

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, April 3, 2018 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Commissioner Scales called the Planning Commission meeting to order at 7:00 p.m.

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

Commissioners Absent: Annette Maggi (excused)

Others Present: Allan Hunting, City Planner
Tom Link, Community Development Director

APPROVAL OF MINUTES

The minutes from the March 20, 2018 meeting were approved as submitted.

TABBY CAT, LLC – CASE NO. 18-13PDA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a zoning code amendment to the Bishop Heights Ordinance to allow for a Cat Clinic on Lot 3, Block 1 Bishop Heights 4th Addition, for the property located at 5743 Blaine Avenue. 9 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing to relocate their feline veterinary clinic to an existing multi-tenant building in the Bishop Heights PUD. This PUD was set up with its own ordinance with all uses approved individually. The proposed use does not fall under any of the uses listed in the ordinance; therefore, the ordinance needs to be amended to reflect the proposed use. Staff recommends approval of the request.

Opening of Public Hearing

Dr. Grant Gugisberg, Parkview Cat Clinic, advised that they are looking to relocate their business since the current location is being developed into senior housing.

Commissioner Scales asked the applicant if he read and understood the report.

Dr. Gugisberg replied in the affirmative.

Commissioner Scales closed the public hearing.

Planning Commission Discussion

Commissioner Robertson supported the request, stating it would bring activity to the area.

Planning Commission Recommendation

Motion by Commissioner Robertson, second by Commissioner Niemioja, to approve the request for

a zoning code amendment to the Bishop Heights Ordinance to allow for a Cat Clinic on Lot 3, Block 1 Bishop Heights 4th Addition, for the property located at 5743 Blaine Avenue.

Motion carried (8/0). This item goes to the City Council on April 9, 2018.

CITY OF INVER GROVE HEIGHTS (FIRE STATION) – CASE NO. 18-14PZV

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from B-3, General Business to P, Public/Institutional, a comprehensive plan amendment to change the land use from RC, Regional Commercial to P, Public/Institutional and add the three parcels into the MUSA boundary, a major site plan for the construction of a fire station, and variances from the building and parking lot setbacks, for the property located at 9250 Courthouse Boulevard. The comprehensive plan amendment expanding the MUSA boundary includes PID No's 20-02100-01-019, 20-02100-03-030 and 20-02100-01-020. 48 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the City acquired an 11.6-acre parcel on which to locate the City's third fire station. Through the administrative subdivision process, the parcel was split into two lots. The fire station would sit on 5.5 acres and the remainder would be sold for future development. Several approvals are needed, including a comprehensive plan amendment to change the guiding from RC, Regional Commercial to P, Public/Institutional, expanding the MUSA boundary to include the three properties noted in the report, a rezoning from B-3, General Business to P, Public/Institutional, a major site plan approval, and a variance from building and parking lot setbacks. He advised that the fire station would be located on the northern portion of the site, the existing house would be removed, and the shed would be retained for equipment storage. The site would have two access points onto Courthouse Boulevard. Staff believes a practical difficulty exists relative to configuration of the lot and the site being bounded by a roadway with a large setback that the site does not access and the old right-of-way width of Courthouse Boulevard, which creates a significant buffer from the development to the road surface. Staff recommends approval of the requests.

Judy Thill, Inver Grove Heights Fire Chief, provided a history of the request, stating only two fire stations are currently in use; the third fire station was taken out of service in the 1970's. In 2010 they did a study to look at needs and location for a third fire station that could cover the southern half of the City. They looked at a location near the center of the city as the demographics and density of the southern portion of the City could not support a volunteer fire department. Four sites in this area were originally looked at; for various reasons the proposed site was determined to be the best option. The proposed site has easy access to Highway 52/55 and Barnes Avenue, and is in a location that qualifies for better insurance rates. In 2014 a feasibility study was done, and Five Bugles Architects provided the preliminary and final fire station design. Paid on-call volunteer firefighters will sign up to stay at the station for 4 or 8-hour shifts. They will have three firefighters on duty 24/7. She displayed a rendering of the building exterior and interior layout.

Commissioner Lissarrague asked who responds to the Albavar Path neighborhood.

Chief Thill replied that they have an auto aid agreement with the Eagan Fire Department where they share responsibilities for outlying areas on more serious fires.

Commissioner Weber asked if they would need a sizable well for the fire station.

Chief Thill replied they would not need a well as they would have City utilities brought under

Highway 52/55 to the site.

Commissioner Wippermann asked the number and type of vehicles that would be at this location.

Chief Thill replied there would be a total of eight bays which would house a full-sized pumper engine, mini-pumper, brush truck, squad, and special operations truck/trailer.

Opening of Public Hearing

Frank Brewer, 9180 Courthouse Boulevard Court, stated that Courthouse Boulevard Court was not well maintained and asked if there were road improvements associated with the project.

Chief Thill replied that road improvements were not part of this project and that City Administrator Lynch stated at a neighborhood meeting that Courthouse Boulevard was not currently on the pavement management list.

Mr. Brewer asked if increased traffic was anticipated with this project, other than fire engines and staff.

Chief Thill did not anticipate increased traffic other than general public occasionally stopping by.

Mr. Brewer asked if the fire station would have a community use.

Chief Thill replied that occasionally the Boy Scouts or similar small groups might use the facility.

Commissioner Scales asked if a traffic study was done.

Mr. Hunting replied a traffic study was not seen as necessary.

Mr. Brewer asked if the fire station at City Hall was too small.

Chief Thill advised there was never a fire station at City Hall. The two fire stations are located on Upper 55th Street and 70th Street/Clayton Avenue.

Mr. Brewer asked if they could expect a little more traffic and sirens.

Chief Thill replied they would try not to turn on the sirens until getting a little distance from the station.

Commissioner Lissarrague asked what the anticipated construction schedule would be should this be approved.

Chief Thill replied that groundbreaking would be in the next 2-3 months, with completion in 9-12 months.

Mr. Brewer asked if City sewer and water would also be brought to neighboring residential properties.

Chief Thill replied there was no plan for that.

Commissioner Scales closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Lissarrague, to approve the request for a rezoning of the property from B-3, General Business to P, Public/Institutional, a comprehensive plan amendment to change the land use from RC, Regional Commercial to P, Public/Institutional and add the three parcels into the MUSA boundary, a major site plan for the construction of a fire station, and variances from the building and parking lot setbacks, for the property located at 9250 Courthouse Boulevard. The comprehensive plan amendment expanding the MUSA boundary includes PID No's 20-02100-01-019, 20-02100-03-030 and 20-02100-01-020, with the conditions and practical difficulty as listed in the report.

Motion carried (8/0). This item goes to the City Council on April 23, 2018.

OTHER BUSINESS

Mr. Hunting advised that next week Commissioners would be given the Land Use Chapter of the Comprehensive Plan for review prior to discussion at the next Planning Commission meeting.

Commissioner Robertson commended the City for a job well done on the newly refurbished park on Cahill and Brooks Boulevard, stating it could serve as a model for other neighborhoods. It was safe and included activities for children of various ages.

The meeting was adjourned by unanimous vote at 7:34 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary