

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA**

TUESDAY, MAY 6, 2014 – 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER
2. APPROVAL OF PLANNING COMMISSION MINUTES FOR APRIL 15, 2014.
3. APPLICANT REQUESTS AND PUBLIC HEARINGS

**3.01 ANTHONY MICKELSON – CASE NO. 14-13V**

Consider a **Variance** to allow a six foot privacy fence along the corner front property line for the property located at 7413 Cloman Way.

Planning Commission Action \_\_\_\_\_

**3.02 MERIDIAN LAND COMPANY – CASE NO. 14-12PUD**

Consider the following requests for property generally located on the north side of 80<sup>th</sup> Street, west of the golf course.

A) **Rezoning** of the property from A-Agriculture to R-1C/PUD Single Family Residential District

Planning Commission Action \_\_\_\_\_

B) **Preliminary Plat** approval of Fox Glen resulting in 49 buildable lots, and 4 outlots for open space and ponding requirements

Planning Commission Action \_\_\_\_\_

C) **Preliminary PUD** approval of the Fox Glen PUD as required by the Northwest Overlay District

Planning Commission Action \_\_\_\_\_

**3.03 BIAGINI PROPERTIES - CASE NO. 14-11PUD**

Consider the following requests for property located at 8225 Argenta Hills:

A) A **Final Plat** for a one lot, two outlot subdivision

Planning Commission Action \_\_\_\_\_

- B) A **Preliminary and Final PUD Development Plan** as required by the northwest area overlay district to allow a 9,400 square foot building and related improvements on the property.

Planning Commission Action \_\_\_\_\_

- C) A **Rezoning** of the property from P, Institutional to P, Institutional/PUD to allow for development in the northwest area.

Planning Commission Action \_\_\_\_\_

- D) A **Zoning Code Amendment** to allow a crematorium, columbarium and mortuary as an accessory use to a cemetery.

Planning Commission Action \_\_\_\_\_

4. **OTHER BUSINESS**

5. **ADJOURN**

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or [kfox@invergroveheights.org](mailto:kfox@invergroveheights.org)

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, April 15, 2014 – 7:00 p.m.  
City Hall Chambers - 8150 Barbara Avenue

Chair Hark called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Paul Hark  
Pat Simon  
Tony Scales  
Armando Lissarrague  
Annette Maggi  
Victoria Elsmore  
Bill Klein

Commissioners Absent: Dennis Wippermann (excused)  
Harold Gooch (excused)

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

### **APPROVAL OF MINUTES**

The minutes from the April 1, 2014 Planning Commission meeting were approved as corrected.

### **CITY OF INVER GROVE HEIGHTS – CASE NO. 14-10ZA**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for an ordinance amending City Code Title 10 (Zoning Ordinance) Chapter 15 regarding parking standards for vehicles and recreational vehicles in the front yard in single-family zoning districts. No notices were mailed.

#### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that over a number of years Council has received complaints regarding vehicles being parked on the grass in the front yard. They discussed whether it was worthy of having an ordinance prohibiting it and asked staff to do some research. Staff contacted neighboring cities regarding their regulations pertaining to automobile and recreational vehicle parking. Council then discussed the issue further, looked at some general draft regulations and determined it was worth moving forward with an ordinance amendment. Council directed staff to prepare a city code amendment addressing parking restrictions for vehicles and recreational vehicles in the front yards of residential properties. Mr. Hunting advised that the ordinance 1) pertains only to the R-1A, R-1B, R-1C, and R-2 zoning districts, 2) pertains to both automobiles and recreational vehicles, 3) pertains only to parking in the front yard and proposes no changes to the parking in side or rear yards, 4) prohibits vehicles from being parked on grass in the front yard but allows it on a driveway or hard surface area directly contiguous and parallel to a driveway and constructed of concrete, bitumen, or paving blocks (use of crushed rock or landscape rock is prohibited), 6) does not limit the number of vehicles parked on a property, and 7) allows temporary parking over the winter months during the winter parking ban. One issue that was raised at the last Council work session was that of the parking of recreational vehicles across the front of houses. This ordinance does not specifically address that but Council would like the Planning Commission to discuss the issue. He advised that information on this topic was published in the *Insights* and was also available on the City's website. In response, the City has received several emails, which are included in the packets. The Planning Commission is

being asked to take public comment, provide a recommendation to City Council, and it will then be reviewed by City Council over three different meetings. Staff is not making a recommendation.

Chair Hark asked if the intent was to allow short term parking.

Mr. Hunting replied in the affirmative; stating it would be difficult to regulate short-term parking for a family event, party, etc. because code enforcement was not active during the evenings or weekends.

Chair Hark asked if there was a definition for long-term or continual parking.

Mr. Hunting replied it was not addressed in the ordinance but perhaps should be discussed.

Chair Hark questioned not being able to use crushed or landscape rock for a parking pad.

Mr. Hunting stated they were staying consistent with the driveway ordinance which requires it to be constructed of concrete, asphalt or surface pavers.

Commissioner Maggi asked for clarification of whether landscape rock would be treated the same as concrete.

Mr. Hunting replied that crushed rock is considered impervious. Landscape rock is somewhat of a gray area because if it has plastic or fabric underneath it is considered impervious; however, if it is only dirt underneath it has not been counted towards total impervious.

Chair Hark asked if the issue was imperviousness or aesthetics.

Mr. Hunting replied primarily aesthetics.

Commissioner Klein stated that if parking pads were required to be paved the maximum impervious surface allowed would likely become an issue, especially in the South Grove area.

Chair Hark asked if Class 5 was considered impervious.

Mr. Hunting replied in the affirmative.

Commissioner Maggi asked how the front yard would be defined in a situation in which the garage sat closer to the street than the house.

Mr. Hunting replied the front yard would be the area located between the edge of the street and the principal structure, not the garage.

Commissioner Scales asked how they would address a corner lot with a garage facing the side.

Mr. Hunting replied that on a corner lot the front yard would be the area located between the edge of the street and the principal structure (house) along both street frontages.

Commissioner Maggi asked if there was a reason a limit was not put on the size of the vehicles.

Mr. Hunting replied that Council did not indicate they wanted to address vehicle size. He advised that some cities require larger size recreational vehicles to be kept in the back yard.

Commissioner Klein asked if anyone had done a formal study to determine how much of a problem

this was, and stated the restrictions could be difficult for some people, especially during the winter months.

Mr. Hunting replied staff had not been asked to do a detailed analysis, which would be quite time intensive. He noted that the front yard parking restrictions would not apply during the winter parking ban.

Chair Hark asked if the issue was more directed to automobiles or recreational vehicles.

Mr. Hunting replied he was not sure which was the bigger issue; likely it was a combination of both.

Commissioner Simon asked if the City still had a code enforcement officer.

Mr. Hunting replied in the affirmative.

Commissioner Simon asked if the emails in the packet could be forwarded to the code enforcement officer for her to look into.

Mr. Hunting replied the intent of the emails was more to get feedback from the residents. If that was the direction of Council, however, the emails could be forwarded on.

#### **Opening of Public Hearing**

Stanley Braun, 3790 – 75<sup>th</sup> Street East, asked if someone could read aloud the comments that were emailed in.

Chair Hark advised there were too many to read; however, they were available to the public.

Mr. Hunting advised they were included in the public copy of the packet located in the lobby.

Rob Burns, 8518 College Trail, advised that if a person were to take their camper out of storage to get it ready for a trip they would need to have it parked for a couple days to do maintenance, packing, etc., and then they would need a couple more days after returning to wash it, unpack, etc. He questioned whether he would be subject to a citation in such an instance since there was no specific time limit defined in the ordinance.

Chair Hark noted that the proposed ordinance was intended to prevent long-term continual parking rather than short-term parking.

Mr. Burns replied the ordinance should then specify that.

Commissioner Lissarrague asked Mr. Burns if he felt 48 hours would be a reasonable amount of time to allow for parking.

Mr. Burns replied in the affirmative. He did not believe that parking was an issue, but rather the storage of vehicles. He noted parking/storage was not an issue in his neighborhood because it was governed by neighborhood covenants.

Doug Cooper, 6750 Babcock Trail, questioned what this ordinance would accomplish and stated in terms of aesthetics he did not see the difference between asphalt and turf and he felt grass was more aesthetically appealing than hard surface. He suggested perhaps limiting the total number of vehicles allowed in a front yard.

Craig Husnik, 2108 – 68<sup>th</sup> Street East, stated this ordinance would be very difficult to enforce. He

advised he has called the City regarding a truck that has been parked near his home for 5-6 years and it continues to sit there. He questioned how this ordinance could be enforced when existing ordinances were not being enforced.

Chair Hark asked Mr. Husnik if he supported or opposed the proposed ordinance, disregarding the enforcement issue.

Mr. Husnik stated he felt that having junk parked in the front yard decreased neighboring property values and made resale difficult.

Commissioner Lissarrague asked Mr. Husnik if he felt 48 hours would be an adequate amount of time to allow for parking if the ordinance was enforceable.

Mr. Husnik suggested that a week be allowed because repair or maintenance of vehicles could take longer than 48 hours.

Bob Krammer, 6850 Blackhawk Trail, felt that grass was more aesthetically appealing than concrete or asphalt, especially when the vehicle was not there.

Chair Hark asked how they would address a situation in which an individual drives their car to work every day but then parks it in the same spot when they get home.

Mr. Hunting stated that was a difficult issue to address because code enforcement could not be looking at the vehicle 24 hours a day.

Mr. Braun did not feel the size of vehicles should be regulated, and he felt that tax-paying property owners should not be limited on the use of their own property. He stated the City is already having difficulty enforcing its current ordinances and should not create another.

Chair Hark agreed that a person is entitled to the enjoyment of their own property, but asked where you draw the line if vehicles parked in the front yard infringe on your neighbors enjoyment of their property. He asked Mr. Braun if it was his boat that prompted this ordinance.

Mr. Braun replied that he believed it did.

Commissioner Lissarrague asked Mr. Braun if his neighbors have complained to him directly about his boat.

Mr. Braun replied they had not.

Chair Hark closed the public hearing.

#### **Planning Commission Discussion**

Commissioner Scales stated it appeared as if there were two separate issues; automobiles and recreational vehicles. He felt it would be almost impossible to enforce the parking of automobiles which could be coming and going without the code enforcement officer's knowledge since they were not available evenings and weekends. He believed it would be easier; however, to enforce the parking of recreational vehicles. He asked if the current ordinances required vehicles to be drivable or licensed.

Chair Hark asked for clarification of the current ordinances regarding junk vehicles, and how they applied to Mr. Husnik's situation in which a truck has been parked for 5-6 years.

Mr. Link replied that he was unfamiliar with Mr. Husnik's particular situation. He advised that the storage of junk vehicles outside is prohibited by current City ordinances. A junk vehicle is defined as unlicensed or inoperable. Storing a junk vehicle inside a building is allowed.

Commissioner Maggi asked for clarification on whether the ordinance prohibited any parking on the grass, regardless of the time period.

Chair Hark stated it was his understanding that the intent was just to prohibit long-term parking on the grass; however, 'long-term' was not specifically defined.

Commissioner Maggi stated in her opinion parking every day on the grass was long-term storage.

Chair Hark asked does a person store their car on the street or park it on the street.

Commissioner Elsmore stated the term long-term storage should be defined and included in the ordinance so it could be clearly understood. She questioned whether the issue was how long vehicles were parked or how many vehicles were being parked.

Commissioner Maggi stated she would not want five vehicles parked in her neighbor's front yard.

Commissioner Klein stated often times parking was only a temporary problem for families with teenage drivers. Once they move out of the house the issue is resolved. He stated he had that situation at his house for a few years and if they were all forced to park in the driveway they would constantly have been moving vehicles back and forth.

Chair Hark asked if he parked any of the vehicles in the grass.

Commissioner Klein replied that he constructed a paved parking surface; however, impervious surface regulations would prevent many people from being able to do that.

Commissioner Lissarrague suggested they define what the problem is; is it cars being parked on grass surfaces or larger recreational vehicles remaining in the same parking spot for months.

Commissioner Klein stated he supported private property rights; however, he did not want to see junk in someone's front yard either. He stated parking did not seem to be a prevalent problem in the City.

Commissioner Maggi asked what the largest property size was that this would affect.

Mr. Hunting replied it was not tied to property size but rather to zoning districts. This would apply only to the R-1A, R-1B, R-1C and R-2 districts, which could range in size.

Commissioner Maggi stated that was an important point because what a neighbor does on a city lot would affect property values more than it would on a five acre lot.

Commissioner Elsmore stated the parking issue would depend largely on self-policing as the program would be complaint-based and the code enforcement officer would not spend their days driving around looking for violations. An ordinance was needed or the neighbors of a problem property would have no recourse.

Commissioner Klein felt there were very few problem properties in the City.

Commissioner Maggi stated the City likely would not create an ordinance based on one person's

boat and she assumed the City Council and staff had done their due diligence and determined it was a much broader issue.

Mr. Link stated Commissioner Maggi was correct. He advised that Council has discussed this topic over the last couple years and the issue seems to be more about people parking cars in the front yard.

Commissioner Klein stated it was unlikely there were many homes with 4-5 cars parked on the lawn.

Commissioner Scales stated it seemed like a big solution for a small problem.

Commissioner Elsmore noted that apparently many residents are concerned about this issue as the City received many emails, as well as a good attendance at tonight's public hearing.

Commissioner Scales suggested determining what the actual problem is (i.e. long-term storage of automobiles, recreational vehicle parking, etc.) and addressing it specifically rather than making the ordinance too broad.

Commissioner Lissarrague suggested looking at the recreational vehicle issue tonight and addressing automobiles at a later date.

Commissioner Maggi stated the solution for recreational vehicles may be different than the solution for automobiles.

Chair Hark questioned how continual parking would be defined.

Commissioner Scales stated for years people have gotten around parking ordinances by parking a vehicle, their tires get chalked, they move it four feet, they get another chalk line, etc. The problem is not solved.

Commissioner Elsmore stated the situation would be policed by the neighborhood. If a neighbor complains about an RV being parked in the front yard, it then drives away but comes back in three days, it is up to the neighborhood to call again and complain.

Commissioner Scales questioned what exactly long-term storage was.

Commissioner Elsmore agreed that the Commission should define that.

Commissioner Maggi felt it was different between automobiles and recreational vehicles.

Commissioner Scales agreed with Commissioner Maggi, stating he had cars that he did not drive for weeks between uses and he questioned if that would be considered long term storage.

Commissioner Maggi stated maybe it would be easier to define short-term versus long-term.

Commissioner Scales stated on city lots people with extra cars likely get tired of continually moving them around and eventually park vehicles on the grass to avoid the constant rotation.

Commissioner Maggi noted that issues could arise from cars being parked on the grass, such as leaking oil, etc.

Commissioner Lissarrague stated this may similar to the previous OWB issue in which they were

aware of only two in the City but once the issue was brought to the forefront there turned out to be quite a few more. He suggested addressing only the recreational vehicle issue and forwarding it on to City Council for action, then considering the automobile issue at a different time if it comes back to the Planning Commission.

Commissioner Maggi questioned why the Commission would not discuss parking vehicles on the grass at this time.

Commissioner Lissarrague replied he felt that recreational vehicles would be a big enough issue on its own.

Commissioner Scales stated he did not have an issue with a family having 4-5 vehicles, but did not like unused automobiles and trucks being stored long-term in the same spot.

Commissioner Maggi disagreed, stating she would not want five cars in the yard next door as it would affect her aesthetics and property value.

Commissioner Elsmore suggested separating the two issues and making a motion regarding recreational vehicles first, putting it to a vote, and then putting forth a recommendation for automobiles. In regard to a recommendation for recreational vehicles, she suggested adopting the ordinance as presented but striking the references to vehicles and automobiles from the second bullet point of the staff report.

Commissioner Maggi stated that referring to the bullet points was confusing and she suggested the changes be made to the ordinance itself.

#### **Planning Commission Recommendation**

Motion by Commissioner Elsmore to approve an ordinance amendment to the Inver Grove Heights City Code, Title 10 Chapter 15 regarding parking standards for recreational vehicles in single family residential zoning districts, **by striking references to vehicles and automobiles and replacing any reference to vehicles with recreational vehicles**, with the anticipation that the Planning Commission will provide separate recommendations regarding non-recreational vehicles.

Commissioner Simon asked if time limits should be included in the ordinance.

Commissioner Elsmore replied she would be happy to accept a friendly amendment to add a subsection (d) defining duration.

Chair Hark stated it would clarify what long-term parking is.

Commissioner Elsmore noted that based on citizen comments tonight that 48 hours to a week would be reasonable, she would recommend seven days.

Mr. Braun asked if derelict recreational vehicles would be allowed to park on the grass.

Commissioner Elsmore responded that the vehicles are assumed to be operable as there is already an ordinance in place prohibiting junk vehicles.

Mr. Braun asked if the proposed ordinance required that the parking area be contiguous to the driveway.

Chair Hark replied in the affirmative.

Commissioner Maggi asked if Section B.2.c. would be eliminated from the draft ordinance.

Commissioner Elsmore restated her motion.

Motion by Commissioner Elsmore to approve an ordinance amendment to the Inver Grove Heights City Code, Title 10 Chapter 15 regarding parking standards for recreational vehicles in single family residential zoning districts, **by striking references to vehicles and automobiles, removing paragraph B.2.c. and replacing it with language stating that parking of recreational vehicles may be allowed on the grass for a duration to exceed no more than seven days.**

Commissioner Simon asked if recreational vehicles would be allowed to park in the grass in the winter.

Commissioner Elsmore replied she did not have an issue with winter parking in the grass.

Second by Commissioner Simon.

Motion carried (6/1 - Klein). This item goes to the City Council on May 12, 2014.

Commissioner Simon suggested the Commission now discuss an ordinance for automobiles.

Commissioner Elsmore stated in regard to a parking ordinance for automobiles, Section 2.B.c. allowing parking on the grass during the winter parking ban should be added back in.

Commissioner Maggi questioned why automobiles would be allowed to park in the grass during the summer months since they were allowed to park in the street.

Commissioner Elsmore replied that some people would question where their guests could park if the neighbors were using the limited street parking spots.

Commissioner Scales noted cul-de-sac parking could have issues.

Commissioner Simon asked if there would be a maximum parking duration for vehicles.

Commissioner Lissarrague suggested 48 hours.

Commissioner Scales questioned why recreational vehicles could be parked for seven days but only 48 hours for automobiles.

Commissioner Elsmore stated an argument made by someone in the audience was that sometimes a vehicle might need repairs, maintenance, etc. that would take longer than 48 hours. She did not have an issue with allowing an automobile to be parked for up to seven days as well.

Mr. Hunting clarified that even though two motions were being made, staff would structure it into a single ordinance but would break out the two categories.

Commissioner Lissarrague asked what the consequences would be of violating the ordinance.

Mr. Link advised that violation of any City ordinance is a misdemeanor which could result in a maximum fine of \$1,000. However, he advised it is a reactive program in which the City only responds to complaints. It is focused on educating the public on what the regulations are and giving them opportunities to correct it rather than penalties. He advised that only a very small

number of complaints result in citations being issued.

Commissioner Maggi stated it was important to her that the vehicle ordinance be linked to the household rather than a single car. She suggested the ordinance be written in a way that would prevent people from rotating the cars being parked on the grass. She suggested stating that at any household there cannot be any cars parked on the grass for more than seven days, rather than stating any single car cannot be parked for more than seven days.

Commissioner Elsmore stated for the vehicle language she would envision leaving paragraph B.2.c. as is and adding paragraph B.2.d. stating that parking of vehicles on the grass in the front yard shall not exceed any seven day duration.

Commissioner Simon suggested that it start with the verbiage 'at this household' to specify that the vehicles cannot be rotated.

Commissioner Elsmore questioned whether that language accomplished that goal.

Commissioner Maggi suggested referring to 'any' vehicles.

Commissioner Elsmore did not feel that language would accomplish the goal either. She stated that any ordinance is only going to be as enforceable as the neighbors' complaints. If someone starts rotating vehicles around the neighbors would likely call stating that a vehicle is always parked there. The City would likely be more concerned that there was always a vehicle parked there rather than which vehicle was parked there.

Motion by Commissioner Elsmore, second by Commissioner Simon, to approve an ordinance amending City Code Title 10 (Zoning Ordinance) Chapter 15 regarding parking standards for vehicles in the front yard in single-family zoning districts, **including paragraph B.2.c. and adding paragraph B.2.d. stating that parking of vehicles on the grass in the front yard shall not exceed any seven day duration.**

Motion carried (7/0). This item goes to the City Council on May 12, 2014.

The meeting was adjourned by unanimous vote at 8:23 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary

**P L A N N I N G   R E P O R T**  
**C I T Y   O F   I N V E R   G R O V E   H E I G H T S**

---

**REPORT DATE:** April 24, 2014

**CASE NO:** 14-13V

**HEARING DATE:** May 6, 2014

**APPLICANT & PROPERTY OWNER:** Anthony Mickelson

**REQUEST:** Variance for a fence encroachment

**LOCATION:** 7413 Cloman Way

**COMPREHENSIVE PLAN:** Low Density Residential

**ZONING:** R-1C, Single-family Residential

**REVIEWING DIVISIONS:** Planning

**PREPARED BY:** Heather Botten  
Associate Planner

---

**BACKGROUND**

The applicant is requesting a variance from setbacks to allow the construction of a six foot high solid wood fence 17 feet from the front property line whereas 30 feet is required. The property is a corner lot at Cloman Way and Cleve Avenue.

The code requires any fence within a front yard to be no higher than 42 inches and be at least 75% open. The reasons for the rule appear to be mainly visibility for traffic at corners and along street/driveways, and emergency vehicles to front of houses. A second reason would be aesthetics, both in uniformity along front views and visual appeal. The code does not differentiate how the fronts are used in a corner lot. Both frontages are considered "front yards" by definition, not by how they are used. In this case, the area the fence is proposed acts as a side yard. However, the yard on the lot to the northwest acts as their front yard and they would not be allowed to place a solid fence in the front yard.

Staff has interpreted the code such that if all lots on the same block are all sides or rears and face a street, they have been allowed solid fences to the property line since they act as side or rear yards. The problem arises when the property next door is an actual front yard. Then the conflict occurs. If those lots are not allowed a solid fence, then corner lots should not be allowed one either.

**EVALUATION OF THE REQUEST**

**SURROUNDING USES:** The subject site is surrounded by the following uses:

Residential; zoned R-1C, single-family residential; guided LDR, Low Density Residential

VARIANCE REVIEW

City Code Title 11, Chapter 3. **Variations**, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

The general intent of this standard is to limit the precedent that could be set if the variance was granted. The area is developed with single family homes, some with fences along the corner front property line.

The request is in harmony with the intent of the comprehensive plan as the lot is being utilized as residential which would contain typical accessory structures or improvements such as fences.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

The applicant's request is to encroach into the front yard an additional eight feet for the fence. The location of the fence would be out of any traffic sight lines. Again, the conflict in this instance is that the property to the northwest fronts along Cleave Avenue and they would not be able to construct a solid fence closer than 30 feet from the front property line. For the applicant's corner lot, this line functions as a side yard.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

While the conflict with how the code addresses fences in yards may seem unique, there are many instances throughout the city with this same lot configuration and therefore would have the same issues with fence placement.

The zoning code allows fences 42 inches or shorter within the front yard setback. The height of the proposed fence may be considered a convenience to the applicant, not a practical difficulty. The applicant could construct a six foot fence 30 feet from the front property line, complying with code requirements.

4. *The variance will not alter the essential character of the locality.*

Staff does not believe this limited fence proposal would alter the essential character of the locality. There are fences in all residential neighborhoods, and depending upon lot configuration, there could be solid fences along streets. There are fences that exist in yards on lots with this same configuration, some built without permits and others allowed based on different interpretations of the code over the years. The fence does not encroach into any traffic safety sight lines. The fence may have an impact on visibility from a “street view” from the neighboring property; the neighbor that the fence most directly affects is in support of the request.

5. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis for this request.

### **ALTERNATIVES**

The Planning Commission has the following alternatives for the requested action:

**Approval:** If the Planning Commission finds the Variance to be acceptable, the Commission has the following options:

A. Approval of the Variance to allow the construction of a six foot high solid wood fence 17 feet from the front property line whereas 30 feet is required subject to the following condition:

1. The fence location shall be in substantial conformance with the site plan on file with the Planning Department.

**Denial:** If the Planning Commission does not favor the proposed Variance, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

1. Denying the variance request does not preclude the applicant from reasonable use of the property as the property would still function as a single family residence.
2. Approval of the variance could set a precedent for other solid fences located within the front yard.
3. Staff does not believe there are practical difficulties in complying with the official control and the six foot fence may be considered a convenience to the applicant, not a practical difficulty.

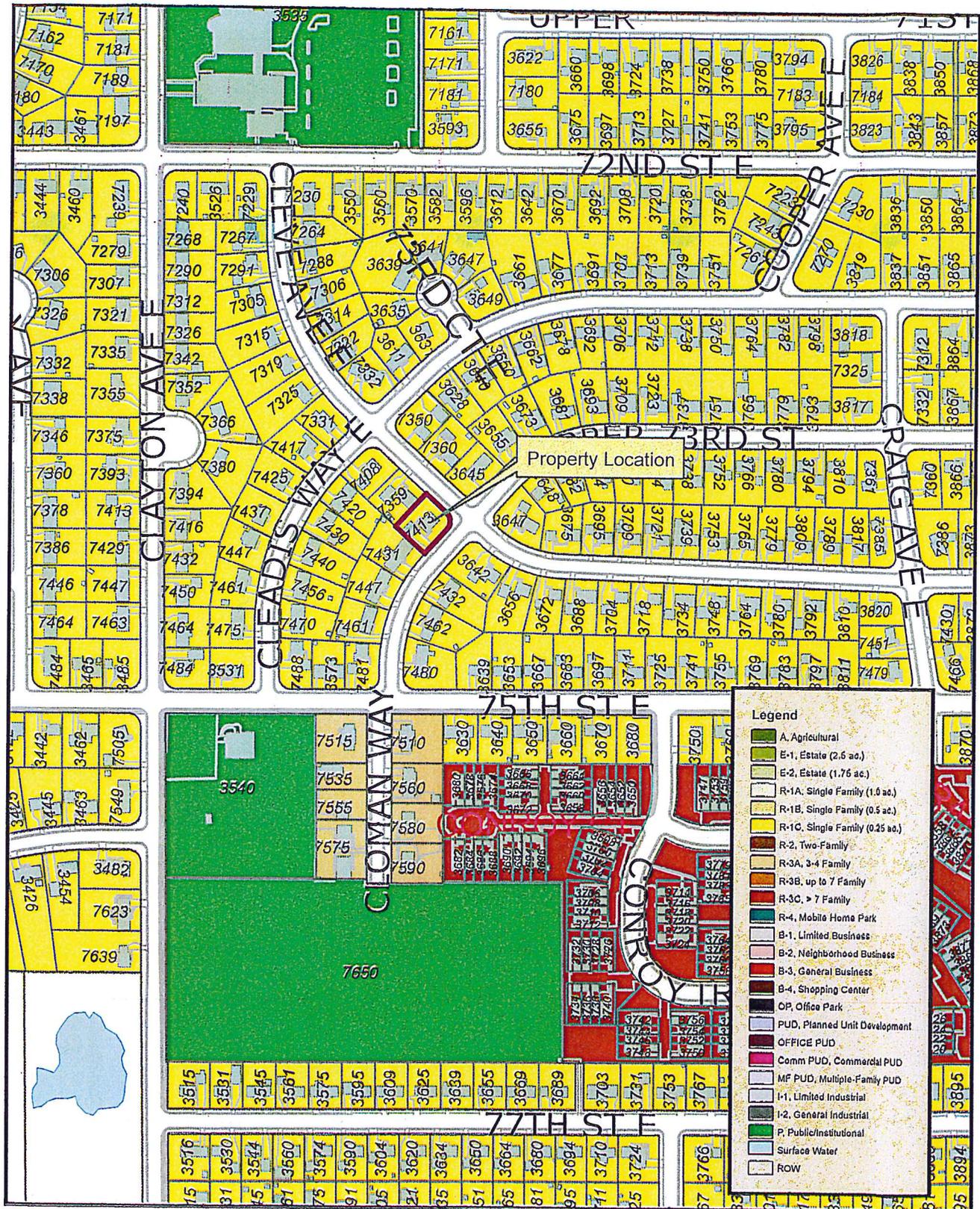
**RECOMMENDATION**

The request is not out of character of the neighborhood and is consistent with the comp plan . The problem is that the site and situation is not unique. Additionally, the applicant did not identify practical difficulties to comply with the ordinance. For the reasons listed in alternative B staff is recommending denial of the proposed request.

Attachments:            Location Map  
                                 Site Plan  
                                 Applicant Narrative  
                                 Neighbor Letter

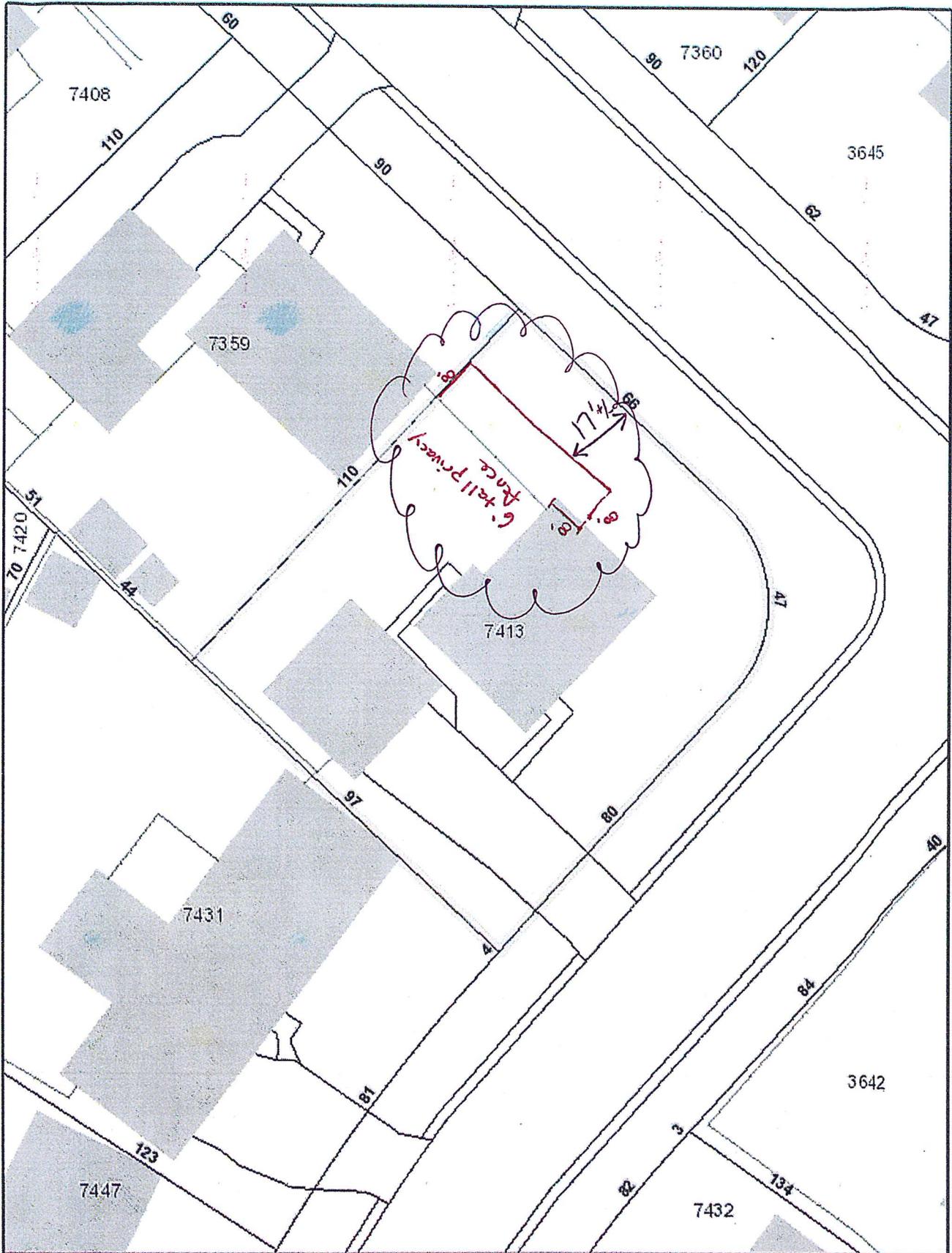


# 7413 Cloman Way



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is to be used for reference purpose only. The City of IGH is not responsible for any inaccuracies herein contained.

Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification. Dakota County assumes no legal responsibility for the information contained in this data.

Map Scale  
**1 inch = 32 feet**  
3/24/2014

**Heather Botten**

---

**From:** Heather Leibfried [adeepskillsset@msn.com]  
**Sent:** Monday, March 24, 2014 9:26 PM  
**To:** Heather Botten  
**Cc:** asharperedge@hotmail.com  
**Subject:** Anthony Mickelson-7413 Cloman Way East Inver Grove, MN 55076

Ms. Botten:

RE: Variance for Fence Approval

My name is Anthony Mickelson I am the owner of 7413 Cloman Way East, Inver Grove Heights, MN 55076. I am asking for approval on a variance that I applied for to extend a fence on the north side of my house. I have a few neighbors within a block from me that also have an extended privacy fence towards the road. I would like to remove the existing section of fence on just the north side of the yard facing the street and bump the fence out 8 feet towards the road to the north to utilize the side yard for a larger enclosed backyard; which otherwise will never get used if not extended out. In hopes of putting a swing set in that area for our future children to play inside an enclosed fence area for safety. The fence would not be any obstruction to the people driving on the road and would be well built and well maintained. I have talked to all of my neighbors that the City will be contacting and they are all in agreement that the fence is a good idea and would look nice. None of the neighbors had any objection.

Sincerely,

Anthony Mickelson  
7413 Cloman Way East  
Inver Grove Heights, MN 55076  
651-334-5277

**Heather Botten**

---

**From:** William Manthe [wmanthe17@gmail.com]  
**Sent:** Tuesday, March 25, 2014 8:36 PM  
**To:** Heather Botten  
**Subject:** 7413 Cloman Way variance

Heather

My name is William Manthe. My wife Sharon and I own our house at 3645 Upper 73rd St E. My neighbor Tony Mickelson who owns the house at 7413 Cloman way has informed me that he has applied for a variance to extend his fence towards the street. I would like to inform you that we don't have an issue with this.

Thanks

William Manthe  
Sharon Manthe

**P L A N N I N G     R E P O R T**  
**C I T Y   O F   I N V E R   G R O V E   H E I G H T S**

---

**REPORT DATE:** May 2, 2014 **CASE NO.:** 14-12PUD

**APPLICANT:** Meridian Land Company

**PROPERTY OWNER:** Meridian Land Company

**REQUEST:** Preliminary Plat and PUD, Rezoning

**LOCATION:** North Side of 80<sup>th</sup> Street between Hwy 3 and Babcock Trail

**HEARING DATE:** May 6, 2014

**COMPREHENSIVE PLAN:** LMDR-NWAPUD

**ZONING:** A, Agricultural

**REVIEWING DIVISIONS:** Planning  
Engineering  
Emmons & Olivier **PREPARED BY:** Allan Hunting  
City Planner

---

**BACKGROUND**

Meridian Land Company is proposing a 49 unit single family detached residential subdivision located on approximately 20 gross acres within the Northwest Area. Fox Glen is the proposed name of the development. The property was just recently approved for a comprehensive plan amendment that changed the designation to the newly created LMDR-NWAPUD.

**REQUESTS**

The specific requests for the Fox Glen development project include the following:

1. Rezoning of the property from A-Agriculture to R-1C/PUD Single Family Residential District
2. Preliminary Plat approval of Fox Glen resulting in 49 buildable lots, and 4 outlots for open space and ponding requirements
3. Preliminary PUD approval of the Fox Glen PUD as required by the Northwest Overlay District

## ***EVALUATION OF THE REQUEST***

### **SURROUNDING USES**

The subject property is surrounded by:

North:	Large lot single family residential, vacant land; zoned A, Agricultural; guided High Density Residential and Low Density Residential.
East:	Inverwood Golf Course; zoned P; guided Public.
West:	Large lot single family residential; zoned A, Agricultural; guided Low-Medium Density Residential.
South:	Single family residential; zoned A; guided High Density Residential.

### **HISTORY/CONSISTENCY WITH PLANS, STUDIES AND POLICIES**

A number of studies and plans guide development in the Northwest Area.

The property was just recently guided LMDR-NWAPUD, Low-Medium Density Residential in the Northwest Area. The City Council approved the amendment on April 14<sup>th</sup> subject to Metropolitan Council approval and final plan approval.

An *Alternative Urban Areawide Review (AUAR)* was completed for the Northwest Area in 2006 and an update was approved in 2007. This environmental review assessed the impacts of future development on the project area. The proposed Fox Glen development project is generally of the same magnitude then what was assumed in the AUAR.

Other important policy directions, plans and studies will be referenced and highlighted in more topical sections of this staff report.

### **IDENTIFICATION OF NATURAL RESOURCES**

In 2003, a Natural Resource Inventory and Management Plan was completed for the Northwest Area. The NRI inventoried and qualified natural resources systems within the area and established a management classification system to guide the preferred treatment of these features. The applicant has reviewed the NRI and Management Plan and incorporated the features into the open space network planned for the Fox Glen project. There are two wetlands on the site; one is a Manage 3 and the other a Manage 4. All of the primary management areas are being preserved through open space easements.

### **NET DEVELOPABLE AREA**

*Note: the numbers that are referenced within this staff report are approximate based on preliminary plan submittals. They will likely change slightly between preliminary and final plat. The numbers provided are sufficient for preliminary plat review.*

Net developable area is defined as the area of a property remaining after excluding those portions that are either: a) encumbered by right-of-way for arterials roads as defined in the IGH Comprehensive Plan; or b) lying below the ordinary high water level of public waters; or c) lying

within the boundaries of delineated wetlands; or d) bluffs in shoreland areas; or e) land to be dedicated for public park needs. Based on this definition, the proposed project area contains approximately 18.68 net developable acres. This excludes the proposed right-of-way for CSAH 28 and approximately 1.39 acres of wetlands.

General Project Data	Square Feet	Acres
Gross Project Area	877,568	20.15
Delineated Wetlands	60,493	1.39
Public Water Bodies (PWI)	-	0.00
Bluffs in Shoreland Area	-	0.00
Planned "Arterial" Road Right of Way	3,163	0.07
<b>Total Net Developable Area</b>	<b>813,912</b>	<b>18.68</b>

**NATURAL AREA/OPEN SPACE**

Section 10-13J-5. D. establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area the project contains the following:

	Square Feet	Required Acres	Proposed Acres
<i>Total Net Developable Area</i>	<i>813,912</i>	<i>18.68</i>	<i>NA</i>
Minimum Open Space Required = 20% of net area	162,914	3.74	6.09
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	122,404	2.81	2.82
Area to be undisturbed = 50% of required open space	81,457	1.87	3.31

The site design of Fox Glen has prioritized the open space areas along the perimeter next to the Inver Wood Golf Course and preserving the wetlands in open space. The site complies with or exceeds all of the open space requirements. The primary open space corridor along the east boundary, while not 100 feet wide through the entire length, complies in that at least 75% of this area is 100 feet wide. The open space buffer is enhanced since the Inver Wood Golf Course is immediately to the east providing additional open space.

The open space is contained in outlots that will be owned by the City since they also contain wetlands and the storm water basins for the project.

The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know

boundaries of the open space areas. The final PUD plans must show the location of the marker posts.

**DEVELOPMENT CAPACITY PLAN**

Section 10-13J-5. E. of the Northwest Area Overlay Ordinance outlines a process by which a site’s development capacity is determined as a means to allocate development across a site. This exercise only determines the number of units that would be permissible on the site and not the actual proposed development.

The development capacity plan was established for Fox Glen utilizing the base zoning district of R-1C. When applying the base district and factoring in the open space as part of the R-1C district, the development capacity plan yields a range of 37 to 68 possible units. This equates to a density range of 1.98 to 3.6 units per net acre.

Base Zoning District	Net Acres*	Min Density (units per acre)	Max Density (based on lot size per zoning code)	Min Units	Max Units
R-1C	18.68	2	12,000	37	68
Total	18.68			37	68
			<i>Net Density</i>	37	68

**PROPOSED DEVELOPMENT MAGNITUDE, DENSITY AND BULK STANDARDS**

The project proposes a total of 49 residential units and 4 outlots for permanent open space. This provides for a density of 3.32 units/acre based on Met Council net density calculations.

In general, the Comprehensive Plan guides this area for densities within 3-6 units per net acre for low-medium density residential. The project falls within those density ranges.

The Metropolitan Council’s goal for communities in developing areas with municipal sewer and water services is to achieve a net density of 3 to 5 units per acre. The project falls within Met Council’s goal.

Building setbacks and separation.

The Northwest Area Zoning Overlay establishes suggested guidelines for building separation and setbacks. The objectives for establishing such regulations are to ensure adequate area for certain uses on a site such as storm water management, parking, buffering of mechanical equipment and landscaping. The Northwest Area setbacks and structure separation standards consider compact development and reduced setbacks in order to minimize hard surface coverage and enable greater

ability to leave larger areas of intact open space. This objective has to be carefully balanced with aesthetics also.

Building setbacks within the development are proposed with a separation of 15 feet. The code requires a minimum 20 foot separation. The intent of the code requirement was to provide space between houses for infiltration basins or rain gardens. In order for this to work, houses would have to be built at the same time so an infiltration system could be installed between the houses on both lots. This typically will not occur because houses are not always built at the same time and the infiltration feature must be constructed all at the same time in order for it to function correctly. The applicant is not proposing any storm water features between houses, but in larger basin areas. The setback separation proposed is typical of the standard required in all other parts of the City. Staff supports this separation and flexibility request.

The project abuts County Road 28 (80<sup>th</sup> Street) which requires a 50 foot setback. This needs to be noted on the final PUD plan set. All other setbacks noted on the plans and shown on the site plan comply with the required setbacks.

#### Impervious surface coverage.

Impervious surface coverage standards are applied to give the city the authority to ensure sufficient areas for infiltration. Impervious surface areas include roads, sidewalks, parking areas, buildings, and other hard surface areas that do not allow infiltration.

The applicant has provided impervious surface calculations for the entire project. By ordinance, the maximum impervious surface coverage allowed is 25%. The applicant has taken out streets and sidewalks and provided a maximum impervious surface amount for each lot. Based on the numbers in this preliminary PUD, the lots will be allowed a maximum of 2,606 square feet of impervious surface coverage. These numbers are still preliminary and may change somewhat with the final PUD submittal.

The applicant is requesting flexibility from the maximum driveway width requirement. They are requesting that the driveways be allowed to be full length and width with non porous pavement. The Northwest Area District requires any portion of a driveway greater than 20 feet in width shall be constructed of a porous pavement material. Function of the regulation is to minimize the amount of impervious surface. The applicant has designed the project to accommodate the additional runoff from the hard surface driveways in the storm water design. The amount of impervious surface maximum per lot would address the coverage issue. The Argenta Hills development was granted this same flexibility and no known issues exist with this flexibility. Engineering and the storm water consultant EOR, have indicated that they support the request because the storm water system is designed to accommodate the amount of impervious surface proposed. As stated earlier, the overall impervious surface of the project would not exceed 25% including the driveway request.

**IMPACT ON FINANCIAL PLANNING FOR NW AREA INFRASTRUCTURE IMPROVEMENTS**

To fund the utility improvements in the Northwest Area, the Council adopted a funding resource of collecting connection fees at time of development rather than assess properties. To cover the cost of the sewer, water and storm water improvements, there are connection fees paid at time of final plat and connection fees paid at time of building permit.

During the financial planning process, Ehlers and Associates utilized a conservative assumption of 75% of commercial development and 80% of residential development in establishing the fee structure. This assumption enables the City to adjust to market conditions that don't produce anticipated development.

The densities proposed for the Fox Glen project are less than assumed in the Northwest Area Planning Analysis. This would have an impact on the connection fees collected at time of building permit. The property was assumed for financial assumptions to generate 91 units, taking into account Ehlers conservative assumptions. The project as proposed consists of 49 units, or 42 units short. The fees required are based on 91 units. Therefore, the applicant would be responsible for the 42 units of building permit connection fees as well. This was part of the Comprehensive Plan Amendment and has been acknowledged by the applicant that they are willing to pay the difference in fees. The applicant is requesting that the 42 unit building permit fees be spread out over the 49 platted lots such that those lots pay 1/42 of the additional fees owed at time of building permit. As part of the Argenta Hills approval, they were required to pay the shortage of fees once 80% of the development was completed. Staff is not aware of any issues with spreading out or delaying the payment of the fees. The final decision on how this is accomplished will be determined by the City Council. Details of any agreement would be covered in the Development Contract for the project.

The plat connection fees to be paid for the project are:

Sewer Connection Fees	\$ 59,589.20
Water Connection Fees	\$ 37,360.00
Storm Water Connection Fees	\$203,051.60
Total	\$300,000.80

These fees are based on net developable area and not lot count, so they are independent of how many units are proposed vs. anticipated in the financial assumptions.

The building permit fees to be paid for each lot are based on fees that change each year. Based on 2014 fees, the amount is approximately \$10,000 per lot.

### **PRELIMINARY PLAT**

The applicant is proposing a preliminary plat which consists of 49 lot and 4 outlots that are for storm water purposes and owned by the City. There are no minimum lot size or width standards in the Northwest Area, so no lot size review is necessary.

The plat provides for the required right-of-way dedication for County Road 28 as directed by the County.

### **PARKS/TRAILS**

There are no planned park areas in the vicinity of the project. Therefore, Staff recommends cash in lieu of park land for the Fox Glen project. Cash amounts would be based on the final plat approval from the City Council and would be collected at time of final plat release for recording.

The site plan identifies a sidewalk along the east side of the main street. The code requires a sidewalk on one side of all streets. The plan does not show any sidewalks on the westerly street (street B and C on the preliminary plat) since these are projected to continue and provide access to the west, they also should have sidewalks on one side. Staff has not been concerned about short cul-de-sacs, but streets B and C should be required to have sidewalks on one side.

### **STREETS & CONNECTIVITY**

Street right-of-way widths meet standards as identified in the Northwest Area Overlay. ROW widths are adequate to accommodate travel lanes, storm water management systems, landscaping and sidewalks on major streets.

Street connectivity was discussed and analyzed at length for this project. Engineering and Planning reviewed the street stub locations and determined they are in logical locations for future street extensions to the west. The stubs provide access and future development potential for the Abbott property and for the Malensak property.

The site plan identifies a temporary turn-around for the street A stub. A temporary turn-around for street C will also be required.

The Abbott property to the northwest has their driveway currently running through the subject parcel to 80<sup>th</sup> Street via a driveway easement. This existing driveway will eventually be removed with the development and the Abbott driveway would then connect to the public road. The developer will be required to maintain access to the Abbott parcel at all times during construction. The developer will also be required to establish a permanent driveway to the public street once those improvements are in.

### **DAKOTA COUNTY REVIEW**

Dakota County has reviewed the plat and commented on right-of-way needs and turn lane improvements. The plat shows the required right-of-way dedication and addresses the road connectivity comment. The County also requested the intersection of street A to 80<sup>th</sup> Street be as close to 90 degrees as possible. The intersection currently is at a less than desirable angle. The

property to the southeast along 80<sup>th</sup> Street has been in discussions with the City regarding development of the parcel and making application for such. This would provide more opportunity for the road intersection to meet standards. The final details of the intersection and turn lanes will be shown on the final PUD plans.

### **LANDSCAPING/TREE PRESERVATION**

#### **Landscape/Tree Preservation & Reforestation Plan:**

The developer has provided a tree inventory of the site. The Code allows a tree removal of 30% for residential projects. The plan indicates tree removal of 51%. The code allows removal beyond the threshold and requires replacement for those trees over the limit. In this case, a total of 312 trees are required to be replanted.

The proposed landscape plan provides for the required street tree planting as well as the reforestation totals. Tree plantings are shown along the front of properties, in the open space areas and along back sides of lots along 80<sup>th</sup> Street. Final location of plantings will be shown on the final PUD plans. It should be noted that plantings are not allowed in utility easements and some are shown too close to the sidewalk along street A. The County will also comment on the plantings in the rear yard along 80<sup>th</sup> Street to make sure they do not obstruct any traffic visibility for the future alignment of 80<sup>th</sup> Street.

### **WETLANDS**

Approximately 1.39 acres of wetlands have been identified on the site. These wetlands will be required to be delineated by a certified wetland specialist to verify wetland boundaries and to comply with WCA requirements. Due to time of the season, the wetlands cannot be delineated at this time. They will be reviewed as part of the final plat application. A condition of approval should be that a wetland delineation is submitted and for review and approved by the City as part of the final PUD/plat review. The wetlands have been incorporated into the open space/greenway network and are buffered from development.

### **GRADING, DRAINAGE, STORMWATER AND UTILITIES**

The grading and storm water plan is designed and placed on the subject parcel and neighboring parcels. As proposed, preliminary engineering review finds the project will work as generally designed. Construction of the pond is contingent upon agreements with the neighboring land owner and the City. The City has received an application from the neighbor for a comprehensive plan amendment for development on this parcel. Staff expects the timing of the two projects to catch up so the storm water pond construction can occur as planned. If, however this other project does not come to fruition, the design of the storm pond would be required to be reconfigured and be fully contained on the subject lot. A condition of approval would be that the plans as proposed are contingent upon cooperation with landowners outside the plat. If this does not occur, then the plans must be redrawn so all required storm ponding are contained on the subject lot. An engineering consultant, Emmons and Olivier Resources (EOR), is working with the Developer to incorporate NW Area green infrastructure and low impact design techniques.

EOR has drafted a memo with suggested storm water best management practices to use for this development. These comments are required to be considered as part of the final PUD plan submittal.

The development will need a sanitary sewer lift station system. Initial discussions with the applicant were that the lift station would be private, because the public sanitary sewer system flowing west that the property is planned to connect to is not fully constructed. There is a gap in the sanitary sewer system until 80<sup>th</sup> Street is ultimately re-aligned to tie into the east side the TH 3 roundabout. The developer will need contingencies to connect to the public sewer system flowing west in the future. Until that time, the developer will be required to build a private lift station that would allow them to connect to the existing public gravity sewer via force main located east of the property (in front of the Golf Course maintenance shop). The ownership of (and design standards for) the sanitary sewer forcemain, lift station and appurtenances is under review by the City. Details of this decision would be part of the final PUD designs.

The City Engineer has drafted a memo with his comments. These comments are required to be addressed with the final PUD plan submittal. These comments would be included in the condition that the plans must be approved by the City Engineer.

#### **DEVELOPMENT CONTRACT**

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All of the agreements will be approved by the City Council as part of the final PUD review.

#### **ALTERNATIVES**

The Planning Commission has the following actions available on the proposed project:

- A. **Approval:** If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:

Approval of the Preliminary Plat, Preliminary PUD and Rezoning subject to the following conditions:

1. The final plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	4/24/2014
Preliminary Overall Site Plan	3/24/2014
Preliminary Grading and Drainage Plan	3/24/2014
Preliminary Overall Utility Plan	3/24/2014

Preliminary Landscape/ Tree Inventory and Preservation Plan 3/24/2014  
Preliminary Open Space Plan 3/24/2014

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
4. The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.
5. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.
6. All plans shall be subject to the review and approval of the Fire Marshal.
7. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from Dakota County.
8. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the developer shall be responsible for the maintenance of storm water improvements on such lots.
9. Driveways are not required to provide porous pavement if over 20 feet wide provided individual lot impervious surface is not exceeded.
10. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Boulevard Maintenance Agreement with the City whereby the owner of the lots shall be responsible for the maintenance of boulevard improvements on such lots; the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.
11. The developer shall be responsible to insure the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary

Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.

12. In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system are due and owing. Final details of the amounts to be paid shall be part of the final PUD plan review.
13. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council

14. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
15. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.
16. The following documents shall be recorded when the plat is recorded:
  - Development Contract;
  - Storm Water Facilities Maintenance Agreement;
  - Acknowledgement of PUD Zoning.
17. Prior to City Council review of the final PUD development plans, wetland buffers shall be provided around the perimeter of all wetlands. The developer shall describe the proposed seed mix, installation and erosion control measures for the buffer areas on the landscape plan. The wetlands are required to be delineated by a certified wetland specialist. Review of the wetland report shall be part of the final PUD review.

18. Prior to City Council review of the final PUD development plans, the Developer must respond to all of the comments of the Emmons and Olivier memorandum.
  19. Street lighting shall be required within the single family neighborhoods and along all public streets. The street lighting plans shall be approved by the City and Dakota County or MnDOT where appropriate prior to installation.
  20. A temporary turn-around for street C shall be provided.
  21. Additional sidewalk shall be required along streets B and C excluding any cul-de-sac portions.
  22. Tree plantings are not allowed in any city easement per the City's Obstruction Policy. Plantings must also be relocated near the sidewalk in the SE corner. Landscape plantings in rear yards along 80<sup>th</sup> Street shall be subject to review by Dakota County.
  23. Access to the Abbott parcel shall remain open at all times and developer shall be responsible for establishing a permanent driveway access to the new public street.
  24. Storm water designs are contingent upon cooperation with adjacent property owners. If cooperation is not obtained, then the plans will be required to be redesigned so all storm water requirements are met on the developer's site.
- B. **Denial:** Should the proposed request, or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

### **RECOMMENDATION**

The project complies with nearly all performance standards of the Northwest Area. Flexibility requests have been made for building separation and driveway width. Staff supports these two requests. Engineering is comfortable with the overall preliminary grading and storm water plans.

Staff recommends approval of the request with the conditions listed.

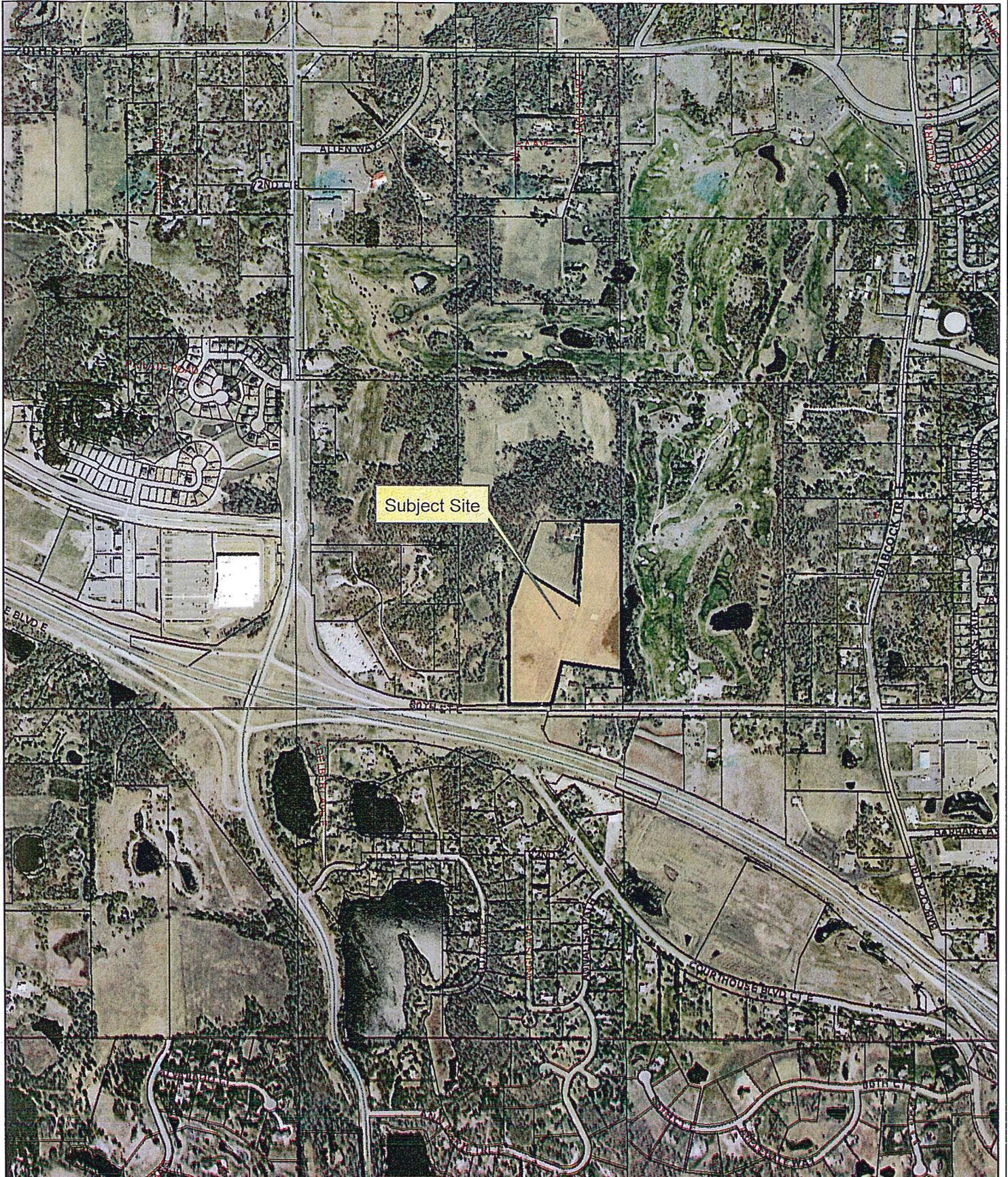
#### **Attachments:**

Location Map	Preliminary Utility Plan
Applicant Narrative	Preliminary Landscape Plan (2 sheets)
Preliminary Plat	Extension Street Concept Sketch Plan
Preliminary Site Plan	
Preliminary Open Space Plan	
Preliminary Grading Plan	



# Location Map

## Case No. 14-12PUD



**PUD Project Narrative**  
**Fox Glen**  
**1401 80<sup>th</sup> Street East**  
**Inver Grove Heights, Minnesota**

Meridian Land Company is excited to bring to Inver Grove Heights a creative and environmentally sensitive residential subdivision for the land at 1401 80<sup>th</sup> Street East, located within the City's Northwest Area (NWA) Overlay District. The existing lot encompasses 20.1 acres of open fields and mature woods on rolling topography abutting the Inverwood Golf Course. The parcel's location, irregular shape, unique topography and natural vegetation combine in a manner that presents both challenges and opportunities for development that can appropriately be addressed through a Planned Unit Development.

The proposed neighborhood, to be named Fox Glen, will consist of 44 small-lot single-family homes clustered around two wetlands in a manner that preserves the maximum amount of existing woods possible given required disturbances for grading and construction. In total, the proposed design allows for the creation of 6.48 acres of natural area / open space (32% of the net site). The property would be built-out in a single phase, and would provide ample connectivity to adjacent parcels to accommodate future development. The proposed number of lots meets the minimum requirement of 3.0 units per acre, and does not exceed the development capacity of 51 units identified during the sketch plan process.

An innovative treatment train approach to storm water management will ensure the Fox Glen development is compliant with all NWA storm water management guidelines. The stormwater management plan for the site utilizes on-site storm water ponds to provide water quality and rate control, along with infiltration basins to control overall runoff volume. All proposed facilities have been designed in accordance with the City of Inver Grove Height engineering criteria.

Importantly, Fox Glen will be in substantial compliance with the requirements of the R-1C zoning district with the following exceptions being sought through the PUD approval process:

- **Driveway Width** – Section (G)(3)(a) of the Northwest Area Overlay District requires that driveways for single-family detached dwellings not exceed a width of 20 feet unless pervious pavers or other similar surfaces are utilized. To accommodate multi-car garages, we are proposing to place a maximum impervious surface area cap on each lot as part of the PUD approval. These maximums will ensure that the development as a whole, after complete build-out, will be compliant to the maximum allowable impervious surface total (25%) for the acreage being developed.

- **Lot Size** – The underlying zoning district R-1C requires a minimum of 12,000 sq ft per lot; the proposed lots within the Fox Glen development will be on average 9000 sq ft in size. The minimum lot size adjustment is necessary to allow for the clustering of lots which is critical to preserving the site's natural features as integral design elements. The resulting amount and location of open space protects the best natural features on the site while simultaneously providing buffers from adjacent lands.
- **Lot Widths** – The underlying zoning district R-1C requires a minimum lot width of 85' for interior lots, and 100' for corner lots. . To accommodate the proposed clustering of lots and small lot sizes, we are seeking approval of 70' minimum interior lot widths and 90' minimum corner lot widths. Both adjustments are critical for the preservation of open space and natural amenities on this parcel.
- **Greenway Width** – the NWA Overlay District seeks a width for greenways of 100 feet or more. While the proposed greenway on the eastern edge of the property (adjacent to the golf course) is well over 100 feet wide at its northern and southern extents, the lot layout being used to preserve the land's best natural features requires a portion of the greenway be narrowed down to 40'. This adjustment is reasonable as the *average* width of the greenway exceeds the required minimum and the greenway as a whole will simply complement the existing open space—currently provided by the golf course—to the east.
- **Side Yard Setbacks** – Section (F)(3) of the Northwest Area Overlay District requires that structures be separated by a minimum of 20 feet. To accommodate the proposed clustering of lots and small lot sizes, we are seeking 5' and 10' side yard setbacks on each lot resulting in no less than 15' between structures. This separation is compliant with all fire safety regulations, and is consistent with a similar NWA residential development known as Argenta Hills.

The proposed Fox Glen development has been designed to be an outstanding example of a PUD development within the NWA Overlay District as validated by the following:

- The clustering of housing on smaller lots allows for the preservation of significant natural features as integral elements of the development;
- An innovative stormwater management plan in compliance with all engineering standards ensures that stormwater quality, rate and volume are all controlled on-site;
- Overall impervious surfaces have been minimized in as much as possible, and the final impervious total at full build-out will be in compliance with the allowed maximum by code;
- All proposed deviations from code are minor in nature, and all are specifically needed to create a better overall design and an improved living environment; two main goals of the NWA overlay district; and

- The land is being put to efficient use in a manner that represents a win-win for all parties: the proposed residential density conforms to City expectations, the preserved open space being dedicated to the City ensures its continued protection which benefits future residents and adjacent lands alike, and the proposed road network is designed to accommodate future development of adjacent lands.

We respectfully request approval of the preliminary PUD at this time.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LAND SURVEYOR under the laws of the State of Minnesota.

Marcus F. Hamer  
 Registration No. 1781 Date: 3/14/2014

This certificate is not valid unless signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at MFRA, Inc., Plymouth, MN office.

**Summary**

Designed: JH Book: JRH  
 Approved: MH Book / Page: 351/70  
 Phase: Initial Issue: 3/11/2014

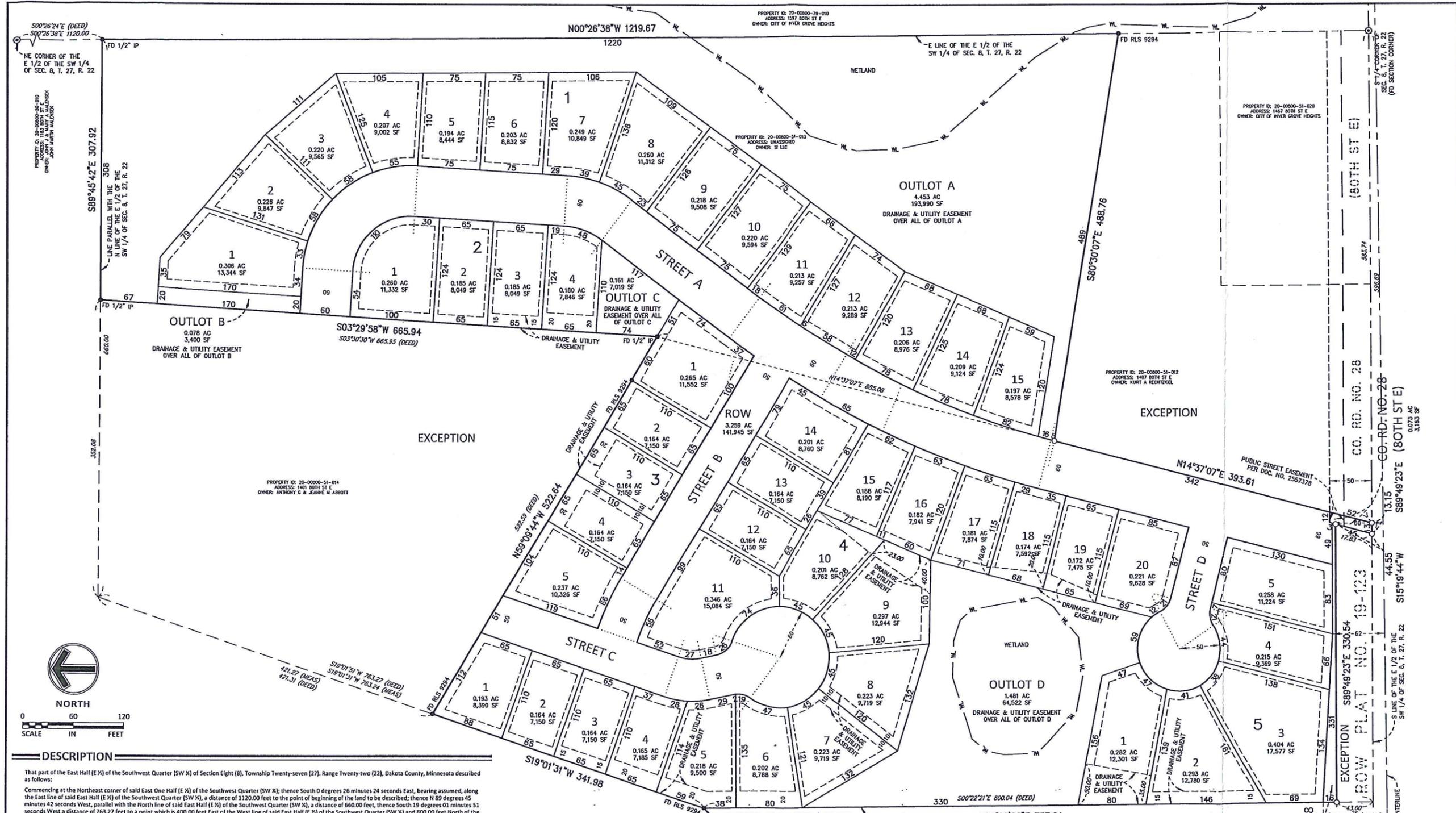
**Revision History**

No.	Date	By	Submittal / Revision
A	4/24/14	JRH	Changed lot layout

**Sheet Title**  
 Preliminary Plat

**Sheet No. Revision**  
 1/1 A

**Project No.** MER19880



**DESCRIPTION**

That part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Twenty-seven (27), Range Twenty-two (22), Dakota County, Minnesota described as follows:

Commencing at the Northeast corner of said East One Half (E 1/2) of the Southwest Quarter (SW 1/4); thence South 0 degrees 26 minutes 24 seconds East, bearing assumed, along the East line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), a distance of 1120.00 feet to the point of beginning of the line to be described; thence North 89 degrees 45 minutes 42 seconds West, parallel with the North line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), a distance of 660.00 feet; thence South 19 degrees 01 minutes 51 seconds West a distance of 763.27 feet to a point which is 400.00 feet East of the West line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) and 800.00 feet North of the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence South 0 degrees 22 minutes 21 seconds East and parallel with the West line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) a distance of 800.04 feet to the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence South 89 degrees 49 minutes 23 seconds East along the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), distance of 915.37 feet to the Southeast corner of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence North 0 degrees 26 minutes 24 seconds West along the East line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), a distance of 1521.65 feet to the point of beginning.

EXCEPT that part of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Twenty-seven (27), Range Twenty-two (22) described as follows:

Beginning at the Southeast corner of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence North 89 degrees 49 minutes 23 seconds West, bearing assumed, along the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), a distance of 583.74 feet; thence North 14 degrees 37 minutes 07 seconds East a distance of 393.61 feet; thence South 80 degrees 30 minutes 07 seconds East a distance of 488.78 feet to the East line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence South 0 degrees 26 minutes 24 seconds East along East line to the point of beginning.

AND EXCEPT that part of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Twenty-seven (27), Range Twenty-two (22), described as follows:

Commencing at the Southeast corner of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence North 89 degrees 49 minutes 23 seconds West, bearing assumed, along the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) a distance of 583.74 feet; thence North 14 degrees 37 minutes 07 seconds East a distance of 885.08 feet to the point of beginning of the line to be described; thence North 59 degrees 09 minutes 44 seconds West a distance of 522.59 feet; thence North 19 degrees 01 minutes 51 seconds East a distance of 421.31 feet to the point of termination of the following described line:

Commencing at the Northeast corner of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence South 0 degrees 26 minutes 24 seconds East, bearing assumed, along the East line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), a distance of 1120.00 feet to the point of beginning of the line to be described; thence North 89 degrees 45 minutes 42 seconds West, parallel with the North line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), a distance of 660.00 feet and then terminating.

Thence South 89 degrees 45 minutes 42 seconds East along the above described line, a distance of 352.08 feet; thence South 3 degrees 30 minutes 30 seconds West a distance of 665.95 feet to the point of beginning.

EXCEPT that part of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Twenty-seven (27), Range Twenty-two (22), described as follows:

AND SUBJECT TO AND TOGETHER WITH A 60 foot easement for road purposes over part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Twenty-seven (27), Range Twenty-two (22), being 30 feet on each side of the following described line:

Commencing at the Southeast corner of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence North 89 degrees 49 minutes 23 seconds West, bearing assumed, along the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) a distance of 583.74 feet; thence North 14 degrees 37 minutes 07 seconds East a distance of 885.08 feet to the point of beginning of the line to be described; said point hereinafter to be known as Point "A", which is also the center of a 60 foot radius cut de sac which also becomes part of this easement; thence South 14 degrees 37 minutes 07 seconds West a distance of 94.00 feet; thence on a tangential curve concave to the Northwest, radius of 1324.02 feet, a central angle of 8 degrees 37 minutes 58 seconds, a distance of 199.49 feet to a point of reverse curve; thence on said curve concave to the Southeast, radius of 1324.04 feet, a central angle of 8 degrees 37 minutes 58 seconds, a distance of 199.49 feet; thence South 14 degrees 37 minutes 07 seconds West, tangent to said curve, to the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) and then terminating according to the Government survey thereof.

**DEVELOPMENT SUMMARY**

AREA		
GROSS SITE AREA	877,568 SF	20.146 AC
LESS WETLAND	(60,493) SF	(1.389) AC
LESS CO RD NO. 28 R-O-W	(3,163) SF	(0.073) AC
NET DEVELOPABLE AREA	813,912 SF	18.684 AC
OPEN SPACE		
OUTLOT A	193,990 SF	4.453 AC
OUTLOT C	7,019 SF	0.161 AC
OUTLOT D	64,522 SF	1.481 AC
TOTAL OPEN SPACE	265,531 SF	6.095 AC
OUTLOT B	3,400 SF	0.078 AC
DEVELOPMENT STREET ROW	141,945 SF	3.259 AC
LOT SUMMARY		
NUMBER OF LOTS	49 LOTS	
OUTLOTS	4 OUTLOTS	

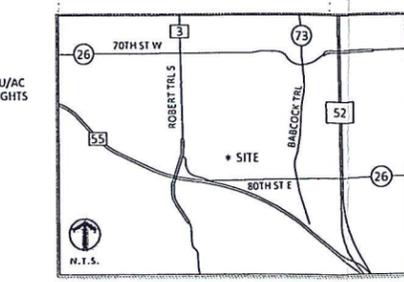
**DEVELOPMENT SUMMARY**

SETBACKS	
FRONT YARD	20 FEET MIN. & 30 FEET MAX.
REAR YARD	30 FEET
PROPOSED SIDE YARD	5/10 FEET
ZONING	
EXISTING ZONING	LOW MEDIUM DENSITY RESIDENTIAL 3-6 U/AC
PROPOSED ZONING	R-1C PUD - PER CITY OF INVER GROVE HEIGHTS

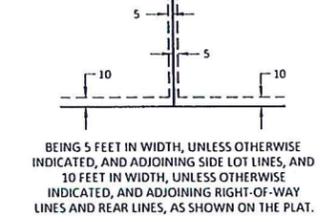
**DEVELOPMENT NOTES**

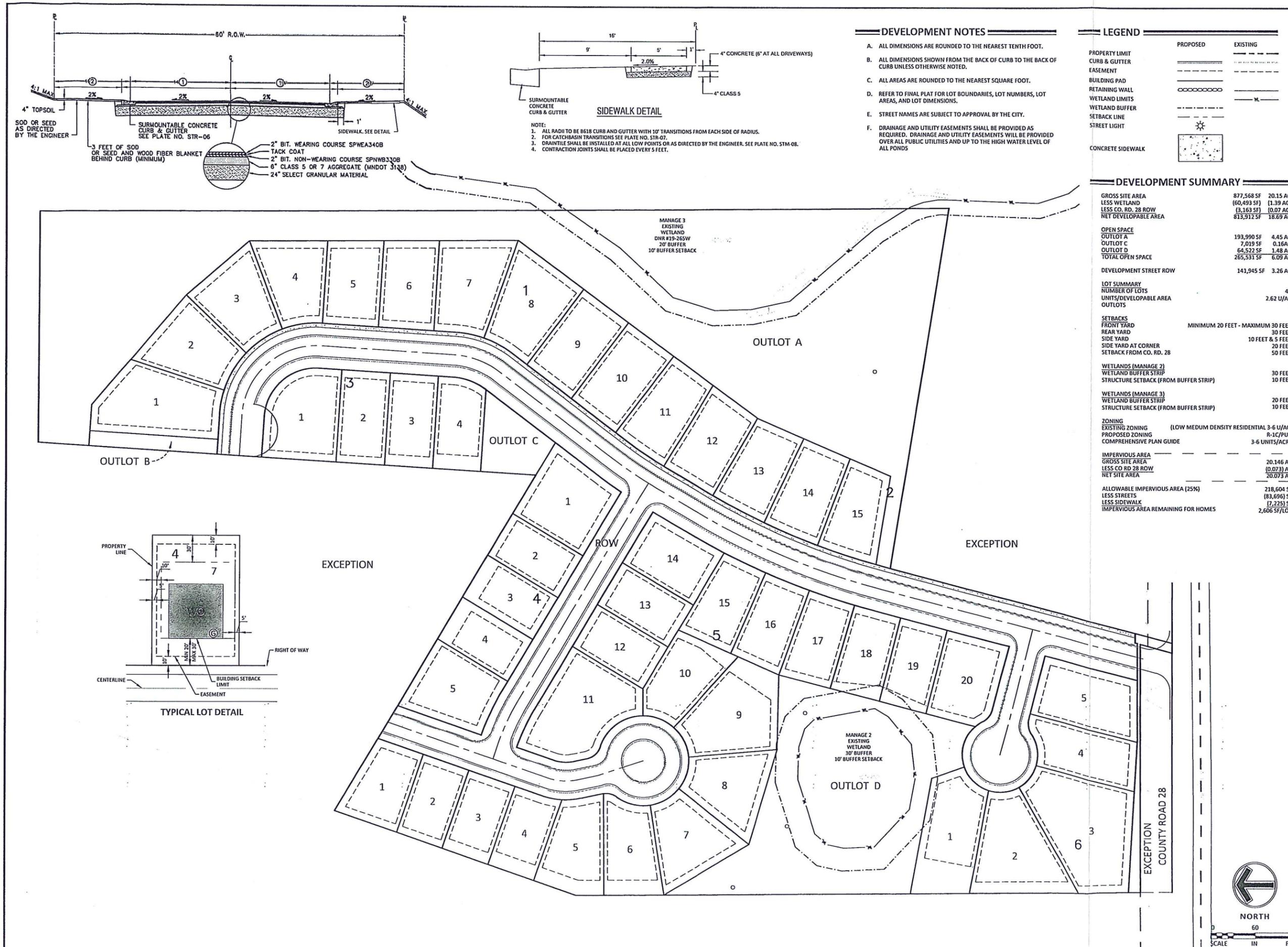
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO THE HIGH WATER LEVEL OF ALL PONDS.

**VICINITY MAP**



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)





**Client**  
**MERIDIAN**  
**LAND**  
**COMPANY**

**Project**  
**FOX GLEN**

**Location**  
**INVER GROVE**  
**HEIGHTS,**  
**MINNESOTA**

**Certification**

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Brian J. Johnson  
Registration No. 21829 Date: 03/24/2014

If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., Plymouth, MN office.

**Summary**

Designed: BJ Drawn: JN  
Approved: BJ Book / Page:  
Phase: PRELIMINARY Initial Issue: 03/17/2014

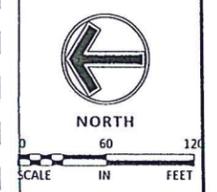
**Revision History**

No. Date By Submittal / Revision

**Sheet Title**  
**PRELIMINARY**  
**SITE PLAN**

**Sheet No. Revision**  
**C3.01**

**Project No. MER19880**



**LEGEND**  
 SITE BOUNDARY AREA: 20.15 AC  
 NET DEVELOPABLE AREA: 18.68 AC

DESIGNATED AREA	REQUIRED ACRES	PROPOSED ACRES
NATURAL AREA / OPEN SPACE (20% OF SITE)	3.74 AC	6.09 AC (33%)
UNDISTURBED NATURAL AREA / OPEN SPACE	1.87 AC	3.31 AC
DISTURBED NATURAL AREA / OPEN SPACE	1.87 AC	2.79 AC
CONTIGUOUS NATURAL AREA / OPEN SPACE (MIN. 100' WIDE)	2.81 AC	4.45 AC

**DEVELOPMENT NOTES**

- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL DIMENSIONS SHOWN FROM THE BACK OF CURB TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO THE HIGH WATER LEVEL OF ALL PONDS.

**LEGEND**

PROPOSED      EXISTING

PROPERTY LIMIT  
CURB & GUTTER  
EASEMENT  
BUILDING PAD  
RETAINING WALL  
WETLAND LIMITS  
WETLAND BUFFER  
SETBACK LINE  
STREET LIGHT

CONCRETE SIDEWALK

UNDISTURBED NATURAL AREA / OPEN SPACE

DISTURBED NATURAL AREA / OPEN SPACE

**mfra**  
 engineering surveying planning environmental

14800 28th Ave. N, Ste 140  
 Plymouth, Minnesota 55447  
 (763) 476.6010 telephone  
 (763) 476.8532 facsimile  
 www.mfra.com

**Client**  
 MERIDIAN  
 LAND  
 COMPANY

**Project**  
 FOX GLEN

**Location**  
 INVER GROVE  
 HEIGHTS,  
 MINNESOTA

**Certification**  
 I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Brian J. Johnson  
 Registration No. 21829 Date: 03/24/2014  
 If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., Plymouth, MN office.

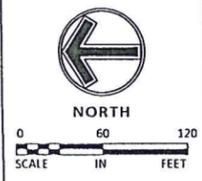
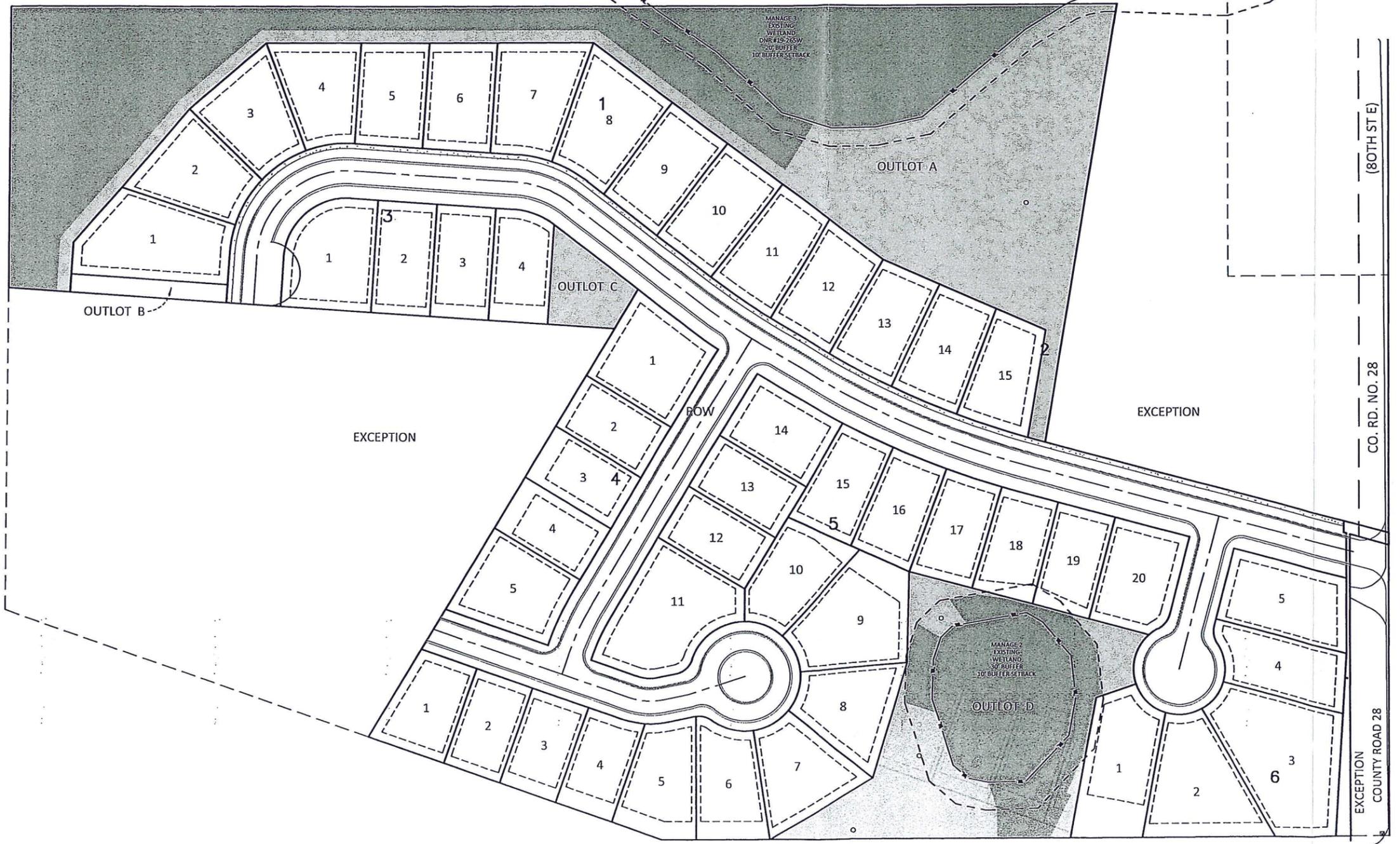
**Summary**  
 Designed: BJJ Drawn: JN  
 Approved: BJJ Book / Page:  
 Phase: PRELIMINARY Initial Issue: 03/17/2014

**Revision History**  
 No. Date By Submittal / Revision

**Sheet Title**  
 OPEN SPACE  
 PLAN

**Sheet No. Revision**  
 C3.02

**Project No.** MER19880





**UTILITY CONSTRUCTION NOTES**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR, BY CALLING GOPHER STATE ONE CALL AT (651)454-0002.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR

- WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
  4. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE

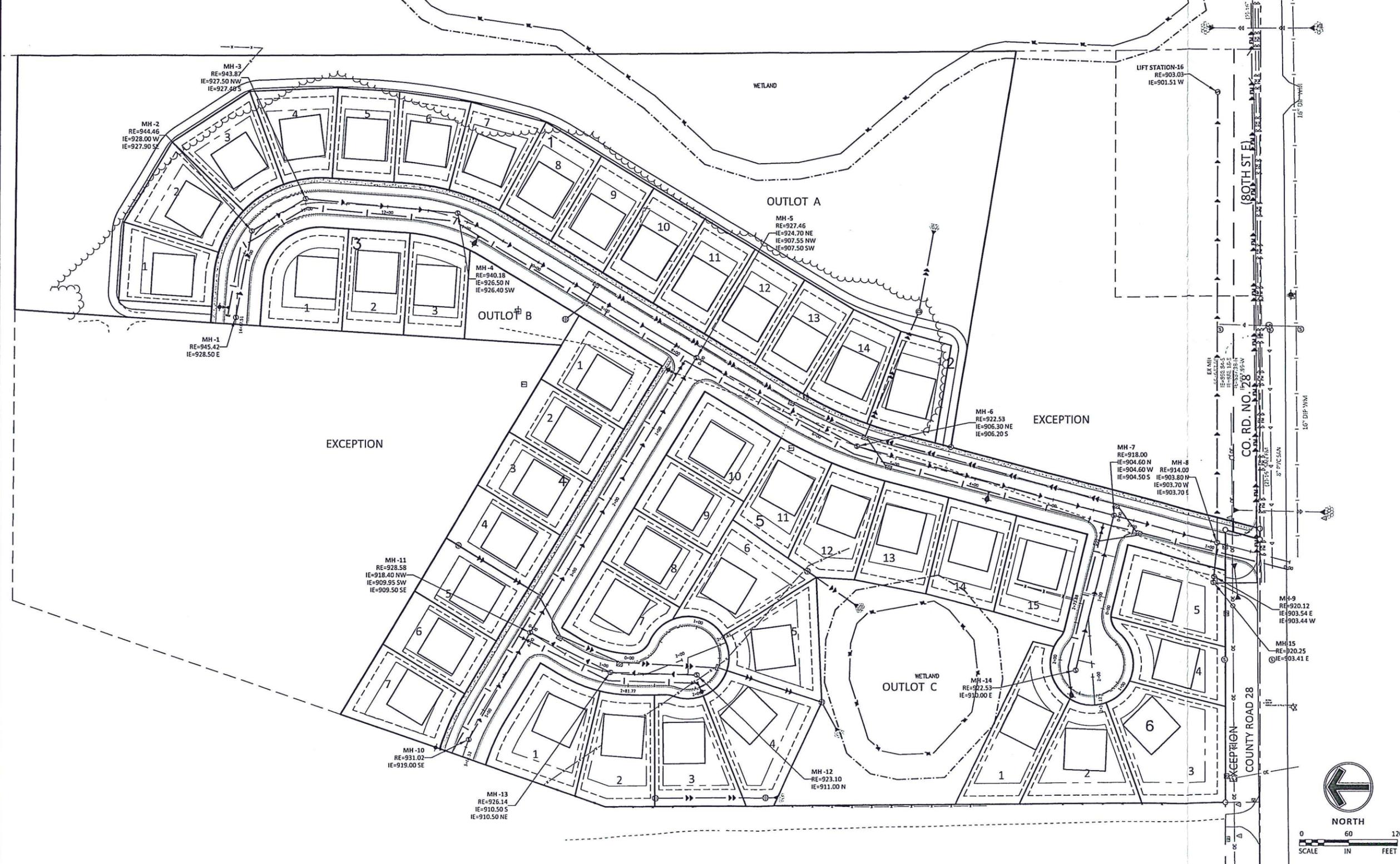
- DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
  6. PRIOR TO PLACEMENT OF AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDUM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE

- SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
7. THE TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS. HE WILL BE REQUIRED TO PROTECT THE TREES WHICH ARE TO BE SAVED TO BE SURE THAT EQUIPMENT IS NOT NEEDLESSLY OPERATED UNDER NEARBY TREES AND SHALL EXERCISE EXTREME CAUTION IN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, HE SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF THE OPERATION. SHOULD THE CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY

LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE DAMAGE. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.

**LEGEND**

PROPOSED	EXISTING
CURB & GUTTER	---
STORM SEWER	---
SANITARY SEWER	---
FORCEMAIN (SAN.)	---
WATERMAIN	---
EASEMENT	---
DRAIN TILE	---
GAS LINE	---
UG	---
UE	---
ELECTRIC	---
TELEPHONE	---



14800 28th Ave. N, Ste 140  
Plymouth, Minnesota 55447  
(763) 476.6010 telephone  
(763) 476.8532 facsimile  
www.mfra.com

**Client**  
MERIDIAN  
LAND  
COMPANY

**Project**  
FOX GLEN

**Location**  
INVER GROVE  
HEIGHTS,  
MINNESOTA

**Certification**  
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Brian J. Johnson  
Registration No. 21829 Date: 03/24/2014  
If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., Plymouth, MN office.

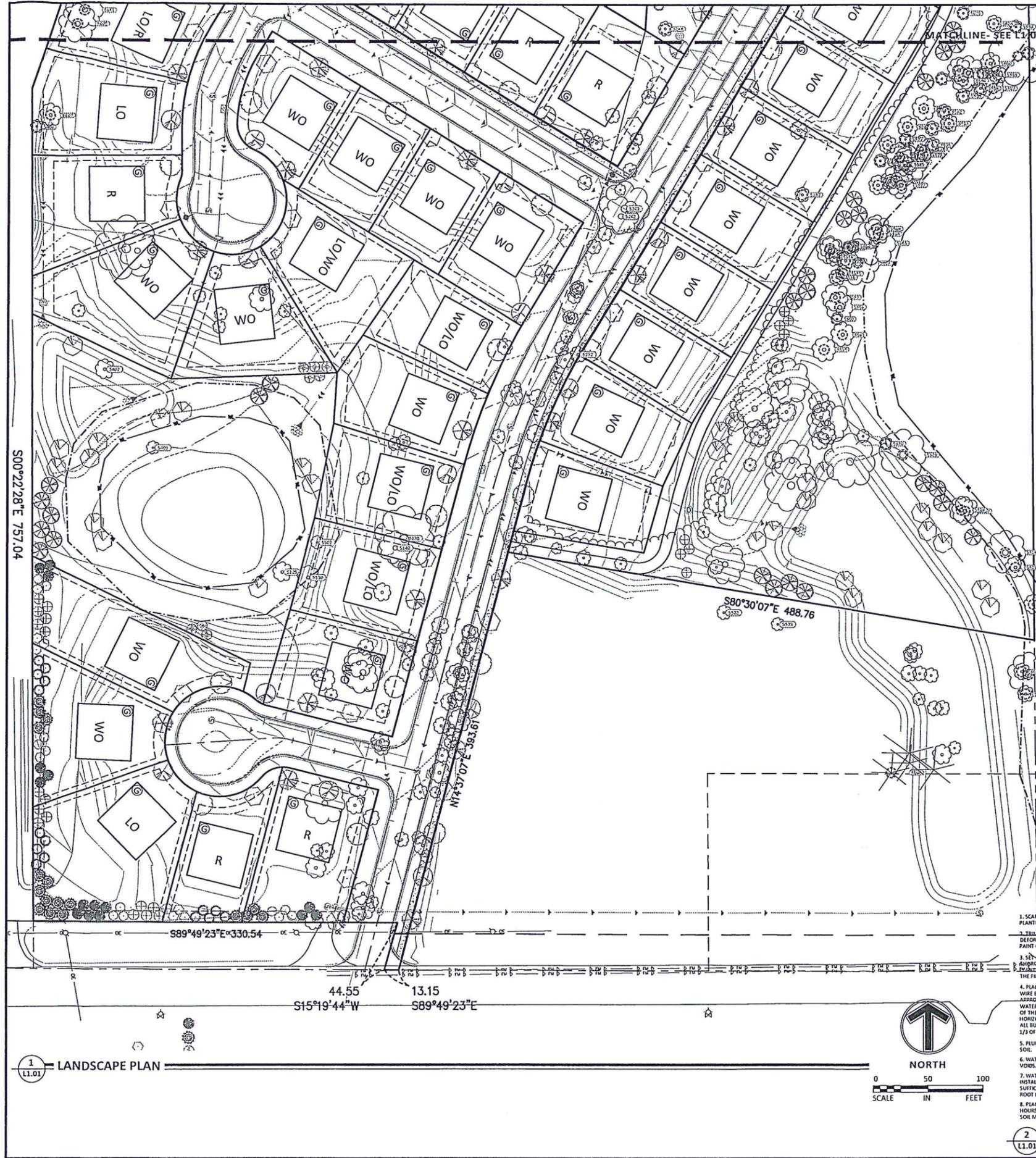
**Summary**  
Designed: BU Drawn: JN  
Approved: BU Book / Page:  
Phase: PRELIMINARY Initial Issue: 03/17/2014

**Revision History**  
No. Date By Submittal / Revision

**Sheet Title**  
PRELIMINARY  
UTILITY PLAN

**Sheet No. Revision**  
C6.01

**Project No.** MER19880



**LANDSCAPE PLAN SCHEDULE**

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
28		SUGAR MAPLE	Acer saccharum			
30		BOULEVARD LINDEN	Tilia americana 'Boulevard'	2.5" CAL.	B&B	FULL STR. LEADER, NO 1/4" CROTCH
27		SWAMP WHITE OAK	Quercus bicolor			
28		RED OAK	Quercus rubra			
30		PRAIRIE CASCADE WILLOW	Salix 'Prairie Cascade'	3.5" CAL.		
65		HACKBERRY	Celtis occidentalis			
7		AUTUMN BRILLIANCE SERVICEBERRY	Ambelachier x grandiflora 'Autumn Brilliance'	7" TALL	B&B	MULTIPLE LEADER (3 STEMS)
14		WHITESPIRE BIRCH CLUMP	Betula Populifolia 'Whitespire'	2" CAL.	B&B	SINGLE
		SPRING SNOW CRAB	MALLUS 'Spring Snow'	2" CAL.	B&B	SINGLE
19		NORWAY SPRUCE	Picea abies			
20		SCOTCH PINE	Pinus sylvestris			
22		BLACK HILLS SPRUCE	Picea glauca densata	12" HT.	B&B	FULL FORM TO GRADE
16		AUSTRIAN PINE	Pinus nigra			
26		NORWAY PINE	Pinus resinosa			

1. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

EXISTING CANOPY TREE      EXISTING EVERGREEN TREE

**CITY LANDSCAPE CODE**

THE MINIMUM PLANT REQUIREMENTS IN 1 TREE PER LOT WITH A MAXIMUM TREE SPACING OF 40' O.C. ALONG ROW

TREES REQUIRED = 116 TREES (2007 ROW) 40' \* 2'

TREES PROVIDED ON LANDSCAPE PLAN = 116 TREES (NEW TREES)

**TREE REPLACEMENT REQ.**

CAL. IN OF TREES REQUIRED = 780 CAL. IN

CAL. IN OF TREES PROVIDED ON LANDSCAPE PLAN = 787 CAL. IN

**GROUND COVER SCHEDULE**  
(FOR ALL SHEETS)

SYM.	TYPE	SEED MIX
	NATIVE WET PRAIRIE	BWSR W3
	WETLAND FRINGE	BWSR L6
	SOD	HIGHLAND SOD
	ROADSIDE TURFGRASS MIX	MNDOT 250

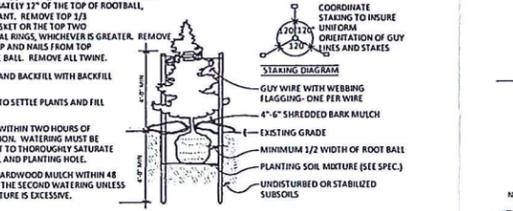
ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED TO BE SOD, WETLAND OR WETLAND BUFFER.

**PLANTING NOTES**

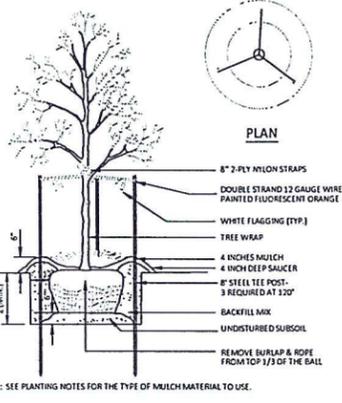
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE BUILDER RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE BUILDER.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE.
- ALL TREES MUST BE PLANTED AND MULCHED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. USE 4" FOR TREES, SHRUB BEDS, AND 3" FOR PERENNIAL GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- THE CONTRACTOR SHALL KEEP PAVERS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND COPPER STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-NOV. 1. EVERGREEN POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-OCT. 1. EVERGREEN B&B: APRIL 1-MAY 15; AUG. 21-SEPT. 15. TURF/LAWN SEEDING: APRIL 1-JUNE 1; JULY 20-SEPT. 20. NATIVE MIX SEEDING: APRIL 15-JULY 20; SEPT. 20-OCT. 20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEQUALIFIES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- ALL DISTURBED AREAS TO BE TURF SEEDING, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (HDPE) 3/4" X 1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2-7" ROLLED STEEL POSTS (MNDOT 3401) @ 180" O.C. (SEE STAKING DIAGRAM)

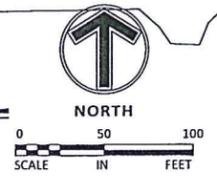


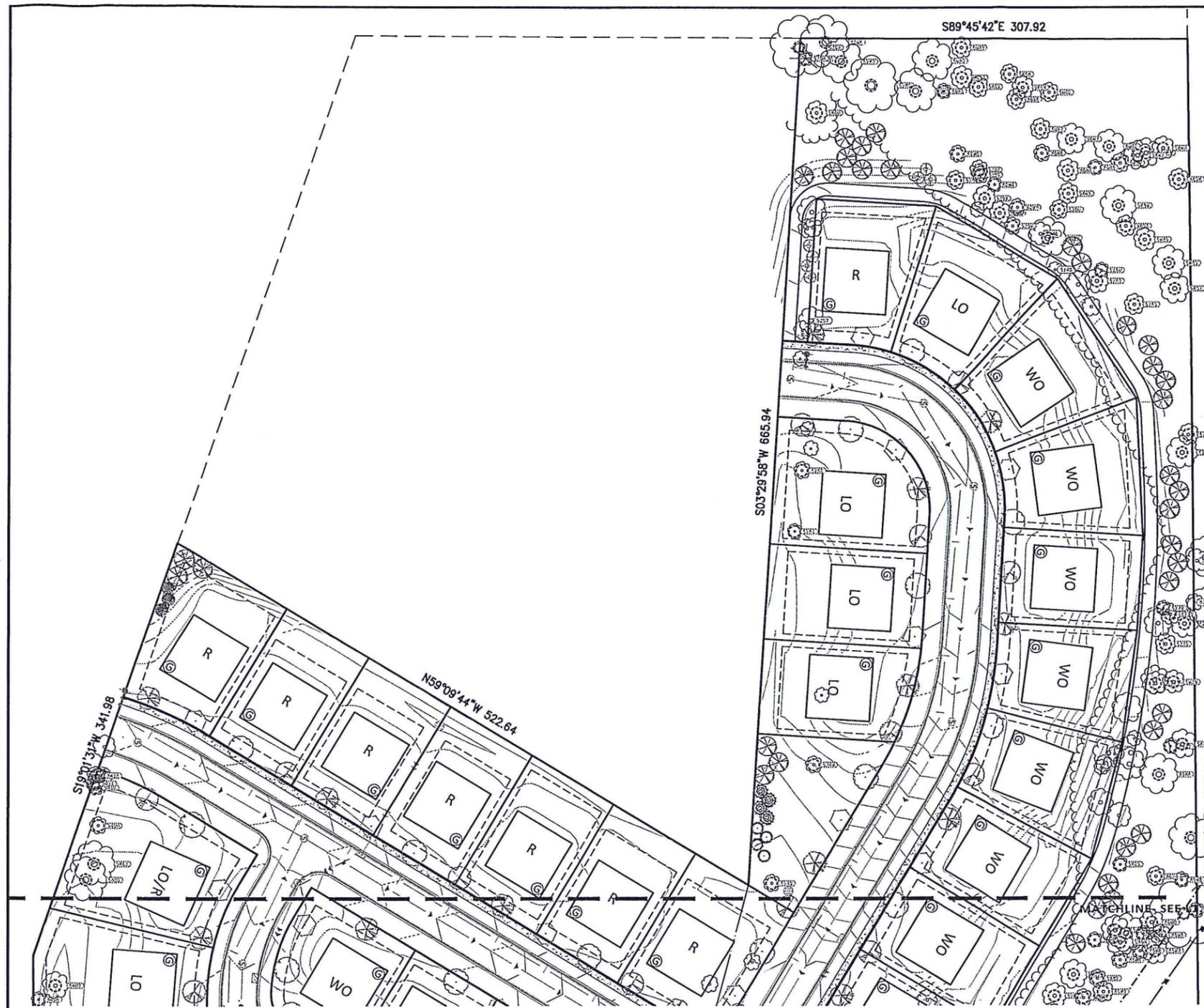
2 CONIFEROUS TREE PLANTING DTL.



3 DECIDUOUS TREE PLANTING DTL.

1 LANDSCAPE PLAN





SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
(Symbol)	28	SUGAR MAPLE	Acer saccharum			
(Symbol)	30	BOULEVARD LINDEN	Tilia americana 'Boulevard'	2.5\"/>		
(Symbol)	27	SWAMP WHITE OAK	Quercus bicolor			
(Symbol)	28	RED OAK	Quercus rubra			
(Symbol)	30	PRAIRIE CASCADE WILLOW	Salix 'Prairie Cascade'	3.5\"/>		
(Symbol)	65	HACKBERRY	Celtis occidentalis			
(Symbol)	7	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	7\"/>		
(Symbol)	14	WHITESPIRE BIRCH CLUMP	Betula Populifolia 'Whitespire'			MULTIPLE LEADER (3 STEMS)
(Symbol)	-	SPRING SNOW CRAB	MALUS 'Spring Snow'	2\"/>		
(Symbol)	19	NORWAY SPRUCE	Picea abies			
(Symbol)	20	SCOTCH PINE	Pinus sylvestris			
(Symbol)	22	BLACK HILLS SPRUCE	Picea glauca densata	12 HT.	B&B	FULL FORM TO GRADE
(Symbol)	16	AUSTRIAN PINE	Pinus nigra			
(Symbol)	26	NORWAY PINE	Pinus resinosa			

1. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

(Symbol) EXISTING CANOPY TREE (Symbol) EXISTING EVERGREEN TREE

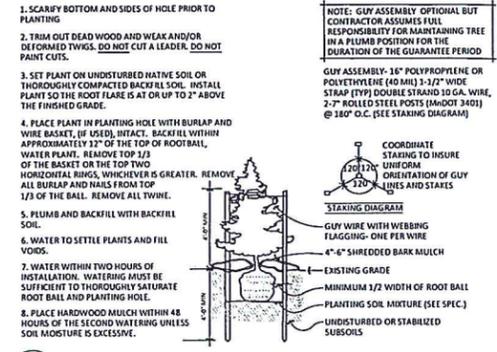
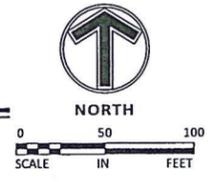
CITY LANDSCAPE CODE	
THE MINIMUM PLANT REQUIREMENTS IN 1 TREE PER LOT WITH A MAXIMUM TREE SPACING OF 40' O.C. ALONG ROW	
TREES REQUIRED =	116 TREES (200' ROW @ 40' O.C.)
TREES PROVIDED ON LANDSCAPE PLAN =	116 TREES (NEW TREES)

TREE REPLACEMENT REQ.	
CAL. IN OF TREES REQUIRED =	780 CAL. IN
CAL. IN OF TREES PROVIDED ON LANDSCAPE PLAN =	787 CAL. IN

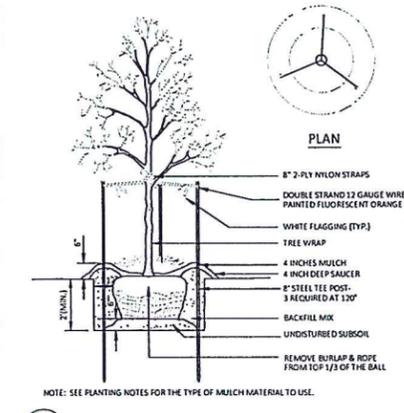
GROUND COVER SCHEDULE (FOR ALL SHEETS)		
SYM	TYPE	SEED MIX
(Symbol)	NATIVE WET PRAIRIE	BWSR W3
(Symbol)	WETLAND FRINGE	BWSR U6
(Symbol)	SOD	HIGHLAND SOD
(Symbol)	ROADSIDE TURFGRASS MIX	INDOT 250

- PLANTING NOTES**
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
  - ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
  - THE BUILDER RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
  - SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE BUILDER.
  - ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
  - EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE Drip LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" WT. ORANGE PLASTIC SAFETY FENCING IMMEDIATELY SUPPORTED BY STEEL FENCE POSTS 6" O.C. MAXIMUM SPACING.
  - ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE.
  - ALL TREES MUST BE PLANTED AND MULCHED AS SHOWN IN THE DETAILS.
  - ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
  - MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS OTHERWISE ON DRAWINGS. USE 4" FOR TREES, SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
  - THE PLANT TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
  - LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
  - THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEADED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
  - LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND Gopher STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
  - ALL PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
  - SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY EJECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-NOV. 1. DECIDUOUS B&B: APRIL 1-JUNE 1; AUG. 21-NOV. 1. EVERGREEN POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-OCT. 1. EVERGREEN B&B: APRIL 1-MAY 25; AUG. 21-SEPT. 15. TURF/LAWN SEEDING: APRIL 1-JUNE 1; JULY 20-SEPT. 20. NATIVE MIX SEEDING: APRIL 15-JULY 20; SEPT. 20-OCT. 20.
  - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
  - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
  - CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
  - ALL DISTURBED AREAS TO BE TURF SEED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

1 LANDSCAPE PLAN  
L1.02



2 CONIFEROUS TREE PLANTING DTL.  
L1.02



3 DECIDUOUS TREE PLANTING DTL.  
L1.02



P L A N N I N G   R E P O R T  
C I T Y   O F   I N V E R   G R O V E   H E I G H T S

---

REPORT DATE: April 30, 2014

CASE NO: 14-11PUD

HEARING DATE: May 6, 2014

APPLICANT: Biagini Properties

PROPERTY OWNER: Tony Weber

REQUEST: Final Plat, Preliminary and Final Development Plan, Rezoning, and Zoning Code Amendment

LOCATION: 8225 Argenta Trail

COMPREHENSIVE PLAN: P/I - Public/Institutional

ZONING: P, Institutional District

REVIEWING DIVISIONS: Planning  
Engineering

PREPARED BY:  Heather Botten  
Associate Planner

---

**BACKGROUND**

The applicants are proposing to construct a multi-use building approximately 9,400 square feet in size. The building would operate as a full service mortuary including a mausoleum, direct full body burials, cremation, gathering area, chapel, and dining area. The site currently operates as Minnesota's first "green" cemetery. A green cemetery involves burial in a natural manner with bio-degradable caskets or no caskets at all and with no headstones.

The original property, about 40 acres in size, was approved for a cemetery in 1975 (FKA Riverview Cemetery). In 2001, the plat of Gene Worrell Church Acres was approved. This plat consisted of three outlots that were planned for three different church sites. Outlots A & C are currently vacant. Outlot B (proposed property) is operating as a cemetery and has a single family home on the site that is slated to be removed.

The specific request includes the following:

- a. A **Final Plat** for a one lot, two outlot subdivision;
- b. A **Preliminary and Final PUD Development Plan** as required by the northwest area overlay district to allow a 9,400 square foot building and related improvements;
- c. A **Rezoning** of the property from P, Institutional to P, Institutional/ PUD;
- d. A **Zoning Code Amendment** to allow a crematorium, columbarium, and mortuary as an accessory use to a cemetery in the "P" district.

### EVALUATION OF THE REQUEST

The following land uses, zoning districts and comprehensive plan designations surround the subject property:

North-	Residential; zoned A, Agricultural; guided LMDR, Low-Medium Density Residential
South-	Vacant; zoned P, Institutional; guided P/I - Public/Institutional
West-	Vacant; zoned P, Institutional; guided P/I - Public/Institutional
East-	Residential; zoned A, Agricultural; guided LMDR, Low-Medium Density Residential

### FINAL PLAT

Lots and Block. Since the property has already been platted as an outlot it does not need to go through the preliminary plat process. The proposed final plat is a one lot, two outlot subdivision to be known as Prairie Oaks Memorial Eco Gardens. The site is 13.31 acres; Lot 1 would be 2.96 acres in size and the outlots would be the remainder. There are no minimum lot size or width standards in the Northwest Area, so no lot size review is necessary. To protect the cemetery from going tax forfeit as an outlot the City is requiring Outlots A and B be combined into one tax parcel with Lot 1 prior to building permit issuance.

Park Dedication. Park dedication is required based on the current fee schedule of \$7,000 per acre in the "P" district. Lot 1 is 2.96 acres which would have a park dedication fee of \$20,720. This fee is collected prior to plat release.

### REZONING

The property is located in the Northwest Area Overlay, therefore requiring all properties to be zoned as a PUD. The property is zoned P, Institutional and is proposed to be changed to P/PUD. The land uses allowed are the same in the P and the P/PUD zoning districts.

### ZONING CODE AMENDMENT

Currently the Zoning Code allows the following land uses:

Cemetery, including mausoleum:	Permitted in the P district
Church:	Permitted in the P district Conditional Use in the B-3 district
Crematorium:	Permitted in the B-2, B-3 and B-4 districts
Mortuary:	Permitted in the B-2, B-3 and B-4 districts

The applicants are requesting to amend the zoning code to allow a mortuary, columbarium, and crematorium as an accessory use to a cemetery. Staff believes the proposed use is a compatible use with a cemetery. The property is already zoned "P", it is an existing cemetery, it will retain

the natural open space for the benefit of the neighborhood and mortuaries and crematoriums are already allowed as permitted uses in the “B” commercial zoning districts.

Zoning District	“P”
Cemetery, including mausoleum Crematorium, Columbarium, & Mortuary	P A

**SITE PLAN REVIEW**

Impact on financial planning for NW area infrastructure improvements

To fund the utility improvements in the Northwest Area, the Council adopted a funding resource of collecting connection fees at time of development rather than assess properties. To cover the cost of the sewer, water and storm water improvements, there are connection fees paid at time of final plat and connection fees paid at time of building permit.

Water, sanitary sewer, and stormwater plat connection fees in the Northwest Area must be paid when 1) a property is platted, 2) a building permit is obtained, or 3) a connection is made, whichever occurs first. The plat connection fees are in addition to the building permit connection fees.

The plat connection fees are based on net developable area. The plat connection fees to be paid for the project are: (final numbers to be verified with Development Contracts)

Sewer Connection Fees	\$ 20,416.00
Water Connection Fees	\$ 12,800.00
Storm Water Connection Fees	\$ 31,484.00
 Total	 \$ 64,700.00

If Outlot A were to be developed in the future, the plat connection fees would be approximately \$160,000.

**NET DEVELOPABLE AREA**

Net developable area is defined as the area of a property remaining after excluding those portions that are either: a) encumbered by right-of-way for arterials roads as defined in the IGH Comprehensive Plan; or b) lying below the ordinary high water level of public waters; or c) lying within the boundaries of delineated wetlands; or d) bluffs in shoreland areas; or e) land to be

dedicated for public park needs. Based on this definition, the proposed project area contains approximately 2.96 net developable acres.

General Project Data	Square Feet	Acres
Gross Project Area – Lot 1	128,935	2.96
Delineated Wetlands	-	0.00
Public Water Bodies (PWI)	-	0.00
Bluffs in Shoreland Area	-	0.00
Planned “Arterial” Road Right of Way	-	0.00
<b>Total Net Developable Area</b>	<b>128,935</b>	<b>2.96</b>

**NATURAL AREA/OPEN SPACE**

Section 10-13J-5. D. establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area the project contains the following:

	Square Feet	Required Acres	Proposed Acres
<i>Total Net Developable Area</i>	<i>128,935</i>		<i>2.96</i>
Minimum Open Space Required = 20% of net area	25,787	0.59	0.95 (41,565 sq ft)
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	19,340	0.44	0.95 (41,565 sq ft)
Area to be undisturbed = 50% of required open space (estimated)	12,894	0.30	0.61 (26,500 sq ft)

The site design of Prairie Oaks Eco Gardens has prioritized the open space areas along the perimeter of the property. The site complies with or exceeds all of the open space requirements. The open space buffer is enhanced since the property is surrounded to the north, east and south with planned open space/ cemetery.

Setback Standards. The building setbacks meet and exceed code requirements. The closest neighboring home located to the north would be about 500 feet away from the proposed structure.

Impervious Surface/Building Coverage. The maximum impervious surface standard in the Northwest area for non-residential properties is 70%. The proposed site is less than 68%

impervious surface, meeting the code requirements. The “P” district allows up to 20% building coverage. The proposed building would be at about 7.2% building coverage.

Access/Parking. The minimum required off street parking spaces shall be no less than 75% of the minimum parking required by the Zoning Code. Pervious paving material shall be used for the portion of parking over the minimum required. The maximum allowed off street parking spaces shall be no more than 100% of the minimum parking required in the Zoning Code.

The Zoning Code requires 1 space for each 3.5 seats of design capacity. The maximum occupant load is 144, allowing a minimum of 31 spaces and a maximum of 41 parking spaces. The project has 53 parking spaces proposed, with an additional 10 spaces proposed for the future.

The applicant is requesting flexibility from the PUD requirements to construct 53 (future 63) spaces whereas 41 spaces is the maximum. Staff believes the intent of the ordinance is to control large unused commercial parking lots from being over-parked. This request is different than a large commercial building and staff is comfortable with the proposed parking. However, 31 spaces is the minimum parking required; all parking spaces above the 31 space minimum shall be constructed with pervious paving material. A revised parking plan is required demonstrating the pervious parking stalls.

The applicant is proposing one main access off of Auburn Path. The applicant is working with the City to determine how far Auburn Path will have to be constructed.

Landscaping. Based on the perimeter of the property, the applicants are required to plant the equivalent of 27 trees to meet the landscaping requirements. The applicants are proposing to plant 30 maple, oak, and spruce trees, along with seven flowering crab trees. The site would also have a variety of shrubs. The proposed plan meets and exceeds the landscaping requirements.

Exterior Materials. The proposed building material of horizontal log siding complies with code requirements.

Lighting. There is no parking lot lighting proposed. All building lighting shall be designed so as to deflect light away from any adjoining public streets. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Signage. All signage must comply with the signage allotment for the “P” zoning district. Signage is not approved with this plan review and would be reviewed with the submittal of a sign permit.

Fencing/Screening. There are no screening or fencing requirements.

Any roof top mechanical equipment shall be substantially screened from view from roads. Large scale ground mounted mechanical equipment shall be screened from view with adequate landscape material.

Grading and Drainage. Engineering has reviewed the plans and has been working with the applicant on storm water and grading requirements. Engineering has made some recommendations on conditions that should be added to the approval; these conditions are included in the list of conditions at the end of the report. The Developer shall plat the existing drainage pond and easement as an outlot and dedicate to the City for use for future offsite drainage from Argenta Trail right-of-way and adjacent development. An engineering consultant, Emmons and Olivier Resources (EOR), is working with the Developer to incorporate NW Area green infrastructure and low impact design techniques. EOR has drafted a memo with suggested storm water best management practices to use for this development. These comments are required to be considered as part of the final PUD plan submittal. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.

#### Streets

Street right-of-way widths will have to meet the standards as identified in the Northwest Area Overlay.

Street connectivity was considered for this project. Engineering is working with the applicant on right-of-way and land acquisition requirements for Auburn Path. The Developer is required to meet these conditions as part of the final plan and plat submittal approved by the City Engineer.

#### Utilities

The property does not have City water and sewer available to the site. The building will be well and septic. The applicant shall comply with all necessary state and local permits for the well and septic.

Other Agency Review. This request was sent to Dakota County for review. Dakota County did not have any comments.

The City does not have specific regulations pertaining to the operation of cemeteries and crematoriums. The Minnesota Department of Health is the regulatory agency. State licenses are required to operate a crematory, a funeral establishment, and to practice mortuary science. Prior to operation the applicant shall obtain all necessary federal, state, and local permits including, but not limited to the Mn Dept. of Health. At this time, the MPCA does not require air permits for crematoriums.

#### Agreements

The Developer and Owner shall enter into a Development Contract, Stormwater Facilities Maintenance Agreement and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All of the agreements will be approved by the City Council.

**ALTERNATIVES**

The Planning Commission has the following actions available for the request:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following actions should be taken:
- Approval of the **Final Plat** for a one lot, one outlot subdivision to be known as Prairie Oaks Memorial Eco Gardens subject to the following conditions:
    1. Park dedication shall be a cash contribution for Lot 1 of \$20,720 to be paid by the property owner at time of plat release.
  - Approval of the **Rezoning** of the property from P, Institutional to P, Institutional/ PUD
  - Approval of the **Zoning Code Amendment** to allow a crematorium, columbarium, and mortuary as an accessory use to a cemetery in the "P" district.
  - Approval of a **Preliminary and Final PUD Development Plan** as required by the northwest area overlay district to allow a 9,400 square foot building and related improvements subject to the following conditions:
    1. The final plat and accompanying plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	dated 05/02/14
Civil Plan Set	dated 05/02/14
Drainage and Grading Plan	dated 05/02/14
Landscape Plan	dated 05/02/14
Elevation Plans	dated 05/02/14
Building Layout	dated 05/02/14
    2. A Development Contract shall be prepared by the City Attorney and executed by both the City and the property owner.
    3. A storm water facility maintenance agreement and other associated agreements for the development shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities.
    4. The Developer shall plat the existing drainage pond and easement as an outlot and dedicate to the City.

5. Prior to any work being done on the site, an Engineering cash escrow and letter of credit shall be submitted to the City to ensure the proper construction of the improvements and to review the drainage modeling.
6. The developer shall meet all the conditions outlined in the City Engineers recommendations and Emmons and Olivier Resources recommendations and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
7. Any roof top mechanical equipment shall be substantially screen from view from roads. Large scale ground mounted mechanical equipment shall be screened from view with adequate landscape material.
8. All parking lot and building lighting on site shall be a down cast “shoe-box” style or cut-off style and the bulb shall not visible from property lines.
9. All plans shall be subject to the review and approval of the Fire Marshal.
10. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
11. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
12. Outlots A & B shall be combined into one tax parcel with Lot 1 prior to the issuance of the building permit.
13. Park dedication shall be a cash contribution for Lot 1 of \$20,720 to be paid by the property owner at time of plat release.
14. A revised parking plan shall be reviewed and approved by the Planning Department demonstrating pervious parking stalls.

**B. Denial.** If the Planning Commission does not favor the proposed applications or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

**RECOMMENDATION**

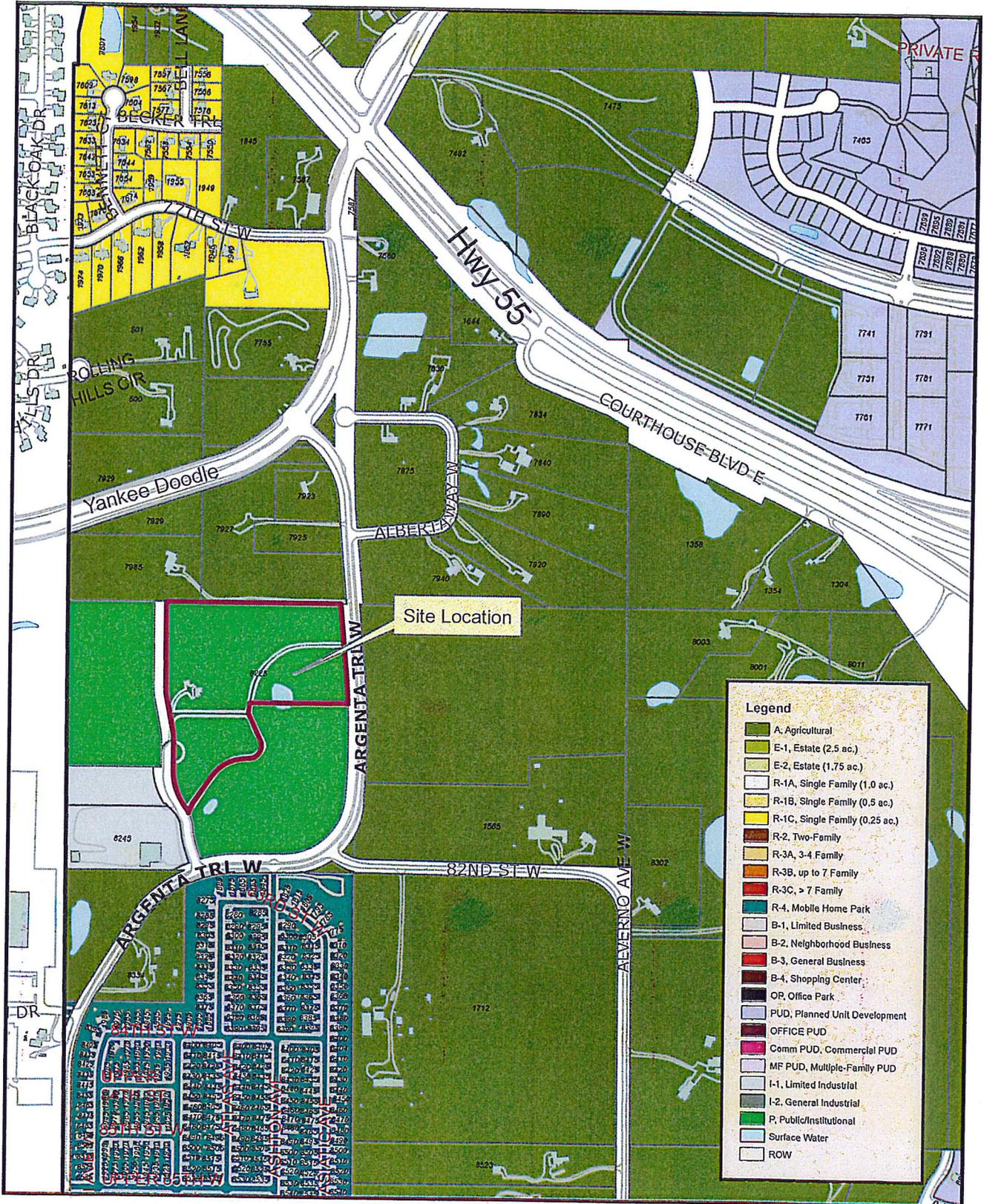
The project complies with nearly all performance standards of the Northwest Area. Flexibility request has been made for the number of parking stalls; staff supports this request.

Staff recommends approval all four requests with the conditions listed in Alternative A.

- Attachments:
- a- Zoning and Location Map
  - b- Applicant Narrative
  - c- Preliminary Plat
  - d- Site Plan
  - e- Drainage and Grading Plan
  - f- Landscape Plan
  - g- Elevation Plans
  - h- Building Layout
  - i- Information on green cemeteries
  - j- Neighbor Letter



# 8225 Argenta Trail



N  
  
 Map not to scale

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is to be used for reference purpose only. The City of IGH is not responsible for any inaccuracies herein contained.

Exhibit A  
 Zoning and Location Map



Friday, March 21, 2014

To whom it may concern,

Please be advised that I, Tony Weber, am the person who owns a certain piece of property located at 8225 Argenta Trail in Inver Grove Heights, MN. I have been operating under the name – Prairie Oaks Memorial Eco Gardens, LLC. We have operated as a “green” cemetery – (no metal or concrete in or above ground is allowed – no toxic chemicals such as formaldehyde based embalming fluid is allowed in the ground).

We are in the process of procuring all licenses and permits required to allow us to run a full service mortuary that will include – direct full body burials, cremations and a celebration of life center. In addition to the cemetery – we wish to include a columbarium within our building that allow for the placement of “cremains” within a “niche” – upon completion of the building.

We are intending to place the land into a land conservancy which will insure the land to be forever a park like setting with continuous foresting of the burial area and ultimately be a park, available to the public including benches and picnic tables with the preservation of the land and wild life habitat maintained to allow for a sustained wild life area to be enjoyed by the public.

This will be Minnesota’s first “green” cemetery, although as a result of our efforts we are seeing some other local cemeteries making space available for “green” burials – calling themselves “Hybrid Cemeteries”. Along with my family, we are very committed to a sustainable park like area into perpetuity with the establishment of a perpetual care fund that will allow for the maintenance of the area – forever.

Our feeling is that there is no need to contaminate the soul or ground water to have a successful burial service that continues to maintain the dignity and serenity of a celebration of life of loved ones.

Incidentally, the interest in “green” burials and the Celebration of Life Center has vastly exceeded our expectations.

Respectfully,

A handwritten signature in cursive script that reads "Tony Weber".

Tony Weber  
Prairie Oaks Memorial Eco Gardens

Cemetery Address: 8225 Argenta Trail - Inver Grove Heights, MN 55077

Corporate Address: 1025 Dodd Road - West St. Paul, MN 55118

[www.mnagreengraves.com](http://www.mnagreengraves.com) - (651) 300 - 9549

**PRELIMINARY COPY  
UNRECORDED AS OF 5-02-1**

# PRAIRIE OAKS MEMORIAL ECO GARDENS

KNOW ALL PERSONS BY THESE PRESENTS: That Prairie Oaks Memorial Eco Gardens, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Inver Grove Heights, County of Dakota, State of Minnesota:

Outlot B, GENE WORRELLS CHURCH ACRES, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as PRAIRIE OAKS MEMORIAL ECO GARDENS and does hereby dedicate to the public for public use forever the public way and the drainage and utility easements as shown on this plat. Also dedicating to the County of Dakota the right of access onto County Road No. 63 as shown on this plat.

In witness whereof said Prairie Oaks Memorial Eco Gardens, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: Prairie Oaks Memorial Eco Gardens, LLC.

Tony D. Weber, Sole member

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Tony D. Weber, as sole member of Prairie Oaks Memorial Eco Gardens, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

My Commission Expires \_\_\_\_\_

I, Blake L. Rivard, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Blake L. Rivard, Land Surveyor  
Minnesota License No. 19421

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Blake L. Rivard, a Licensed Land Surveyor.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires January 31, 20\_\_\_\_

CITY OF INVER GROVE HEIGHTS

Reviewed by the Planning Commission of the City of Inver Grove Heights: this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, Chairperson

\_\_\_\_\_, Secretary

We do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City Council of Inver Grove Heights, Minnesota, approved this plat.

\_\_\_\_\_, Mayor

\_\_\_\_\_, City Clerk

DAKOTA COUNTY SURVEYOR

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Todd Tollefson, P.L.S.  
Dakota County Surveyor

COUNTY TREASURER-AUDITOR

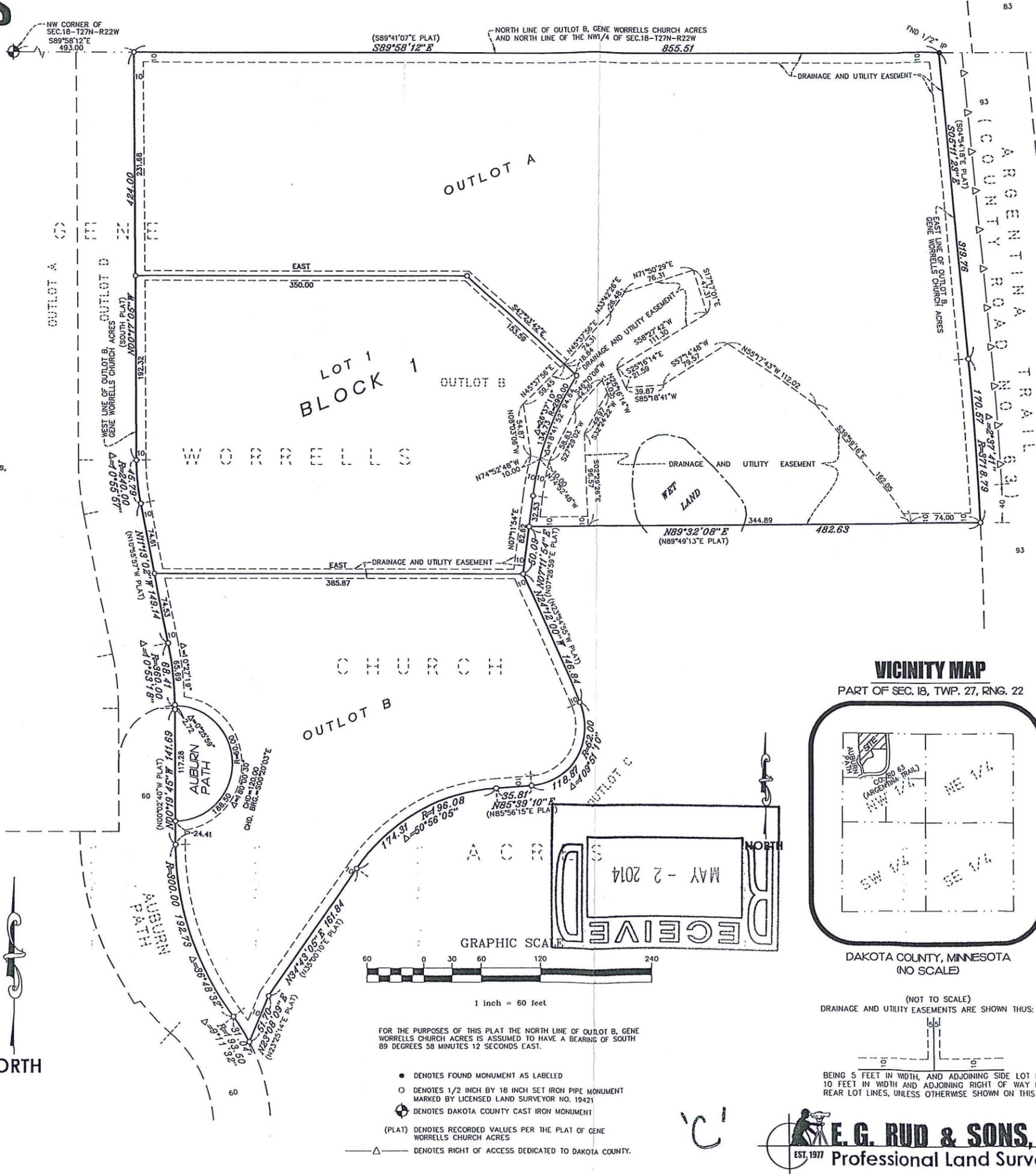
I hereby certify that the taxes for the year 20\_\_\_\_ for the land description this plat as PRAIRIE OAKS MEMORIAL ECO GARDENS have been paid and no delinquent taxes are due and transfer entered on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County Treasurer-Auditor  
Dakota County, Minnesota

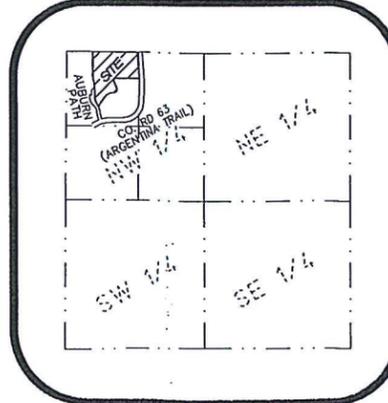
COUNTY RECORDER

Document Number \_\_\_\_\_  
I hereby certify that this instrument was filed in the office of the County Recorder for record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded in Book \_\_\_\_\_ of \_\_\_\_\_ on page \_\_\_\_\_.

County Recorder  
Dakota County, Minnesota

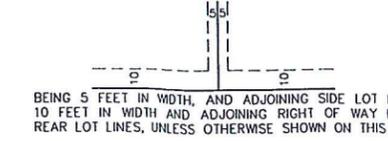


**VICINITY MAP**  
PART OF SEC. 18, TWP. 27, RNG. 22



DAKOTA COUNTY, MINNESOTA  
(NO SCALE)

(NOT TO SCALE)  
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

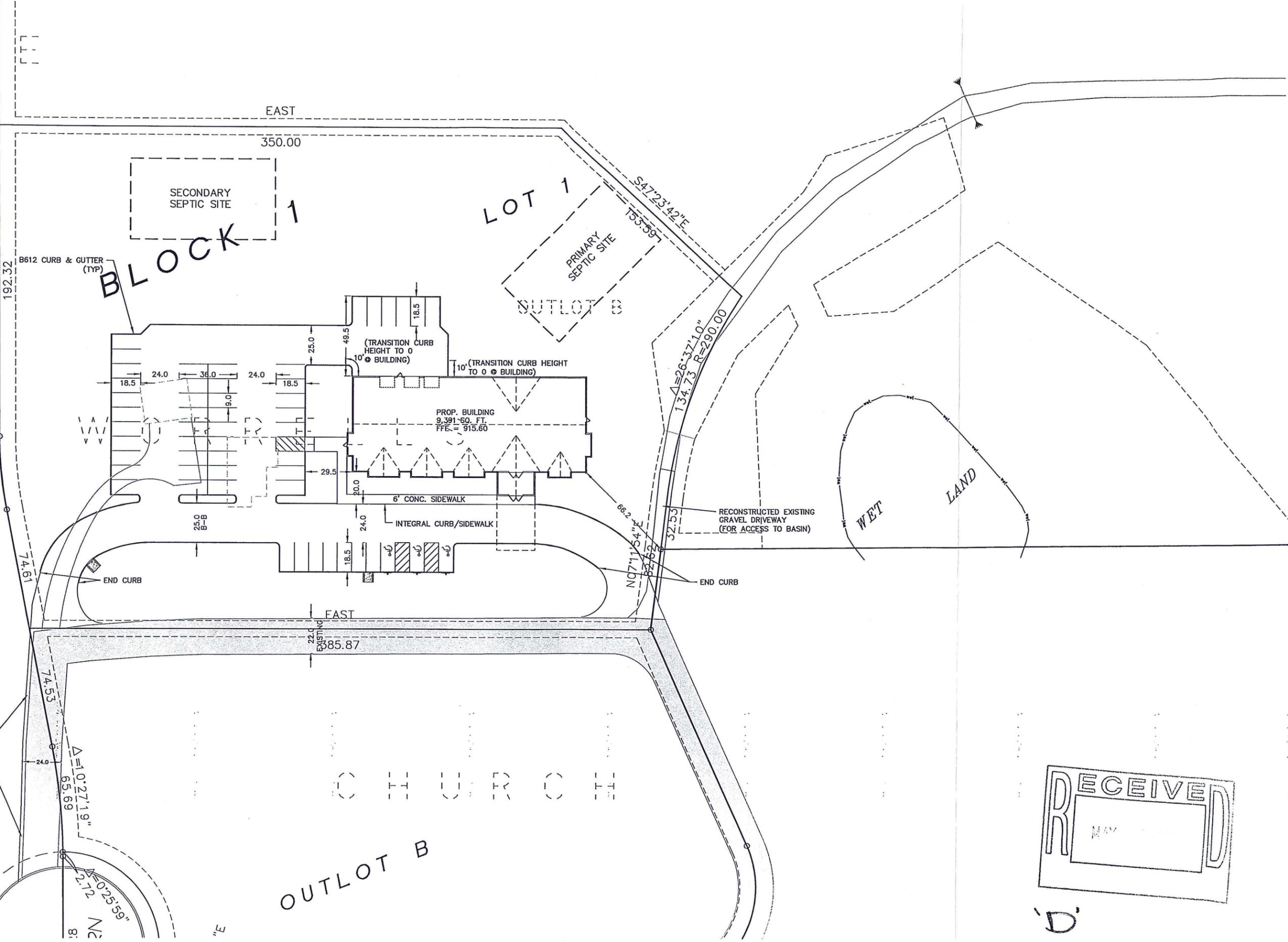


FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF OUTLOT B, GENE WORRELLS CHURCH ACRES IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 58 MINUTES 12 SECONDS EAST.

- DENOTES FOUND MONUMENT AS LABELED
- DENOTES 1/2 INCH BY 18 INCH SET IRON PIPE MONUMENT MARKED BY LICENSED LAND SURVEYOR NO. 19421
- ⊕ DENOTES DAKOTA COUNTY CAST IRON MONUMENT
- (PLAT) DENOTES RECORDED VALUES PER THE PLAT OF GENE WORRELLS CHURCH ACRES
- △ DENOTES RIGHT OF ACCESS DEDICATED TO DAKOTA COUNTY.

**E. G. RUD & SONS,**  
EST. 1917 Professional Land Surveyors

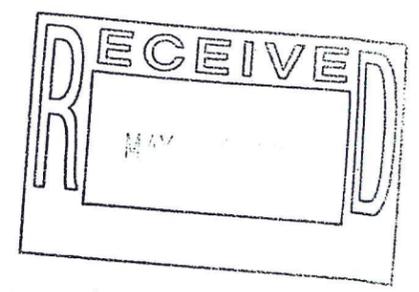
OUTLOT A (G)  
 OUTLOT D



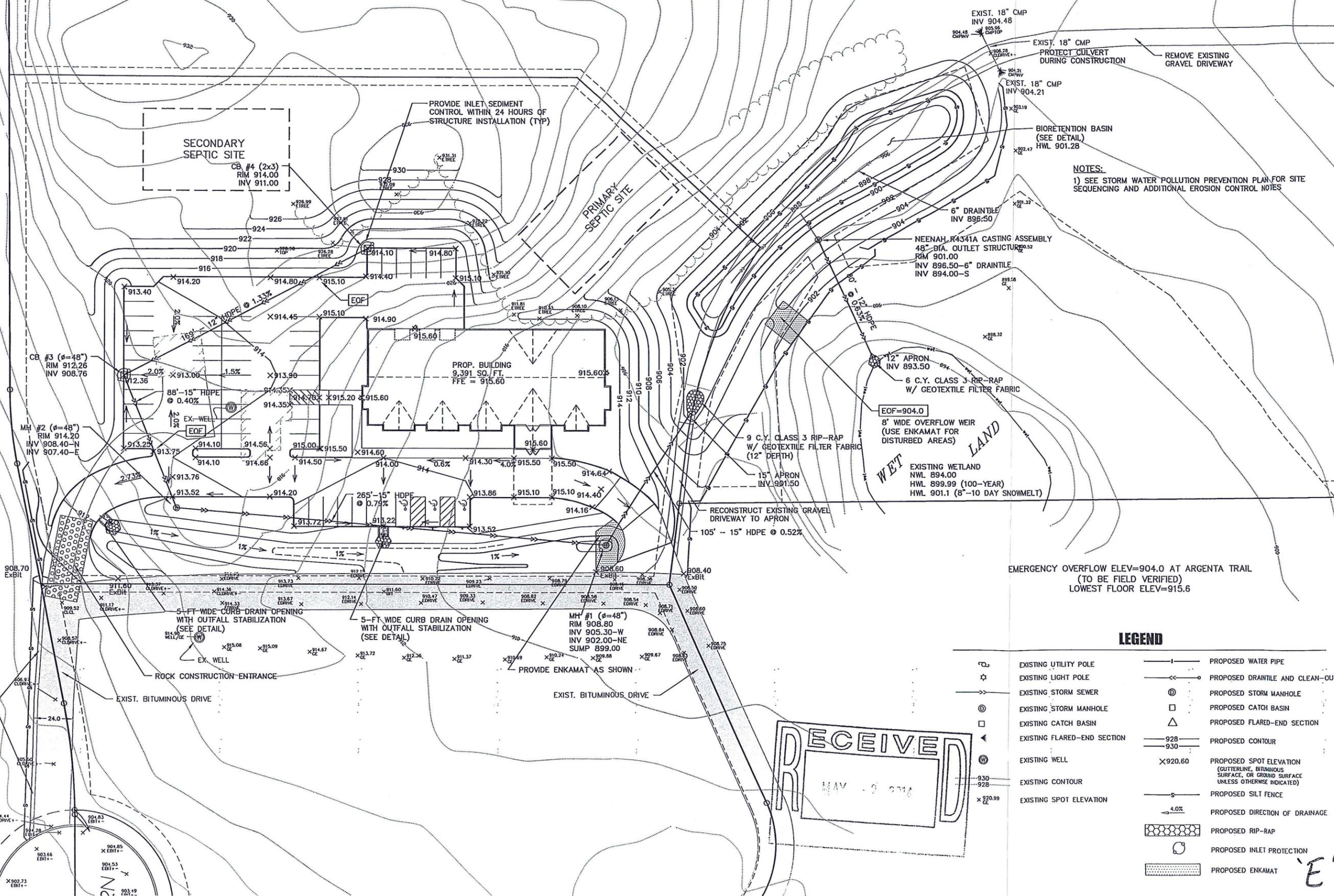
WIDEN EXISTING  
 ENTRANCE ROAD, TO  
 24-FOOT WIDTH



Know what's below.  
 Call before you dig.



CIVIL SITE PLAN  
 PRAIRIE OAKS - MEMORIAL ECO GARDENS

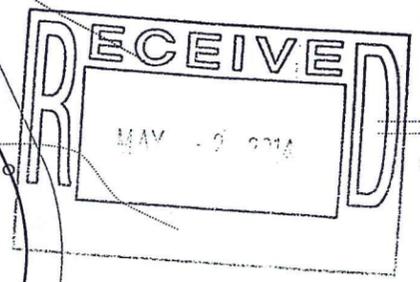


NOTES:  
 1) SEE STORM WATER POLLUTION PREVENTION PLAN FOR SITE SEQUENCING AND ADDITIONAL EROSION CONTROL NOTES

EMERGENCY OVERFLOW ELEV=904.0 AT ARGENTA TRAIL  
 (TO BE FIELD VERIFIED)  
 LOWEST FLOOR ELEV=915.6

LEGEND

⊙	EXISTING UTILITY POLE	— —	PROPOSED WATER PIPE
☆	EXISTING LIGHT POLE	— — —	PROPOSED DRAINTILE AND CLEAN-OUT
— — —	EXISTING STORM SEWER	⊙	PROPOSED STORM MANHOLE
⊙	EXISTING STORM MANHOLE	□	PROPOSED CATCH BASIN
□	EXISTING CATCH BASIN	△	PROPOSED FLARED-END SECTION
◀	EXISTING FLARED-END SECTION	—928—	PROPOSED CONTOUR
⊙	EXISTING WELL	—930—	PROPOSED CONTOUR
—930—	EXISTING CONTOUR	×920.60	PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
×920.60	EXISTING SPOT ELEVATION	— —	PROPOSED SILT FENCE
		←4.0%	PROPOSED DIRECTION OF DRAINAGE
		⊙	PROPOSED RIP-RAP
		⊙	PROPOSED INLET PROTECTION
		⊙	PROPOSED ENKAMAT



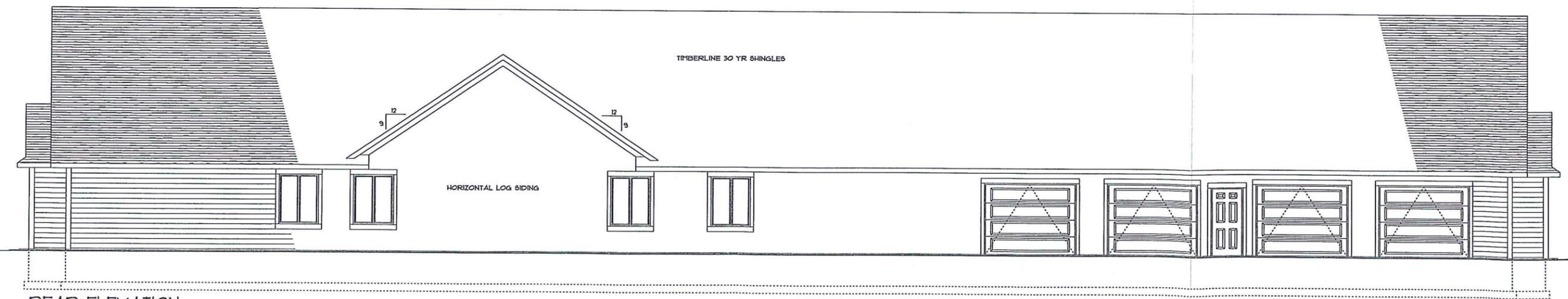
811  
 Know what's below.  
 Call before you dig.

GRADING, DRAINAGE AND EROSION CONTROL PLAN  
 PRAIRIE OAKS - MEMORIAL ECO GARDENS





**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

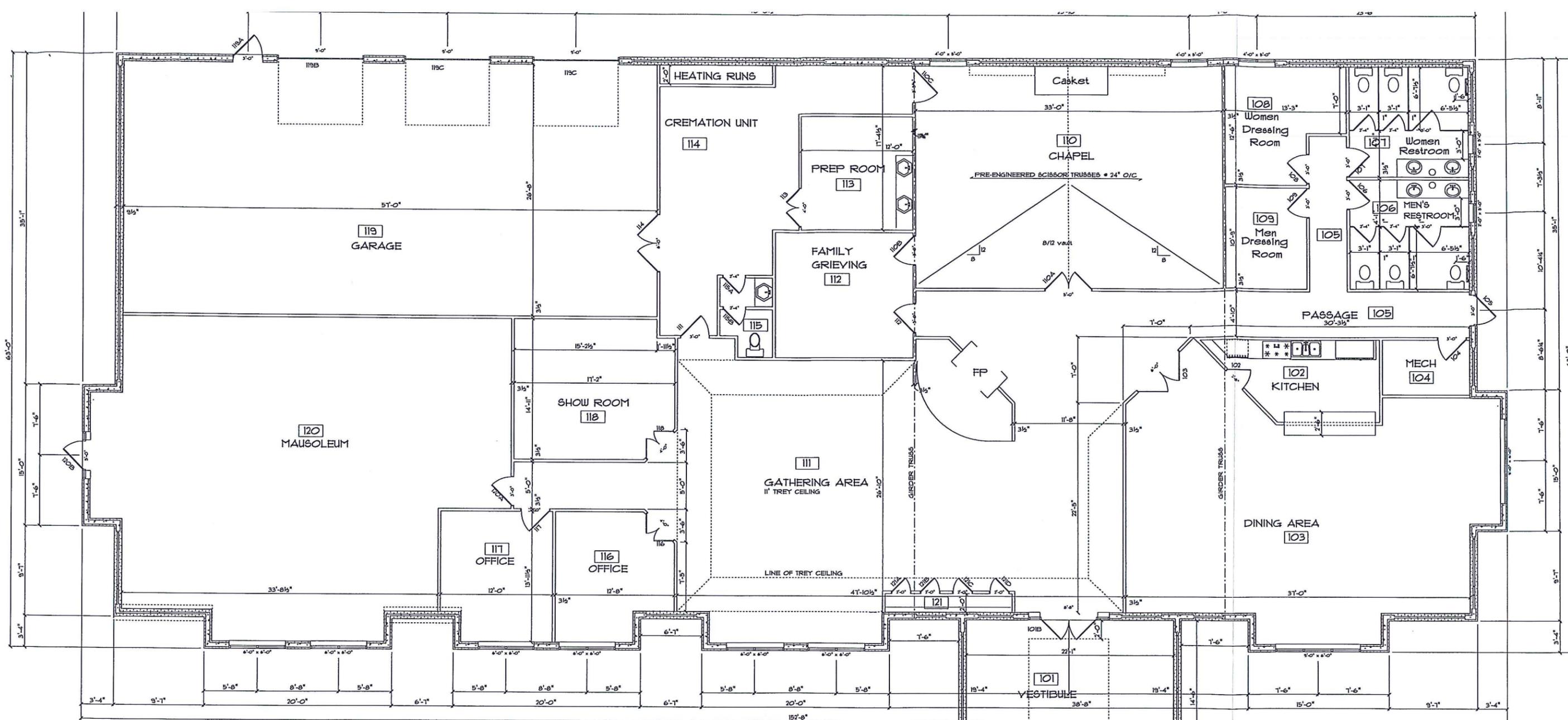
TOP OF VICE FORM  
8'-9"  
TOP OF SLAB  
3'-3"  
TOP OF FOOTING  
1'-0"

TIMBERLINE 30 YR SHINGLES

HORIZONTAL LOG SIDING

RECEIVED  
MAY - 2014

G



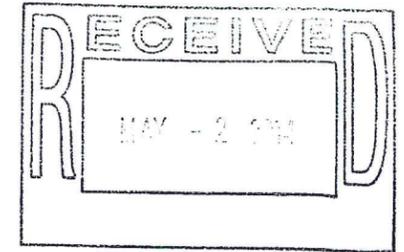
**MAIN FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**AREAS:**  
1475 SQFT FINISHED AREA  
1581 SQFT GARAGE  
343 SQFT VESTIBULE  
9405 SQFT TOTAL

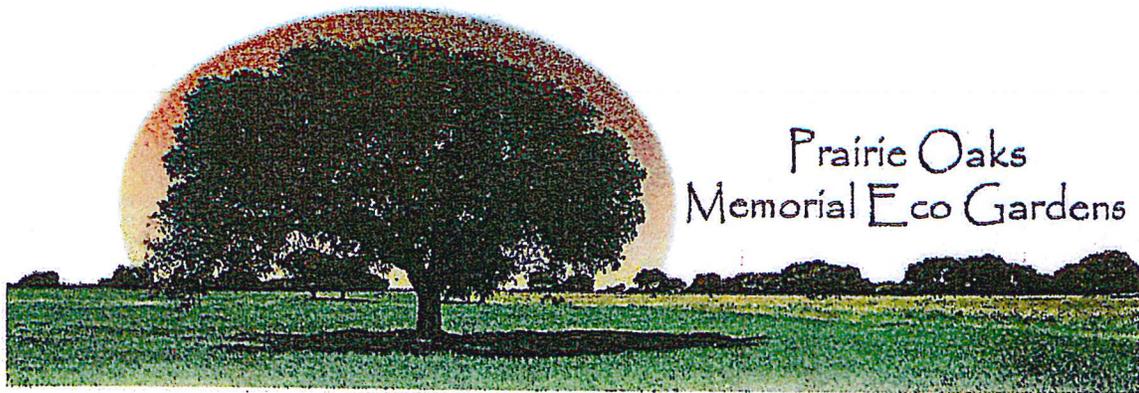
1. ALL CONTRACTORS BIDDING THIS PROJECT SHALL VISIT THE SITE TO REVIEW CONDITIONS WHICH MAY EFFECT THE WORK OF THEIR TRADE.
2. ALL SIGNAGE SHALL BE FURNISHED AND ARRANGED FOR BY THE OWNER.
3. DIMENSIONS ARE FROM STRUCTURAL FACE OF CONCRETE BLOCK, METAL OR WOOD STUDS, BRICK OR CONCRETE UNLESS NOTED OTHERWISE.
4. F I I FIRE EXTINGUISHERS AS SHOWN - VERIFY TYPE, SIZE & LOCATION WITH THE LOCAL FIRE MARSHAL.
5. SEE PROJECT MANUAL FOR P.M./DETAILS, ABBREVIATIONS, MATERIAL INDICATIONS AND REFERENCE SYMBOLS.
6. ALL ENTRY SYSTEMS, TOILET ROOMS, ETC. SHALL COMPLY WITH THE STATE OF MINNESOTA AND FEDERAL "ADA" REQ'S.

7. VERIFY ALL COLORS, FINISHES AND MATERIAL SELECTIONS WITH THE OWNER PRIOR TO ORDERING SAME.
8. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2x STUDS W/ 5/8" TYPE "X" GYPSUM WALL BOARD ON EACH SIDE TO ENSURE 1 HOUR FIRE CONSTRUCTION WHERE REQUIRED. INSULATE WALLS WITH COMPRESSION FIT FIBERGLASS BATT INSULATION FOR SOUND.
9. PROVIDE WATER RESISTANT GYPSUM WALL BOARD OR DURA ROCK BEHIND AND ADJACENT TO ALL PLUMBING WALLS, FIXTURES ETC. AND AT ALL FINISHED SKYLIGHT LOCATIONS.
10. F I I - 4'-0" x 4'-0" x 3/4" PHONE SERVICE BOARD IN THE EQUIPMENT ROOM OR WHERE INDICATED ON THE PLAN.
11. ALL HEATING/VENTILATION, PLUMBING, FIRE SPRINKLER AND ELECTRICAL WORK SHALL BE DRAWN, DETAILED, CALCULATED AND CERTIFIED AS REQUIRED FOR SUBMITTAL TO LOCAL AND STATE AGENCIES HAVING JURISDICTION OVER THE WORK. EACH SUCCESSFUL M/P/E BIDDER SHALL PROVIDE THE REQUIRED ENGINEERING SUBMITTALS PRIOR TO PERFORMANCE OF HIS/HER WORK.
12. ALL EXTERIOR DOORS TO BE INSULATED, WEATHERSTRIPPED AND PROVIDED WITH CONTINUOUS ALUMINUM THRESHOLDS.
13. INSULATE ALL TOILET ROOM WALLS AND ABOVE CEILINGS AS REQ'D W/ FULL THICK FIBERGLASS BATT INSULATION FOR SOUND.
14. OCCUPANCY LOAD: 144 PERSONS

Minimum Clearance 13'6"  
CAR PORT  
100



H



## What is a green burial?

Simple and natural. Green burial, or natural burial, ensure the burial site remains as natural as possible in all respects. Interment of the bodies is done in a bio-degradable casket, shroud, or a favorite blanket. No embalming fluid, no metal caskets and no concrete vaults.

## Why have a green burial?

It is clear that nature has intended that our bodies be reunited with the earth. All organisms that have lived have died and returned to the soil...only to be recycled into new life. Constant microbial activity in the soil breaks everything down. Nature creates no waste. Everything is recycled.

In keeping with your personal values, a natural burial site for you, family, even pets, promotes growth of native trees, shrubs and wildflowers, in turn bringing birds and other wildlife to the area. Water is not wasted, nor are pesticides and herbicides used in attempts to control nature. Instead, a green cemetery allows nature take its course. Planting native trees, shrubs and indigenous wild flowers in your loved one's honor promotes habitat restoration. To encourage land preservation, a green cemetery grants a conservation easement for the burial site.

## Burial vs Cremation

A green burial is a cremation alternative, and a viable alternative to "traditional" burial practices in the United States. It is an earth friendly option when considering burial. Many families choose cremation because it's seen as more environmentally friendly than traditional burial. Embalming, expensive sealed caskets and burial vaults are not required by law. Though traditional memorial parks may require them, a green cemetery or memorial nature preserve does not. The simplicity of a green burial is in tune with nature and need not be expensive.

Until recently, interment in an environmentally friendly burial ground was not an option. Now we can consider and encourage a natural burial, helping to preserve open spaces throughout the United States. This will increasingly become a preferred alternative.

Choosing a green burial now relieves your loved ones of the distress that comes in having to make difficult, and often costly, decisions after your passing. Involve your friends and family now, so difficult decisions do not need to be made in a time of grief.

'I'

# Minnesota's First Green Cemetery

Prairie Oaks Memorial Eco Gardens is located south of Minneapolis and southwest of St. Paul in Inver Grove Heights between Hwy 55 and Hwy 149 on Argenta Trail. It sits on a knoll that offers a view of Minneapolis skyline and is only a short drive from anywhere in the metro area. Prairie Oaks stands as one of the few remaining green spaces in the burgeoning suburbs. It is surrounded by grasslands and an oak savannah that support many species of wildlife.

## Make History. Make a Difference.

Make an environmental legacy at Prairie Oaks Memorial Eco Gardens, Minnesota's first Green cemetery! Prairie Oaks, as a land restoration project, will provide habitat for wildlife, a more diverse ecosystem and more meaningful burial option for people who want to leave an environmental legacy. Green cemeteries do not allow toxic embalming fluids, metal caskets, concrete vaults or standing grave markers. Green cemeteries are green spaces. They look like parks. Prairie Oaks will be planted with a variety of trees, native grasses and wildflowers which will be nourished by the graves of outdoor enthusiasts, environmentalists and folks who just think green burial makes sense.

## A Greener Way To Go

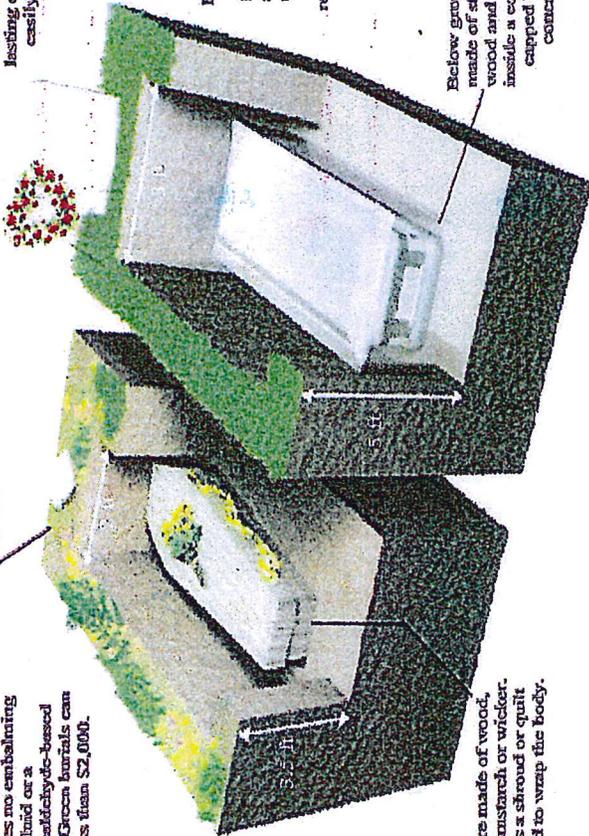
**Natural Burial**  
The natural, or green, burial method starts with the body preparation, which uses no embalming fluid or a nonformaldehyde-based formula. Green burials can cost less than \$2,000.

A green grave site is a natural setting, more closely resembling a prairie.

**Standard Burial**  
Burials use formaldehyde embalming and long-lasting caskets. They can easily cost \$10,000-\$15,000.

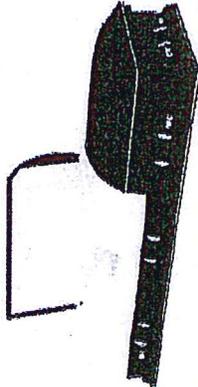
A standard grave site, often landscaped and well-maintained, features large headstones made of granite or flat bronze. Fertilizer and pesticides are used on the grass, and toxins are released into the air by ongoing maintenance.

Below ground, a casket made of steel, finished wood and copper rests inside a concrete vault capped by a thick concrete lid.



## Traditional Burial

Traditional burial puts 827,000 gallons of embalming fluid, 30 million board feet of tropical rainforest wood, 90,000 tons of steel for caskets and 14,000 tons of steel for vaults, 2,700 tons of copper and bronze and 1.6 million tons of concrete in the earth yearly.



## Green Burial

- No embalming
- Biodegradable casket
- Simple pine box or urn
- No treated metals or concrete
- Natural stone or tree markers



**Heather Botten**

**Subject:** FW: Proposed Crematory and Cemetery on Argenta Trail

Begin forwarded message:

**From:** "Jansen, David E." <[djansen@asap.net](mailto:djansen@asap.net)>  
**Date:** April 28, 2014 at 6:17:34 PM CDT  
**To:** "[gtourville@ci.inver-grove-heights.mn.us](mailto:gtourville@ci.inver-grove-heights.mn.us)" <[gtourville@ci.inver-grove-heights.mn.us](mailto:gtourville@ci.inver-grove-heights.mn.us)>  
**Cc:** "[tbartholomew@invergroveheights.org](mailto:tbartholomew@invergroveheights.org)", "[ipiekarskikrech@ci.inver-grove-heights.mn.us](mailto:ipiekarskikrech@ci.inver-grove-heights.mn.us)" <[ipiekarskikrech@ci.inver-grove-heights.mn.us](mailto:ipiekarskikrech@ci.inver-grove-heights.mn.us)>, "[jmueller@invergroveheights.org](mailto:jmueller@invergroveheights.org)" <[jmueller@invergroveheights.org](mailto:jmueller@invergroveheights.org)>, "[dmadden@ci.inver-grove-heights.mn.us](mailto:dmadden@ci.inver-grove-heights.mn.us)" <[dmadden@ci.inver-grove-heights.mn.us](mailto:dmadden@ci.inver-grove-heights.mn.us)>  
**Subject:** **Proposed Crematory and Cemetery on Argenta Trail**

Dear Mayor Tourville and Members of the City Council:

I am writing you ahead of the planning commission meeting on 5/6 and the council meeting on 5/12 regarding a proposed Crematory, Funeral Home and Cemetery on Argenta Trail.

I am opposed to this project for many reasons. I live at 7985 Argenta Trail which obviously makes me biased since the development is literally in my front yard. I believe however, there has not been a fair evaluation of the project in terms of impact to the surrounding community.

1. If one looks at the 2030 city plan for the area, the project would be surrounded almost entirely by residential development. I understand the land is currently zoned for institutional public use. If the zoning can be changed to commercial for this development why can't the city look at re-zoning as residential for future development. The planning commission seems more concerned with finding a use for the land than guiding the proper development of the area.
2. No one has done any research from what I can tell regarding traffic and parking around the facility. I am sure you all have been in or stuck behind a 50 car funeral procession. When I asked the planning department about this it was clear they are making assumptions about the site. The developer may say the don't expect traffic because of the type of development but before recommending rezoning these questions should have been asked.
3. I have concerns about the potential health risks of the crematory. I understand this is a state matter but at the same time there is no reason to put a business like this in the middle of residential homes. High levels of mercury being the primary issue. Why the overall concept of a "green" burial sounds attractive the gas used to fire the furnace and the remains placed in the ground will leave a lasting

impact on the area.

4. No thought seems to have been given in terms of property devaluation. This type of installation will detract many home buyers from considering to purchase in the area. In addition it will further stunt residential development. This development will not blend into the area, it will stick out with billowing smoke and increased traffic.

I have contacted my neighbors and plan on attending both meetings. I just want the council to know there are people in the area that oppose this planned change in zoning.

Thank you for your time regarding this matter.

Sincerely

David Jansen  
7985 Argenta Trl  
Inver Grove Heights  
952-212-8491