

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 2nd 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 2nd 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