

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA**

**TUESDAY, July 15, 2014 – 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
  
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR JULY 1, 2014**
  
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**
  - 3.01 CITY OF INVER GROVE HEIGHTS - CASE NO. 14-23VAC**  
Consider the Vacation of certain public drainage and utility easements within the plat of Argenta Hills.  
  
Planning Commission Action \_\_\_\_\_
  
- 4. OTHER BUSINESS**

Reminder of meeting date change for the August 6, 2014 meeting
  
- 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, July 1, 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  
Bill Klein  
Dennis Wippermann  
Joan Robertson  
Annette Maggi

Commissioners Absent: Harold Gooch (excused)

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

### **APPROVAL OF MINUTES**

The minutes from the June 17, 2014 Planning Commission meeting were approved as submitted.

### **CONCORD CROSSROADS 2004, LLC – CASE NO. 14-21PUD**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat for a two-lot subdivision to be known as Concord Crossroads 2<sup>nd</sup> Addition, and a vacation and rededication of various easements, for the property located at 9008 Cahill Avenue. 25 notices were mailed.

#### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the landowner is requesting to divide the Concord Crossroads property into two lots for the purpose of providing more opportunity potential. One lot would contain the former Bank of the West building and the other would contain the strip center building. To achieve this, the applicant is requesting approval of a preliminary and final plat and the vacation of existing public drainage and utility easements within the old plat and rededication on the new plat. The applicant would also be dedicating separate private cross parking, access and utility easement. Access to the project will continue as it exists today. Engineering is requiring a site line easement document for the triangle area at the corner of Cahill Avenue and Cheney Trail to prevent any traffic visibility encroachments in this area. Staff recommends approval of the requests with the conditions listed in the report.

Commissioner Simon asked if staff received comments from any of the neighbors.

Mr. Hunting replied they had not.

Commissioner Wippermann asked if the hydrant access easement was a new requirement.

Mr. Hunting replied in the affirmative, stating the engineering and utility departments would like to get the hydrants in public easements when possible so they can control and maintain the hydrants.

Commissioner Wippermann asked if the City had problems with property owners restricting access for hydrant maintenance.

Mr. Hunting replied he was not aware of any past problems.

Commissioner Wippermann stated he was only questioning it because developing procedures and processes where there are no problems would result in additional time and cost to the City and the applicant.

Commissioner Robertson asked staff to clarify the private cross easements being required.

Mr. Hunting advised that in a shared development the cross easements would put on record that each lot can use the access points even though they may not be directly on their parcel.

**Opening of Public Hearing**

Sue Tarasar, Sunde Land Surveying, 9001 East Bloomington Freeway, advised she was available to answer any questions.

Chair Hark asked if she read and understood the report.

Ms. Tarasar replied in the affirmative.

Commissioner Simon asked if the applicants were aware of Condition No. 4 regarding approvals necessary for any new signage.

Ms. Tarasar replied in the affirmative.

Steve Johnson, 9293 Cheney Trail, asked what the former Bank of the West building could be used for.

Mr. Hunting replied there was a specific set of lower intensity service commercial uses that would be allowed in the Limited Neighborhood Business District, such as another bank, service retail, etc.

Commissioner Klein stated they would be limited by the small amount of parking available.

Mr. Johnson asked if the applicants were proposing to increase the size of the parking lot.

Chair Hark replied that physically nothing would be changing.

Chair Hark closed the public hearing.

**Planning Commission Recommendation**

Motion by Commissioner Wippermann, second by Commissioner Maggi, to approve the request for a preliminary and final plat for a two-lot subdivision to be known as Concord Crossroads 2<sup>nd</sup> Addition, and a vacation and rededication of various easements, for the property located at 9008 Cahill Avenue, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on July 28, 2014.

**OTHER BUSINESS**

Commissioner Simon advised that it would be helpful if the public were pre-noticed regarding City Hall access during the reconstruction of Barbara Avenue.

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

Respectfully submitted,

Kim Fox  
Recording Secretary

DRAFT

# PLANNING REPORT CITY OF INVER GROVE HEIGHTS

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**REPORT DATE:** June 27, 2014

**CASE NO:** 14-23VAC

**HEARING DATE:** July 15, 2014

**APPLICANT/PROPERTY OWNER:** City of Inver Grove Heights

**REQUEST:** Vacation of certain public drainage and utility easements within the plat of Argenta Hills

**LOCATION:** North side of Amana Trail within Argenta Hills

**COMPREHENSIVE PLAN:** N/A

**ZONING:** N/A

**REVIEWING DIVISIONS:** Planning  
Engineering

**PREPARED BY:** Allan Hunting  
City Planner

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## **BACKGROUND**

When the original plat of Argenta Hills was created, there were public drainage and utility easements that were created along the north side of Amana Trail for the regional pond in the southeast corner and for drainage systems along the north side of Amana. As the original Outlot F was replatted into the subsequent phases of Argenta Hills, new easements were dedicated over the old easements, and in some areas lots were created as part of replats over old easements that should have been vacated. This request is to take the action necessary to vacate these old redundant public drainage and utility easements that should have been vacated as part of Argenta Hills 5<sup>th</sup>.

## **ANALYSIS**

Subsequent phases of Argenta Hills have created all the necessary public easements over the original drainage areas and regional storm ponds or the areas have been dedicated as outlots to the City. The old easement encroaches into the back yards of a couple of lots in Argenta Hills 5<sup>th</sup> along Amana Trail. The vacation action will clean up this encroachment or overlap.

### **ALTERNATIVES**

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

**A. Approval** If the Planning Commission finds the Vacation of the drainage and utility easements, as shown on the attached exhibit, to be acceptable, the Commission should recommend approval of the request.

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

### **RECOMMENDATION**

Based on the information in the preceding report, staff is recommending approval of the vacation of the drainage and utility easements.

Attachments: Area Map  
Plat Drawing Showing easements to be vacated



# Location Map

## Case No. 14-23VAC



