

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, April 17, 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
 Pat Simon
 Elizabeth Niemioja
 Armando Lissarrague
 Joan Robertson
 Brett Kramer
 Jonathan Weber
 Annette Maggi

Commissioners Absent:

Others Present: Allan Hunting, City Planner
 Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the April 3, 2018 meeting were approved as submitted.

GRIES ARCHITECTURAL GROUP (TOYOTA) – CASE NO. 18-15CA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment to add a 24,000 square foot addition to the existing building, for the property located at 4600 Akron Avenue. 8 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 to demolish a small building on site and a portion of the existing auto sales building and construct a 34,250-gross square foot two-story building addition. The request also includes replacement of the existing asphalt on the easterly half of the property, along with the addition of retaining walls around the improved parking lot. The proposed improvements will result in decreased impervious surface on the property. A landscaping plan must be submitted and approved by staff prior to issuance of a building permit. Staff recommends approval of the request with the conditions listed in the report. Staff did not hear from any of the surrounding property owners.

Opening of Public Hearing

Jeff Stearns, General Manager of Inver Grove Toyota, 2052 Boulder Road, Chanhassen, and Brannin Gries, 500 N. Commerce Street, Neenah, WI, advised they were available to answer any questions.

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

Mr. Stearns and Mr. Gries replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Wippermann, to approve the request for a conditional use permit amendment to add a 24,000 square foot addition to the existing building, for the property located at 4600 Akron Avenue, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on May 14, 2018.

OTHER BUSINESS

City of Inver Grove Heights (Fire Station) – Case No. 18-21X

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the Planning Commission is being asked to review the capital expenditure for a sewer and water extension for the new fire station for consistency with the comprehensive plan. The City would run the water from the former Rainbow property and bore it under Highway 52/55 to serve the proposed fire station and the vacant lot to the south. The anticipated costs are approximately \$1.3M. Staff recommends the capital expenditure be found consistent with the comprehensive plan.

Commissioner Kramer asked if this line could serve other properties if the MUSA boundary was ever expanded.

Mr. Hunting replied that the City Engineer will be reviewing whether this line would have any potential to serve other properties should the need arise.

Commissioner Niemioja asked how long the highway would be closed for construction.

Mr. Hunting replied the project would not require road closures as they would bore the line under the road.

Motion by Commissioner Weber, second by Commissioner Scales, to find the capital expenditure for a sewer and water extension for the new fire station to be consistent with the comprehensive plan.

Motion carried (9/0).

Other Business

Mr. Hunting advised he would email Commissioners a link to the Draft Comprehensive Plan. Brad Scheib will be available to answer questions at the May 1 Planning Commission meeting. The plan will be presented to the City Council at their May 7 work session and then at the May 14 Council meeting for authorization to distribute to abutting cities. The public hearing will likely take place in November 2018.

Mr. Hunting advised that three commissioners are up for reappointment in May. If interested, they must submit an application and commissioners will be contacted regarding interviews.

Mr. Hunting noted that the Appreciation Dinner was scheduled for April 18 at 6:00 p.m.

Commissioner Simon asked if a meeting would be scheduled with Inver Grove Heights residents to discuss traffic impacts regarding the Vikings Facility.

Mr. Hunting advised he would check with the Public Works Director to see if there were plans for such a meeting.

Commissioner Simon stated many residents in the area would be interested in attending as the traffic from the facility would impact them.

The meeting was adjourned by unanimous vote at 7:16 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary