

## **PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS**

Tuesday, January 16, 2018 – 7:00 p.m.  
City Hall Chambers - 8150 Barbara Avenue

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

Commissioners Present: Tony Scales  
Dennis Wippermann  
Jonathan Weber  
Pat Simon  
Annette Maggi  
Elizabeth Niemioja  
Brett Kramer  
Armando Lissarrague

Commissioners Absent: Joan Robertson (excused)

Others Present: Heather Botten, Associate Planner

### **APPROVAL OF MINUTES**

The minutes from the December 19, 2017 Planning Commission meeting were approved as submitted.

### **CITY OF INVER GROVE HEIGHTS – CASE NO. 18-03X**

Steve Dodge, Assistant City Engineer, explained the request as detailed in the report. He asked the Planning Commission to recommend that capital expenditures for City Project No. 2015-09D (Broderick Boulevard Reconstruction) and 2017-09E (93<sup>rd</sup> Street/Abigail Court Reconstruction) are consistent with the Comprehensive Plan. The assessment hearing for the Broderick Boulevard reconstruction project is set for February 26. The City is currently acquiring the necessary easements for the 93<sup>rd</sup> Street/Abigail Court reconstruction project. It is projected to have a post-July 4 construction date per MNDOT's request.

Commissioner Simon asked if the 93<sup>rd</sup> Street/Abigail Court reconstruction project was requested by the property owners.

Mr. Dodge replied that it was petitioned by the residents.

Motion by Commissioner Wippermann, second by Commissioner Simon, to recommend that capital expenditures for City Project No. 2015-09D (Broderick Boulevard Reconstruction) and 2017-09E (93<sup>rd</sup> Street/Abigail Court Reconstruction) are consistent with the Comprehensive Plan.

### **JAEGER CONSTRUCTION (HYUNDAI) - CASE NO. 17-61CA**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment to add a 2,164-square foot addition to the existing Hyundai building, located at 1290 – 50<sup>th</sup> Street. 4 notices were mailed.

#### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised

that the applicant is requesting a conditional use permit amendment to add a 2,164-square foot addition to their existing building to accommodate a car detailing area. No additional impervious surface is proposed. All plans will be reviewed by the engineering staff, fire department, and the building official prior to the building permit. Staff recommends approval for the request with the nine conditions listed in the report.

Commissioner Simon asked if the three existing plastic/fabric signs on the block wall in front of the parking lot were included in the approved signage package for the property.

Ms. Botten replied they were likely temporary signs that were not included with the official sign package. She advised that the Code Enforcement Specialist would not have addressed the issue unless she received a complaint as it was a reactive program.

### **Opening of Public Hearing**

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

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

Mr. Jaeger replied in the affirmative.

Chair Maggi closed the public hearing.

### **Planning Commission Recommendation**

Motion by Commissioner Wippermann, second by Commissioner Lissarrague, to approve the request for a conditional use permit amendment to add a 2,164-square foot addition to the existing Hyundai building, located at 1290 – 50<sup>th</sup> Street, with the conditions as listed in the staff report.

Motion carried (8/0). This item goes to the City Council on January 22, 2018.

### **OTHER BUSINESS**

Ms. Botten advised that the next Planning Commission meeting has been rescheduled to Wednesday, February 7 due to February 6 being Caucus Night.

The meeting was adjourned by unanimous vote at 7:11 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary