

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, June 5, 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
Joan Robertson
Brett Kramer
Jonathan Weber
Annette Maggi

Commissioners Absent: Armando Lissarrague (excused)

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the May 1 and May 15 Planning Commission meetings were approved as submitted.

ISD 199 – CASE NO. 18-26ZPA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning from R-1B to P, Institutional, and a comprehensive plan amendment to change the land use from LDR, Low Density Residential to P/I, Public/Institutional, for the property located at 5869 Babcock Trail. 21 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the school district purchased the home north of Salem Hills Elementary School. The plan is to remove the house, combine the two lots, and utilize the area for expanded parking. Staff recommends approval of the request.

Opening of Public Hearing

Dave Bernhardsen, School District 199 Superintendent, 2990 – 80th Street, stated the Salem Hills property is very narrow and there are traffic issues associated with the school area. Last year they posted 'No Parking' signs on a segment of Babcock Trail to help alleviate some of those traffic concerns. The intent is to remove the dwellings on the property and then utilize the property to help alleviate those traffic challenges.

Commissioner Niemioja asked if it was true that though many students lived close to the school, there was no sidewalk and they were unable to walk due to safety concerns.

Mr. Bernhardsen replied in the affirmative, stating the hazardous roadways prevented students from walking to school. Salem Hills also has an Atheneum Gifted Magnet School; this exacerbates the traffic concerns as more parents than is typical transport their own children.

Erin Staples, 5851 Babcock Trail, advised she owns the house immediately north of the house that was sold to the school and was concerned that her house would now share a property line with the new parking lot area. She was concerned about how the lights, buses, snowplows, etc. would interfere with her family's home life. She hoped some type of a structure would be built to prevent some of that disturbance.

Chair Maggi advised Ms. Staples that the City regulated lighting and setbacks and she would have a chance to review and comment on specifics of the proposed parking lot when the plan came in for approval.

Mike Ketterling, 5847 Babcock Trail, had the same concerns as Ms. Staples, and stated although people do not technically park on Babcock, they sit in their cars for 10-15 minutes waiting to pick up their kids. This makes it difficult for neighbors to get in and out of their driveways and for buses to maneuver in and out.

Commissioner Niemioja stated that purchasing this additional property would provide additional parking.

Mr. Ketterling added that the 'No Parking' signs have helped but not solved this serious problem and he noted that through traffic is unable to get through because of the cars lined up along Babcock. Hopefully this will solve the problem, but as a neighbor he is concerned about the inconvenience of the plowing, noise, and lights now that this buffer property will be gone.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Niemioja stated she hopes that acquiring this property can alleviate some of the traffic concerns.

Planning Commission Recommendation

Motion by Commissioner Niemioja, second by Commissioner Wippermann, to approve the request for a rezoning from R-1B to P, Institutional, and a comprehensive plan amendment to change the land use from LDR, Low Density Residential to P/I, Public/Institutional, for the property located at 5869 Babcock Trail, with the conditions listed in the report.

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

OTHER BUSINESS

City of Inver Grove Heights (Fire Station) – Case No. 18-31X

Allan Hunting, City Planner, explained the request as detailed in the report. The Planning Commission is being asked to make a recommendation on consistency with the comprehensive plan as it relates to expenditures for the construction of the future Fire Station #2 building.

Commissioner Wippermann asked if the Planning Commission recommendation would relate only to consistency with the comprehensive plan and not to the amount of dollars being spent.

Mr. Hunting replied in the affirmative.

Motion by Commissioner Scales, second by Commissioner Weber, to recommend that the capital expenditure for the construction of the fire station is consistent with the comprehensive plan.

Motion carried (8/0).

Officer Elections

Motion by Commissioner Niemioja, second by Commissioner Wippermann, to nominate Annette Maggi as Chair of the Planning Commission.

Motion carried (8/0).

Motion by Commissioner Wippermann, second by Commissioner Weber, to nominate Tony Scales as Vice-Chair of the Planning Commission.

Motion carried (8/0).

Motion by Commissioner Wippermann, second by Commissioner Weber, to nominate Pat Simon as Secretary of the Planning Commission.

Motion carried (8/0).

Miscellaneous

Commissioner Niemioja asked if they could meet with the Housing Commissioner more often.

Mr. Hunting replied there were currently no scheduled joint meetings, but he could check with the Housing Committee to see if they were willing to meet.

Commissioner Kramer agreed that it would be helpful to meet with other committees.

The meeting was adjourned by unanimous vote at 7:19 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary