load is never hit. For us to have 364 people inside is very uncomfortable and we typically stop and do one in and one 2 out at 300 people. We've found that any more than 300 people doesn't help us get more sales because it's hard for people to move around, and people leave.

We also have another overflow parking lot that we currently do not use, doing this project, we will improve that space, and add signage to the parking lot that we have additional parking in that lot.

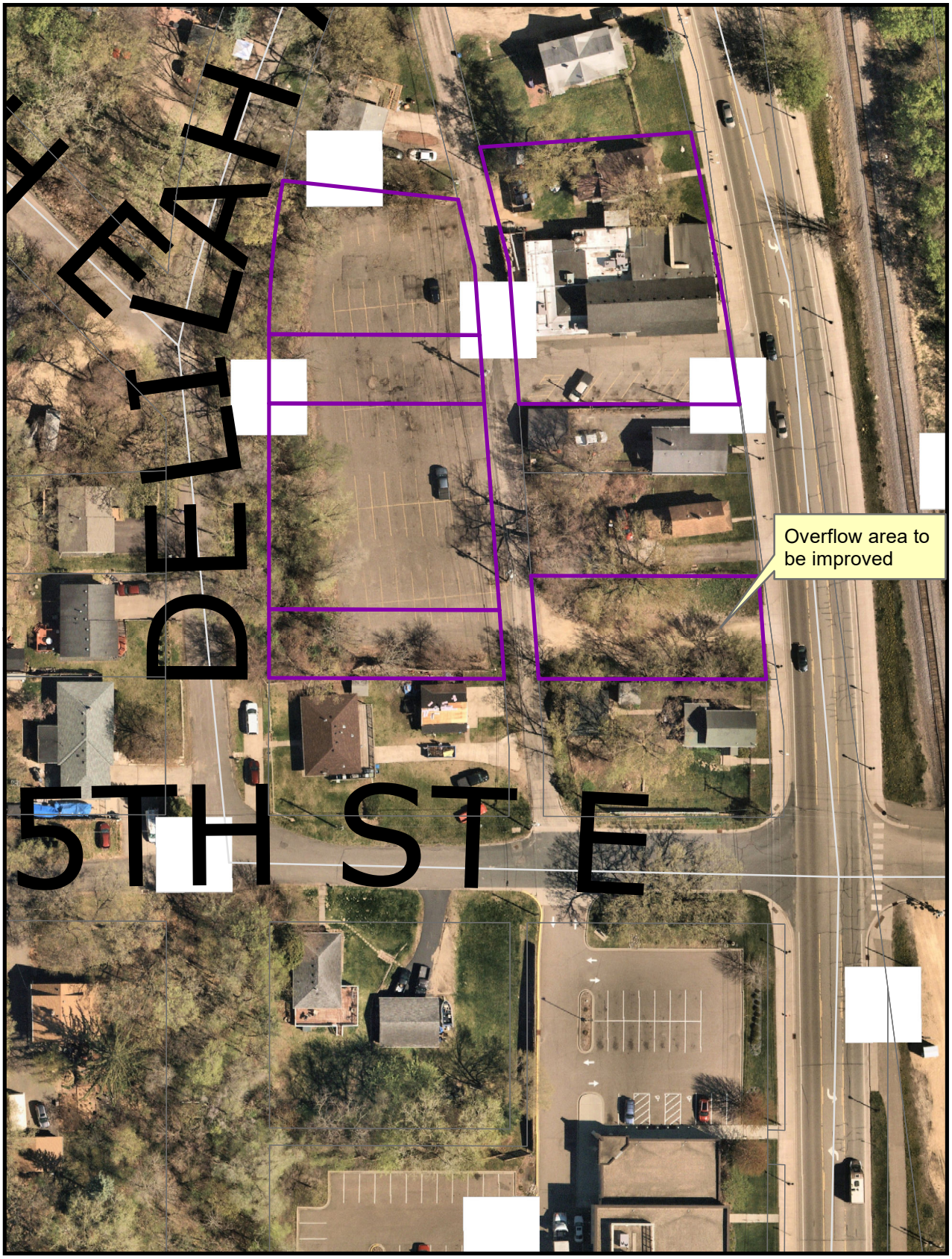
We also plan on moving our garbage containers to the parking lot to improve the look of the area, this will only take up two parking stalls.

This project will not only help us compete in the summer months, but it will also help improve the look of Concord Blvd.

Sincerely,

William Ashton
JERSEYS BAR AND GRILL
Cell: 612-867-4871
Bill@jerseysbar.com

6449 Concord Blvd
Case No. 22-31V



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Map produced by the City of Inver Grove Heights GIS Dept.
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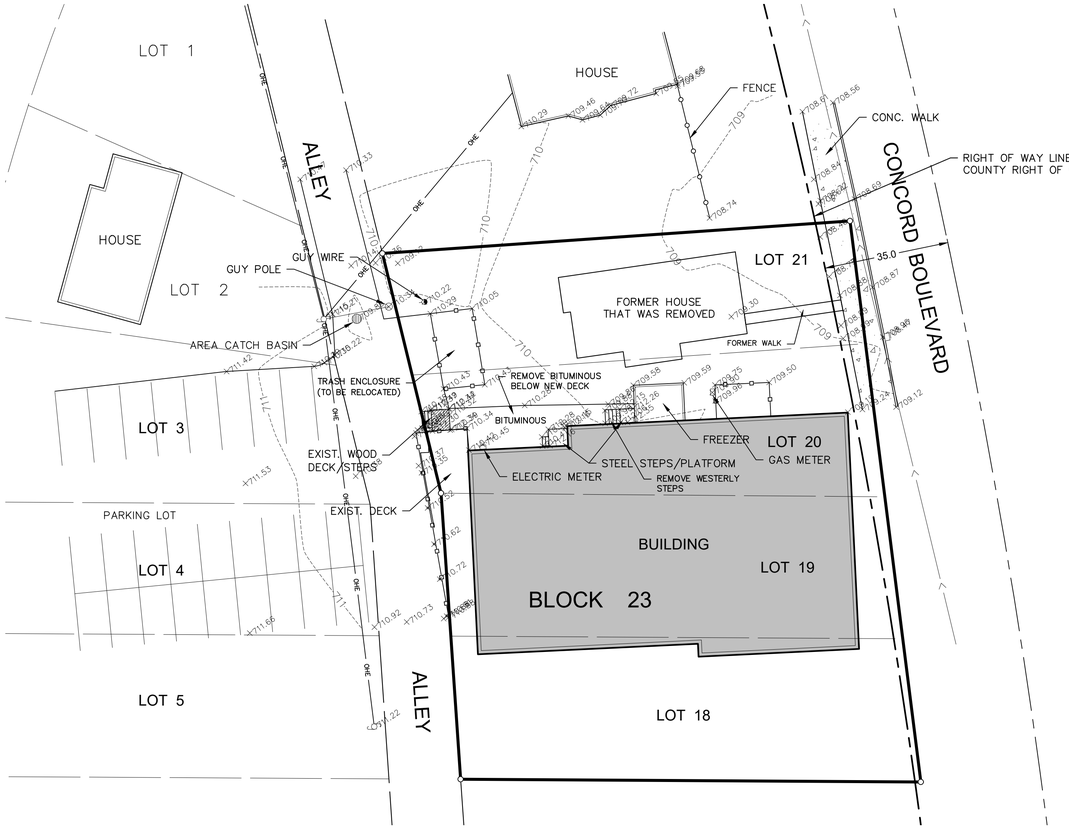
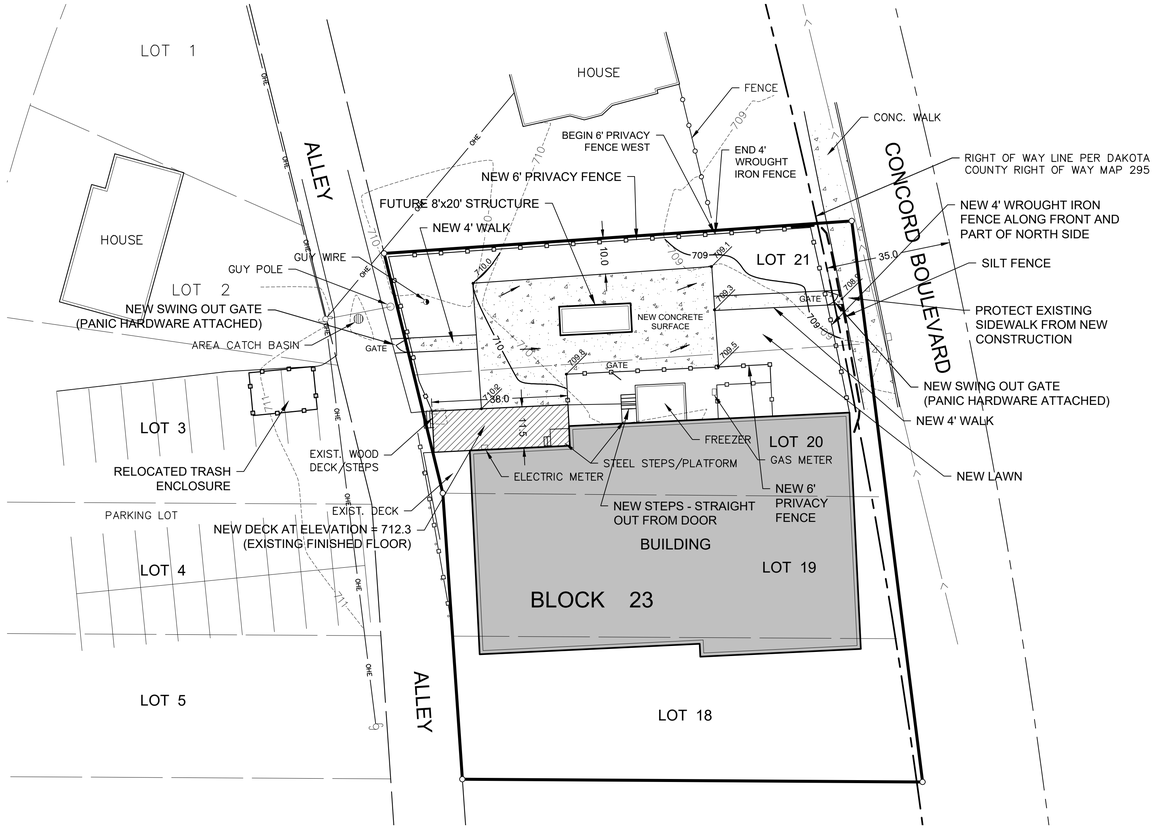
Exhibit C
Aerial photo showing overlow area

Map not to scale





EXISTING SITE

EXISTING LEGEND

	LOT LINE	G.M.	GAS METER
	RIGHT-OF-WAY LINE	A.C.	AIR CONDITIONER
	EASEMENT LINE		HYDRANT
	WATER MAIN		WATER VALVE
	SANITARY SEWER	P.I.V.	POST INDICATOR VALVE
	STORM SEWER		SANITARY MANHOLE
	WATER SERVICE	C.O.	CLEANOUT
	SANITARY SERVICE		STORM MANHOLE
	CHAIN LINK FENCE		AREA CATCH BASIN
	VINYL/WOOD FENCE		CATCH BASIN
	LIGHT POLE		CONIFEROUS TREE
	POWER POLE		DECIDUOUS TREE
XFMR.	TRANSFORMER	999	CONTOUR LINE
CBLX.	CABLE BOX		SPOT ELEVATION
TEL.	TELEPHONE BOX		DRAINAGE ARROW
E.M.	ELECTRIC METER		DETAIL
			NOTE

EXISTING IMPERVIOUS AREAS:

FORMER HOUSE & WALK = 1,281 SQ. FT.

EXISTING BITUMINOUS SURFACE = 975 SQ. FT.

EXISTING BUILDING = 6,668 SQ. FT.

EXISTING FREEZER = 147 SQ. FT.

TOTAL IMPERVIOUS = 9,071 SQ. FT.

SCALE IN FEET

0 20 40 60

10 30

O - DENOTES IRON MONUMENT

BEARINGS ARE ASSUMED DATUM

I hereby certify that this is a correct representation of a survey of:

Lots 18, 19, 20, and 21, Block 23, INVER GROVE FACTORY ADDITION, Dakota County, Minnesota, according to the recorded plat thereof.

And that this survey and certificate 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.

Grant D. Jacobson, MN License No. 23189
Dated this 6th Day of July, 2022

PROPOSED SITE

PROPOSED LEGEND

	WATER MAIN		STORM MANHOLE
	SANITARY SEWER		CATCH BASIN
	STORM SEWER		SILT FENCE
	WATER SERVICE		GRADING LIMITS
	SANITARY SERVICE	999	CONTOUR LINE
	CHAIN LINK FENCE		SPOT ELEVATION
	VINYL/WOOD FENCE		DRAINAGE ARROW
	LIGHT POLE		DETAIL
	HYDRANT		NOTE
	WATER VALVE		
	SANITARY MANHOLE		

PROPOSED IMPERVIOUS AREAS:

NEW CONCRETE AREA AND WALK = 2,009 SQ. FT.

NEW STRUCTURE = 160 SQ. FT.

BITUMINOUS REMAINING AFTER REMOVAL UNDER DECK = 85 SQ. FT.

EXISTING BUILDING = 6,668 SQ. FT.

EXISTING FREEZER = 147 SQ. FT.

TOTAL IMPERVIOUS = 9,069 SQ. FT.

NEW IMPERVIOUS SURFACE REDUCED BY 2 SQ. FT., THEREFORE NO RAIN GARDEN IS NEEDED.

REVISIONS			
		PROJ. NO:	221173
		DRAWN:	GDJ
		CHECKED:	GDJ
		SCALE:	AS SHOWN
		FIELD BOOK:	A
		DATE:	2-10-22

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 and Land Surveyor under the laws of the State of Minnesota.

Signature: Grant D. Jacobson License No: 23189

Print Name: GRANT D. JACOBSON Date: 07/06/22

JACOBSON
ENGINEERS & SURVEYORS
jacobson@engrsurv.com (952) 469-4328
21029 HERON WAY LAKEVILLE, MN 55044
FAX (952) 469-4624

PREPARED FOR:

Rongitsch Construction, Inc.
10561 165th Street West
Lakeville, MN 55044

TOPOGRAPHIC SURVEY AND SITE/GRADING PLAN

JERSEYS BAR
INVER GROVE HEIGHTS, MN

SHEET NO.
C-1
1

Jul. 6, 22
221173-T

To the Planning Commission

Regarding the variance sought by Jerseys Bar & Grill

A few years ago damages were caused by Jerseys on our house at 6423 Concord, E.G.H. This house is next to the property 6449 Concord BLVD, known as Jerseys.

My wife and I spoke to the owner of Jerseys about repairs that were made at 6423 Concord. The owner of Jerseys refused to pay for the damages he caused.

Therefore we cannot consent to a variance on the property in question.

Marge & Mark Sandquist
6423 Concord BLVD
Inver Grove Heights.

From: Jason TORKELSON
To: Kim Fox
Subject: Jeresey"s Bar & Grill - Case No 22-31v
Date: Tuesday, July 12, 2022 12:38:57 PM

Whom It May Concern:

I am concerned with the proposal of Jersey's Bar and Grill to expand and add another Patio and/or additional parking lot spaces.

Jersey's Bar and Grill has already been allowed to build on a Patio in the back and expand Parking lot through the back of the alley years ago; disrupting the longtime neighbors that live nearby. Allowing them to do it again is harmful and disrespectful to those that live in the area. Not only does this affect property values of those in the area; the noise and traffic make life difficult for neighbors. The city has made many exceptions in that areal including allowing Jersey's previous expansion and the removal the park and addition of Cameron's Liquor store. The neighborhood has suffered.

Jerseys (and previously Dukes has survived at the location for years knowing very well the city rules and parking restrictions. The Bar knew the area and city ordinances for years. Allowing them to expand more and more provides the need for more parking which provides an inconvenience for tax paying residence in the area.

My understanding is that the houses owned that surround the bar are zoned residential. Surrounding those homes with parking lots and Bar Patios does not make for a Residential Area.

I encourage you to stick to the city ordinance and not allow Jersey's to again expand into the neighborhoods. When does it stop?

Thank you for your consideration,

Jason M Torkelson
651-387-1950
jmtorkelson@msn.com

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