

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, March 6, 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
Armando Lissarrague
Joan Robertson

Commissioners Absent: Brett Kramer (excused)

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the February 7, 2018 meeting were approved as submitted.

GREGORY GROVER – CASE NO. 18-06V (tabled from February 20, 2018)

Presentation of Request

Allan Hunting, City Planner, stated this request was tabled at the last meeting because the applicant was not present to answer questions. He noted that the applicant was not in the audience tonight but had provided a letter which was distributed to Commissioners.

Opening of Public Hearing

There was no public testimony.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi reminded Commissioners that the request was for a variance to allow the building to be 26 feet from the property line whereas 50 feet is required, and staff recommended a compromise of 30 feet.

Commissioner Niemioja stated she had hoped to speak with the applicant regarding the proposed plans, and because she was unable to get those questions answered she would prefer going with staff's recommendation.

Commissioner Scales stated he would support the staff recommendation as well since there was nothing in the applicant's narrative clarifying why he wanted 26 feet versus 30 feet.

Commissioner Lissarrague asked staff why the applicant was requesting to be 26 feet from the property line rather than 30.

Mr. Hunting replied the applicant indicated it was because of the desired location and garage size.

Commissioner Lissarrague asked how far the garage north of the subject property was from Cahill.

Mr. Hunting believed it was approximately 30 feet.

Commissioner Robertson stated without more understanding from the applicant she would not support a variance.

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

Commissioner Robertson struggled to see a practical difficulty knowing there was a garage on the property that was in compliance but was subsequently changed to living space by the applicant.

Commissioner Lissarrague stated he would support the staff recommendation for a 30-foot variance as the applicant was trying to improve his home and perhaps needed the additional living space of the former garage.

Commissioner Niemioja stated she could not find a practical difficulty.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Robertson, to deny the request, due to lack of a practical difficulty, for a variance from the front yard setback to construct a garage 26-feet from the front property line whereas 50-feet is required, for the property located at 7231 Cahill Avenue.

Motion carried (7/1 - Lissarrague). This item goes to the City Council on March 12, 2018.

ADAM MILLER – CASE NO. 18-10V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow a 27-foot high accessory building whereas 25 feet is the maximum allowed, and a side yard setback of 35 feet for an accessory building, whereas 50 feet is required for structures larger than 1,000 gross square feet, for the property located at 1358 Courthouse Boulevard. 5 notices were mailed.

Commissioner Simon asked if the height variance noted in the public hearing notice had since been withdrawn.

Mr. Hunting replied in the affirmative.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing to construct a new accessory building consisting of a metal shipping container with a wood framed structure around it. The footprint of the barn is 1,000 square feet, but there would be a second story, resulting in an overall 1,320 square feet. The applicant plans to use this to store personal property. The building would be built on an existing slab foundation which is 35 from the side property line. A 50-foot setback is required because the building exceeds 1,000 square feet. The applicant changed his plan and a variance from the height requirement is no longer required. The steep topography of the lot limits the location of structures thus providing a practical difficulty. Staff recommends approval of the request with the five conditions listed in the report.

Commissioner Wippermann asked if the accessory structure on the east side of the shared driveway belonged to the neighboring property owner.

Mr. Hunting replied in the affirmative.

Commissioner Wippermann asked how close the house to the east would be from the proposed structure.

Mr. Hunting replied approximately 140 feet.

Chair Maggi asked if Condition D was necessary since it was a Zoning Code requirement.

Mr. Hunting replied that they would still like to have that condition to make it clear to that the building could not be used for commercial or home occupations.

Opening of Public Hearing

Adam Miller, 1358 Courthouse Boulevard, advised he was available to answer any questions.

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

Mr. Miller replied in the affirmative. He noted that the slab they were using as the foundation for this building was properly permitted and inspected.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Scales, to approve the request for a variance to allow a side yard setback of 35 feet for an accessory building, whereas 50 feet is required, for structures larger than 1,000 gross square feet, for the property located at 1358 Courthouse Boulevard, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on March 12, 2018.

GWEN LYSNE – CASE NO. 18-11Z

Reading of Notice

Commissioner Simon read the public hearing notice to consider a request for a rezoning of the three parcels from R-1C, Single-family to B-3, General Business, for the property located west of 6591 Concord Boulevard. 14 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the property is approximately .45 acres and is zoned for Mixed Use. The intent is to sell the parcels to Inver Grove Auto for an expansion of their auto sales lot. If approved, a conditional use permit amendment would then be required. A couple of studies have been done of the Concord Boulevard Neighborhood. The latest study was done in 2012 and it looked at the area as concentrating more on commercial uses. A car sales lot has minimal site improvements and therefore could be easily redeveloped in the future. Staff recommends approval of the request.

Commissioner Simon asked if the three subject lots were large enough to be sold individually.

Mr. Hunting replied that the 40-foot wide lots would not meet the minimum lot width requirement

and staff would recommend that they be combined into one tax parcel.

Chair Maggi asked if that would typically be done after the rezoning.

Mr. Hunting replied in the affirmative.

Commissioner Robertson asked what was directly north of the three subject parcels.

Mr. Hunting believed there was a home on the residential property.

Commissioner Robertson asked what was west of the subject lot.

Mr. Hunting replied that was a residential home as well.

Commissioner Simon asked if this section of Delilah Avenue would be built if this request was approved.

Mr. Hunting replied this portion of Delilah Avenue would never be built. Likely it would be vacated and the right-of-way would go back to the adjacent properties.

Opening of Public Hearing

Gwen and Michael Lysne, 5774 Piney Road S, St. Paul Park, stated they were available to answer any questions.

Chair Maggi asked the applicants if they read and understood the report.

The Lysne's replied in the affirmative.

Ms. Lysne stated she believed the right-of-way vacation had been approved 7-8 years ago.

Mr. Lysne advised that the building on the property directly to the north included a small implement sales/repair shop and a residential home.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Weber asked if the vacated Delilah Avenue right-of-way would be split evenly and redistributed back to the abutting parcel owners.

Mr. Hunting believed so.

Commissioner Scales felt it was a good use of the property.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Lissarrague, to approve the request for a rezoning of the three parcels from R-1C, Single-family to B-3, General Business, for the property located west of 6591 Concord Boulevard.

Motion carried (8/0). This item goes to the City Council on March 26, 2018.

The meeting was adjourned by unanimous vote at 7:25 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary