INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA

TUESDAY, JANUARY 6, 2015 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. **CALL TO ORDER**

2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR DECEMBER 2, 2014.**

3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

   3.01 **CITY OF INVER GROVE HEIGHTS – ENGINEERING**
   Consider City Project 2015-09E – 47th Street for consistency with the Comprehensive Plan.

   Planning Commission Action _____

   3.02 **CITY OF INVER GROVE HEIGHTS – ENGINEERING**
   Consider City Project 2015-10 and 2015-11 for consistency with the Comprehensive Plan.

   Planning Commission Action _____

4. **OTHER BUSINESS**

5. **ADJOURN**

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PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, December 2, 2014 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

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

Commissioners Present:	Armando Lissarrague Joan Robertson Annette Maggi Paul Hark Pat Simon Tony Scales Harold Gooch Bill Klein Dennis Wippermann
Commissioners Absent:	
Others Present:	Allan Hunting, City Planner Heather Botten, Associate Planner Scott Thureen, Public Works Director Kristi Smith, Finance Director

APPROVAL OF MINUTES

The minutes from the November 18, 2014 Planning Commission meeting were approved as submitted.

CITY OF INVER GROVE HEIGHTS – CIP

Reading of Notice

No public hearing notice.

Presentation of Request

Allan Hunting, City Planner, advised that the Planning Commission is being asked to consider whether the proposed 2015-2019 Capital Improvement Plan (CIP) is consistent with the Comprehensive Plan.

Kristi Smith, Finance Director, advised that pending action tonight, the City Council will be asked to accept the proposed CIP at its December 8th meeting. She discussed the fire station project, stating they were currently undergoing design plans and a location study. She advised that while Council has not yet approved a final location; building is anticipated to occur in 2015 and 2016. The financing would likely be done through bonding and cash. A study for the maintenance facility expansion was recently authorized and will be completed in 2015, and building is anticipated in 2018.

Scott Thureen, Public Works Director, distributed a map showing eleven major public improvement projects being proposed. He advised there were studies underway which would impact some of the projects and, depending on the outcome of the studies, the scope and/or timing of the projects could change. Akron Avenue, from the Rosemount border up to Cliff Road, is currently a gravel road. A study is being conducted to look at both Akron Avenue and Rich Valley Boulevard, in conjunction with Cliff Road and 117th, to determine which would be the best corridor for the County system out of Rosemount. The results of that study will dictate the scope and timing of the project.

Commissioner Klein asked for more information regarding the Cliff Road extension.

Mr. Thureen advised that Cliff Road would ultimately be realigned to go up on 117th Street and over to Highway 52. Improvements at the intersection of Argenta Trail and Highway 55 are being reviewed, as well as the realignment of Argenta Trail. Another study that is underway is in regard to Broderick Boulevard. The intent is to do design work in 2015, and determine the timing and funding at a later date. There is a chance they could receive federal funding to help pay for this as part of the stimulus.

Commissioner Klein urged staff to expedite the schedule regarding Broderick Boulevard, stating the condition of the road was a detriment to Arbor Pointe businesses.

Mr. Thureen advised that No. 6 on the map was an addition to the CIP, which is a study of 70th Street from the Eagan border to T.H. 3. That section of road will ultimately be reconstructed, and the County's goal is to lower the existing hill on 70th Street between Argenta and T.H. 3. A feasibility study is being done for Upper 55th Street from T.H. 3 to Babcock, with design occurring in 2017. 80th Street will ultimately be realigned to tie into the east of the roundabout on T.H. 3. The timing of that project is dependent on potential future development. In 2016 construction is planned for a roundabout at T.H. 3 and 70th Street. If the grade west of this intersection changes, the layout of the roundabout could be shifted closer to the existing center of the intersection. They will also be looking at the alignment of Argenta Trail north of 70th Street. A pumped outlet for Seidl's Lake is anticipated to be constructed in 2016.

Commissioner Wippermann asked how wide Upper 55th Street was anticipated to be.

Mr. Thureen replied it would be a three-lane design.

Commissioner Robertson asked if the Argenta Trail study would include the area up to a future interchange at I-494.

Mr. Thureen advised that the first part of the study will stop roughly 600 feet south of 70th Street; the second part would continue to somewhere north of future 65th Street and be lined up for a future interchange. The study would get through all the property affected by the potential Blackstone development.

Commissioner Robertson asked when they could anticipate a final location for Argenta to connect to I-494.

Mr. Thureen replied that the study would be done by the end of February 2015 and was tentatively scheduled to go to a Council work session in March.

Commissioner Simon asked if the study being completed in February 2015 would include the area up to 65th Street.

Mr. Thureen replied in the affirmative, stating both studies should be completed in February 2015.

Commissioner Wippermann asked how wide Cliff Road/117th Street was planned to be.

Mr. Thureen speculated that the County would make it a two-lane road, with possible turn lanes, as the volume would likely not warrant a wider road at this point in time.

Opening of Public Hearing
There was no public testimony

Chair Maggi closed the public hearing.

Planning Commission Recommendation
Motion by Commissioner Klein to determine that the proposed 2015-2019 Capital Improvement Plan (CIP) is consistent with the Comprehensive Plan.

Chair Maggi noted that the additional study (No. 6 on the map) discussed by Mr. Thureen of 70th Street from the Eagan border to T.H. 3 was included in the CIP as well.

Second by Commissioner Scales.

Motion carried (9/0). This item goes to the City Council on December 8, 2014.

RANDY BENNEROTTE – CASE NO. 14-49C

Reading of Notice
Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow sheet metal siding on an accessory building, and any variances related thereto, for the property located at 9010 Inver Grove Trail. 41 notices were mailed.

Presentation of Request
Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant would like to construct a 1,200 square foot accessory building with sheet metal siding on his 5.09 acre property. Sheet metal siding is allowed on buildings in the E-1 zoning district by conditional use. The applicant's property is wooded and the proposed building would for personal use. The request meets the conditional use permit requirements; therefore, staff recommends approval of the request with the three conditions listed in the report. Staff has not heard from any of the neighboring property owners.

Opening of Public Hearing
Julie Bennerotte, 9010 Inver Grove Trail, advised that she was available to answer any questions.

Chair Maggi asked the applicant if she read and understood the report.

Ms. Bennerotte replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Recommendation
Motion by Commissioner Wippermann, second by Commissioner Simon, to approve the request for a conditional use permit to allow sheet metal siding on an accessory building, for the property located at 9010 Inver Grove Trail, with the three conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on December 8, 2014.

GARY LUSSO

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance from the side, front and rear setbacks for a home and deck expansion, and any variances related thereto, for the property located at 7142 River Road. 3 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing to remodel the existing house, adding living space above the garage and a deck to the back of the house. The existing house is situated five feet from the side property line and 31 feet from the top of bluff on the river side. The home was originally constructed in 1958. The shoreland overlay district allows for structure averaging if there is a structure on either side of the subject site. The properties to the north and south have greater encroachments than what is being proposed, and staff feels the proposed deck would have minimal visual impact. Most of the homes in this area, including the subject property, were built prior to shoreland and critical area regulation adoptions and do not conform to bluff setbacks; therefore, any addition or expansion would require a variance. After reviewing the request it was determined that a variance from front yard setback would not be necessary; only from the side and rear. Staff recommends approval of the request.

Opening of Public Hearing

Gary Lusso, 7142 River Road, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Lusso replied in the affirmative.

Commissioner Simon asked if there was an existing patio on the southeast corner of the property.

Mr. Hunting replied that it was a platform that had been there for a number of years which was built out over the bluff.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Klein asked staff to clarify their reasons for supporting the variance other than the fact that the shoreland and critical area regulations were adopted after the homes were built.

Mr. Hunting advised that the shoreland regulations allow averaging to be used, and the properties to the north and south have greater encroachments than what is being proposed.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Gooch, to approve the request for a variance from the side and rear setbacks for a home and deck expansion, for the property located at 7142 River Road, with the reasons stated by staff.

Motion carried (9/0). This item goes to the City Council on December 8, 2014.

ALAN BEBEL – CASE NO. 14-47C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit (CUP) to allow a contractor's yard on the property located north of 11278 Rich Valley Boulevard. 7 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant has submitted a request for a conditional use permit to operate a contractor's yard with outdoor storage, which is a conditional use in the I-1 zoning district. A CUP was approved for a contractor's yard in 2007; however, the building and business did not open within two years and therefore the CUP expired. The conditional use permit criteria have been met and staff recommends approval of the request with the nine conditions listed in the report. Staff did not hear from any neighboring property owners.

Commissioner Hark asked if conditional use permits were recorded and tied to the land.

Ms. Botten replied in the affirmative.

Commissioner Simon recalled that there was concern from neighbors when approval was given to drill a well on the property west of the subject property, and she asked if any issues had resulted from the drilling of that well.

Mr. Hunting replied that planning staff did not receive any comments or complaints in regard to the well in question.

Commissioner Simon asked if staff anticipated any issues with the well being proposed.

Mr. Hunting replied they did not as the proposed well would draw such a small amount of water compared to the well across the street.

Commissioner Lissarrague asked if screening would be required for the outdoor storage.

Ms. Botten replied that staff felt the property was already screened appropriately and they were not requiring additional screening.

Opening of Public Hearing

Alan Bebel, 3852 North Ridge, Eagan, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Bebel replied in the affirmative.

Chair Maggi asked Mr. Bebel if he owned the subject property in 2007 when the previous conditional use permit was approved.

Mr. Bebel replied in the affirmative, and stated that for a number of reasons the business never moved forward.

Commissioner Simon asked if the sand pile still remained on the property.

Mr. Bebel replied that a partial pile of sand would remain on the property until the elevations of the

building were determined.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Gooch, to approve the request for a conditional use permit to allow a contractor's yard, on the property located north of 11278 Rich Valley Boulevard, with the nine conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on January 13, 2015.

OTHER BUSINESS

Commissioner Klein invited everyone to attend the annual 'Holiday on Main Street' event on December 13 at the VMCC, as well as the Holiday Light Tour.

Mr. Hunting advised that the December 16, 2014 Planning Commission meeting has been cancelled.

The meeting was adjourned by unanimous vote at 7:51 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE: December 29, 2014 **CASE NO:** 14-51X

HEARING DATE: January 6, 2015

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: N/A

REQUEST: Review Public Improvement Projects for Consistency with the Comprehensive Plan

LOCATION:

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Engineering **PREPARED BY:** Allan Hunting
City Planner

BACKGROUND

As part of the Blackstone development approval, the trunk sewer extension through the Peltier property and the lift station at 70th Street are required to be built. The Engineering Department has created two public improvement projects, 2015-10 and 2015-11 to be approved by the City Council for construction. The attached memo from the City Engineer provides some background on this project.

A second project is a public improvement project, 2015-09E for street improvements that is a result of a petition by the nearby residents presented to Council. The Assistant Engineer has prepared a brief memo on this project.

The Planning Commission is being asked to make a recommendation on these capital improvement projects.

EVALUATION OF THE REQUEST

Compliance with the Comprehensive Plan. Minnesota Statute 462.356, subd. 2, provides that the planning commission shall review capital improvement projects to determine compliance with a City's comprehensive plan.

Chapter 7 of the Comprehensive Plan relates to Sanitary Sewer. As part of the Blackstone development approval, the Council approved an amendment to Chapter 7 relating to the

alignment of sewer through the Argenta District. The new alignment map is attached to the City Engineer's memo. The two public improvement projects relate to the development of the plan as identified on the approved map. These projects would be consistent with the comprehensive plan.

The street improvement project relates to Chapter 5, Transportation of the Comprehensive Plan. There are seven goals listed on page 5-2 that relate to the local context of implementing the chapter. These goals on page 5-2 are attached to this memo. Road improvement projects to the existing network seem consistent with these goals.

ALTERNATIVES

A. Approval. If the Planning Commission finds the request acceptable, the following actions should take place:

- An Approval recommendation that capital improvement projects, City Projects; 2015-10, 2015-11 and 2015-09E are consistent with the Comprehensive Plan

B. Denial. If the Planning Commission does not find the proposed capital improvement projects consistent with the Comprehensive Plan, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff finds the capital improvement projects to be consistent with the comprehensive plan.

Attachments: City Engineer Memo
Assistant City Engineer Memo
Page 5-2 from 2030 Comprehensive Plan

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Thomas J. Kaldunski, P.E., City Engineer TJK

DATE: December 23, 2014

SUBJECT: Northwest Area Comprehensive Sanitary Sewer Plan (CSSP)
City Project 2015-10 – NWA Trunk Utility Improvements - Argenta District (Alverno Avenue to Blackstone Vista Development) and City Project No. 2015-11 – NWA 70th Street Lift Station - Argenta District

At the November 10, 2014 City Council meeting, the Blackstone Development PUD was considered. Council action amended the City's 2005 CSSP prepared. A copy of the approved 2014 CSSP is attached for reference.

The Planning Commission should review City Project No. 2015-10 – NWA Trunk Utility Improvements - Argenta District (Alverno Avenue to Blackstone Vista Development) and City Project No. 2015-11 – NWA 70th Street Lift Station - Argenta District to ensure these two projects are consistent with the 2014 CSSP.

TJK/kf
Attachments: Comprehensive Plan Amendment Sanitary Sewer Alignments
NWA Initial Required Trunk Utilities

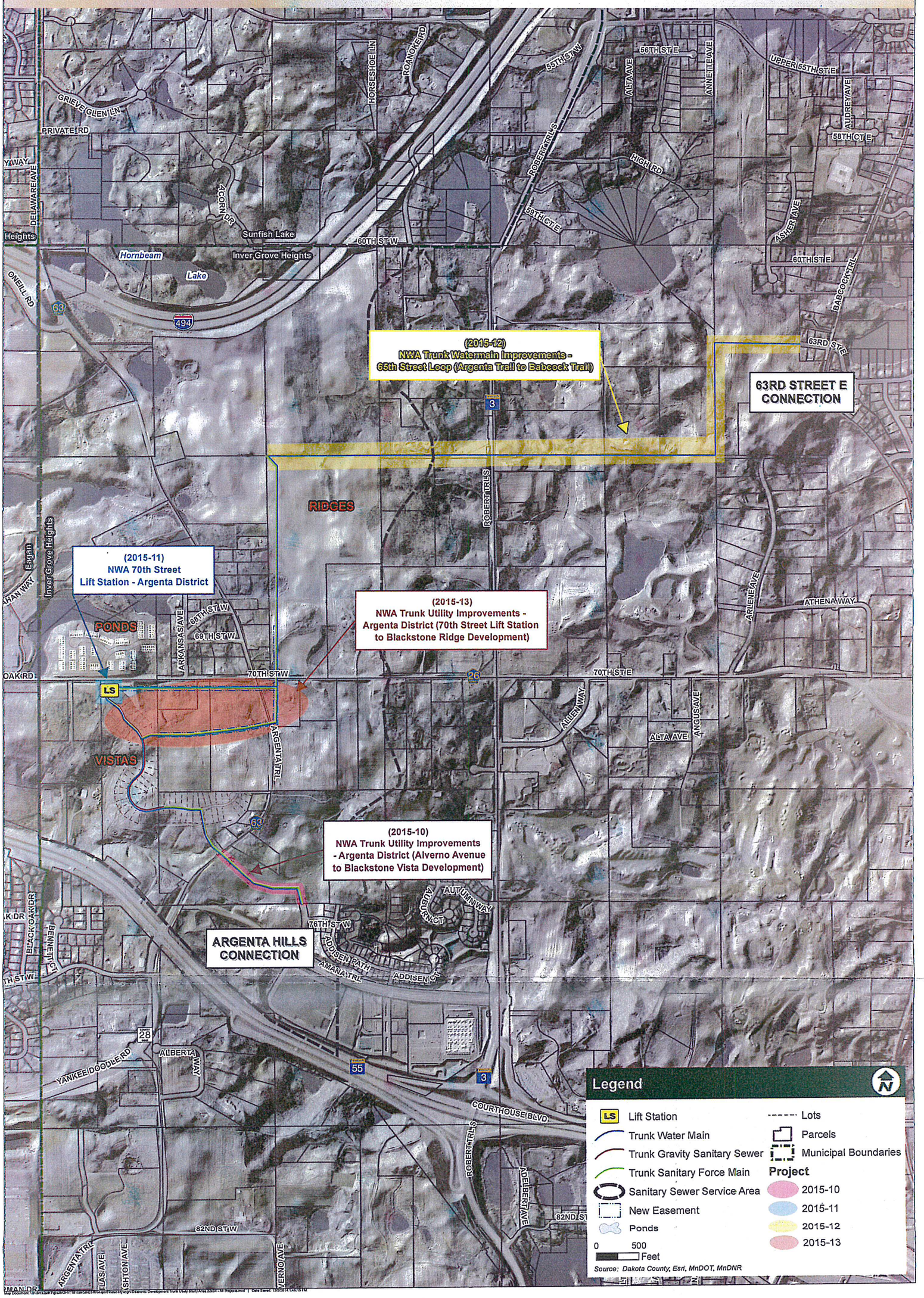
cc: Scott D. Thureen, Public Works Director
Tim Kuntz, City Attorney

NWA TRUNK UTILITIES - ARGENTA DISTRICT

City of Inver Grove Heights

INITIAL REQUIRED TRUNK UTILIITES

December 2014

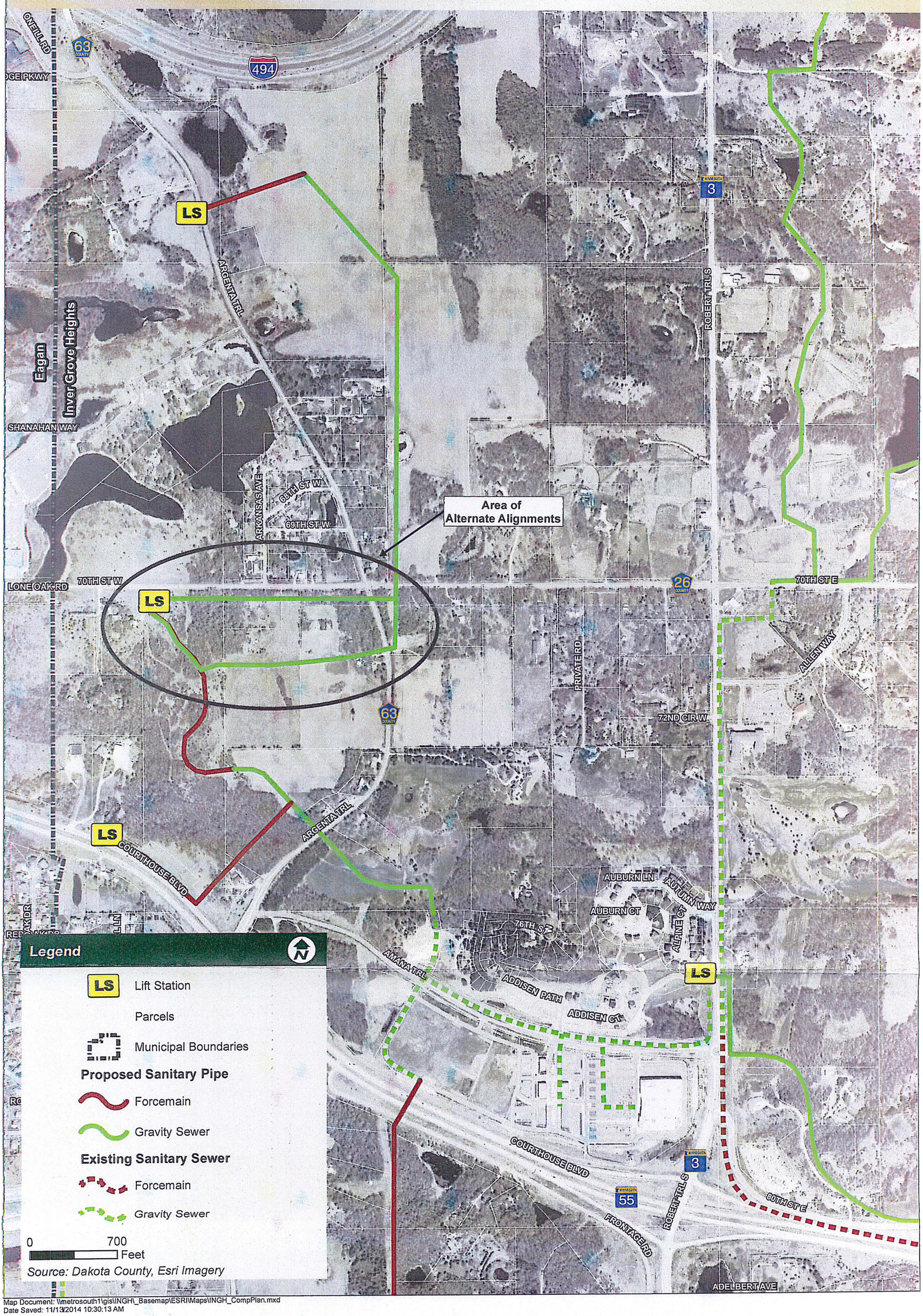


Northwest Expansion Area

City of Inver Grove Heights

Comprehensive Plan Amendment

FIGURE 7.1a - Sanitary Sewer Alignments
(November 2014)



Legend

- LS — Lift Station
- Parcels
- Municipal Boundaries

Proposed Sanitary Pipe

- Forcemain
- Gravity Sewer

Existing Sanitary Sewer

- Forcemain
- Gravity Sewer

0 700 Feet

Source: Dakota County, Esri Imagery

Map Document: \\metrosouth1\gis\INGH_Basemap\ESRI\Maps\INGH_CompPlan.mxd
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MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Steve W. Dodge, P.E., Assistant City Engineer SWD

DATE: December 24, 2014

SUBJECT: Comprehensive Plan Review
City Project 2015-09E - 47th Street and Neighborhood Street Reconstruction
2015 Pavement Management Program

At the August 11, 2014 City Council meeting, the Council received a petition for street improvements and authorized the preparation of a feasibility report for City Project 2015-09E - 47th Street and Neighborhood Street Reconstruction.

The Planning Commission should review City Project 2015-09E - 47th Street and Neighborhood Street Reconstruction to ensure it is consistent with the City's Comprehensive Plan.

SWD
Attachments: Project Map

cc: Tom Kaldunski, City Engineer
Scott D. Thureen, Public Works Director
Tim Kuntz, City Attorney

Map produced by the City of Inver Grove Heights
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City Project No. 2015-09E
47th Street and Neighborhood Street Improvements

City of Inver Grove Heights, MN

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THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED

12/24/14

Document Path: Y:\PublicWorks\Engineering\PROJECTS_PUBLIC\2015_PROJECTS\2015-09E_47th St and Neighborhood\EXHIBITS\Map - Street Lines Only.mxd Date: 12/24/2014 - 11:04:03 AM kfischer

- Make more efficient use of the regional transportation system.
- Encourage travel demand management strategies, including flexible work hours and telecommuting.
- Focus highway investments first on maintaining and managing the existing system, and second on slowing the growth of congestion.
- Encourage local communities to implement a system of fully interconnected arterial and local streets, pathways, and bikeways.
- Promote the development and preservation of various freight modes.
- Support airport facilities investments.
- Serve the region's economic needs.

When considering the local context of the transportation plan, a series of goals that are important to the provisions of an efficient transportation system should be considered. These goals are listed below:

- Provide a transportation system that serves the access and mobility needs of the City.
- Provide a safe and efficient transportation system that is cost effective.
- Ensure that the transportation system is implemented in an environmentally sensitive manner.
- Provide a coordinated transportation system with respect to regional and adjoining municipalities' plans.
- Provide a transportation system that supports multi-modal transportation whenever and wherever feasible and advantageous.
- Provide a transportation system that reflects the values and goals of the residents of Inver Grove Heights.
- Provide and support a transportation system that enhances quality economic development within the City.

Existing Conditions

Roadway Jurisdiction

Roadways are classified on the basis of which level of government owns and has jurisdiction over them. In the case of Inver Grove Heights, roadways are under the jurisdiction of Mn/DOT, Dakota County or the City. Figure 5-1 depicts the existing roadway jurisdictional classification system in Inver Grove Heights.