

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, March 17, 2020 – 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: Pat Simon
Tony Scales
Joan Robertson
Jonathan Weber
Elizabeth Niemioja
Annette Maggi
Brett Kramer

Commissioners Absent: Armando Lissarrague (excused)
Dennis Wippermann (excused)

Others Present: Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the February 18, 2020 Planning Commission meeting were approved as submitted.

INNOVATIVE BASEMENT AUTHORITY – CASE NO. 20-06CA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit (CUP) amendment for a contractor's yard with outdoor storage, for the property located at 6265 Carmen Avenue. 22 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 allow a contractor's yard with outdoor storage to be operated at 6265 Carmen Avenue, which is zoned I-1, Limited Industrial. The property is surrounded by multi-family residential to the north, single-family residential to the west, and I-1, Limited Industrial to the south and east. The applicant's business specializes in basement waterproofing and foundation repair. Their typical hours of operation are 6 AM–6 PM. Most of the material would be stored inside the building but company vehicles, along with a skid loader, excavator, dumpster, and employee parking, would be stored outside. A holding space will also be designated for rock and gravel if needed. The property is 2.5 acres in size. Staff recommends approval of the request with the seven conditions listed in the report. Six of the conditions were carried over from the existing CUP and a seventh has been added regarding erosion and sediment control. Staff received one email and one phone call from neighbors expressing concern about potential early morning noise.

Commissioner Simon asked what the hours of operation were for the previous business at this location.

Ms. Botten replied there were no specific hours of operation for the previous business on this site.

Commissioner Simon recalled that Simon Delivers received deliveries 24/7.

Ms. Botten replied that Simon Delivers operated out of this property several years ago and was problematic. The last business owners were Brand Energy and there were no hours of operation tied to their business and the City did not receive any complaints about their operation.

Commissioner Robertson asked for clarification of the company vehicles and where the noisiest vehicles would be parked in relation to the neighboring residential properties.

Ms. Botten replied that the company vehicles would come in and out daily. She noted that the applicants do not have the number of vehicles shown on the site plan, but staff had them design the site for full build out so they would not have to come back for a future amendment.

Opening of Public Hearing

Aaron Rush, 6265 Carmen Avenue, advised he was available to answer any questions.

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

Mr. Rush replied in the affirmative. He advised that their company trucks would back up to the existing loading doors in the evening, be loaded, and head out the next morning.

Commissioner Robertson stated that backing the trucks up to the building would situate the cab closer to the residents and, in her experience, trucks starting up in the morning could be quite noisy.

Mr. Rush advised that they drive Ram 5500 trucks, not 18-wheelers, and the cab would be approximately 20 feet from the side of the existing building when parked.

Commissioner Robertson asked if the company vehicle parking could be limited to the south side of the building to lessen the impact to the neighbors.

Mr. Rush replied that they could start out using the southern parking stalls, but they hope to grow to the point where they would have trucks on both sides of the building.

Commissioner Robertson asked if the excavator and skid loader were the noisiest vehicles on the site.

Mr. Rush replied that the excavator is not typically used at the facility, but rather loaded onto a trailer and taken to a job site. The skid loader may be used in the evening to load gravel onto a trailer, but typically would also be loaded onto a trailer to do its work at the job site.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Niemiöja stated she does not support having the business operating before 7 AM; however, the standard has been set to allow this to open at 6 AM. She hoped that the noise would be less of an issue since the trucks were backing up towards the building rather than towards residents. She noted that if it did become an issue, she assumed there were noise and nuisance ordinances that would come into play.

Ms. Botten confirmed that the City has a nuisance noise ordinance.

Commissioner Robertson was concerned about the 6 AM start and the noise it would generate for the families living in the nearby neighborhood.

Ms. Botten advised that the closest house to the north was 160 feet away from the building.

Commissioner Robertson stated there were a lot of children in that neighborhood and she would prefer to see a 7 AM start because starting vehicles at 6 AM would be unduly disruptive to those families.

Commissioner Weber commented that the applicants were not driving semi's, but rather heavy duty pickup trucks similar to what he drives. To prohibit them from starting their vehicles at 6 AM would be like him not being able to start his truck in his driveway at 6 AM.

Commissioner Kramer agreed with Commissioner Weber, stating he supported the request and believed it was a good re-use of the building. He noted that there were large semi-trailers backing up across the street from this property and that Safeway Bus Company was also nearby and likely started before 7 AM.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Scales, to approve the request for a conditional use permit (CUP) amendment for a contractor's yard with outdoor storage, for the property located at 6265 Carmen Avenue, with the conditions listed in the report.

Motion carried (6/1 - Robertson). This item goes to the City Council on March 23, 2020.

OTHER

Ms. Botten advised that the April 7 Planning Commission meeting has been cancelled.

The meeting was unanimously adjourned at 7:18 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary