

## **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 8<sup>th</sup> 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 117<sup>th</sup>, 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 117<sup>th</sup> 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 70<sup>th</sup> 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 70<sup>th</sup> Street between Argenta and T.H. 3. A feasibility study is being done for Upper 55<sup>th</sup> Street from T.H. 3 to Babcock, with design occurring in 2017. 80<sup>th</sup> 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 70<sup>th</sup> 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 70<sup>th</sup> Street. A pumped outlet for Seidl's Lake is anticipated to be constructed in 2016.

Commissioner Wippermann asked how wide Upper 55<sup>th</sup> 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 70<sup>th</sup> Street; the second part would continue to somewhere north of future 65<sup>th</sup> 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 65<sup>th</sup> Street.

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

Commissioner Wippermann asked how wide Cliff Road/117<sup>th</sup> 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 70<sup>th</sup> 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