

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, January 6, 2015 – 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: Joan Robertson
 Annette Maggi
 Pat Simon
 Tony Scales
 Harold Gooch
 Bill Klein

Commissioners Absent: Dennis Wippermann (excused)
 Armando Lissarrague (excused)

Others Present: Allan Hunting, City Planner
 Tom Kaldunski, City Engineer
 Steve Dodge, Assistant City Engineer

APPROVAL OF MINUTES

The minutes from the December 2, 2014 Planning Commission meeting were approved as submitted.

Chair Maggi advised that Item 3.02 would be presented prior to Item 3.01.

Mr. Hunting made some opening comments, and advised that the Planning Commission is being asked to make a recommendation on three Capital Improvement Projects that were not part of the 2015-2019 CIP.

CITY OF INVER GROVE HEIGHTS – ENGINEERING

Reading of Notice

No public notice was required.

Presentation of Request

Tom Kaldunski, City Engineer, asked Commissioners to consider two public improvement projects for consistency with the Comprehensive Plan. City Project 2015-10 - NWA Trunk Utility Improvements Argenta District is a trunk sanitary and sewer improvement project that will go from Alverno Avenue to the Blackstone Vista site. City Project 2015-11 is the 70th Street lift station for the Argenta District. He advised that the sanitary sewer and water mains would be put in at depths of 40-50 feet in some cases and the lift station will be in the range of 40 feet. A force main will be built by the developer as a separate project connecting the two sections of sanitary sewer for Blackstone Vista.

Chair Maggi asked for clarification of the alignment regarding the Peltier property.

Mr. Kaldunski replied that the City is currently in negotiations with Mr. Peltier for an easement.

At Commissioner Klein's request, Mr. Kaldunski pointed out the location of Mr. Peltier's house.

Commissioner Klein noted that the easement would not interfere with Mr. Peltier's household

property.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Gooch, to find Capital Improvement Projects 2015-10 and 2015-11 consistent with the Comprehensive Plan.

Motion carried (6/0). This item goes to City Council on January 26, 2015.

CITY OF INVER GROVE HEIGHTS - ENGINEERING

Reading of Notice

No notice was required.

Presentation of Request

Steve Dodge, Assistant City Engineer, asked Commissioners to consider City Project 2015-09E for consistency with the Comprehensive Plan. He advised that the City Council received a petition for street improvements from nearby residents and authorized the preparation of a feasibility report for City Project 2015-09E - 47th Street and Neighborhood Street Reconstruction. They are proposing a mill and overlay and reconstruction project, with some utility improvements as well. He pointed out the nearby proposed Ulrich Addition.

Chair Maggi asked if the Ulrich Addition would align with the proposed improvements.

Mr. Dodge advised that the preliminary plats for the Ulrich Addition have been approved and found to be consistent with the Comprehensive Plan.

Commissioner Klein asked if this request was petitioned by the citizens in that area.

Mr. Dodge replied in the affirmative, stating that most of the petitioning was from the Bower Path area and Bethesda Church. In response to the petition, staff looked at the entire neighborhood and determined that all the curb and streets in this area needed to be improved. He advised that doing the project as a whole would result in better costs and efficiencies and would tie into the Ulrich Addition, which is proposed to have new storm sewers.

Commissioner Klein asked if both projects would be done simultaneously.

Mr. Dodge replied that 2015-09E and the Ulrich project would likely coincide.

Commissioner Klein asked if that would result in a cost savings for both the developer and the residents.

Mr. Dodge replied that most likely it would.

Chair Maggi reminded Commissioners that financial issues were not the purview of the Planning Commission.

Commissioner Simon asked if the small section south of 50th Street shown on the map would be included with this project.

Mr. Dodge replied it would not, stating that for various reasons that area would be looked at as an independent project.

Commissioner Simon asked if a certain number of people in the project area must sign the petition in order for a project to move forward by petition rather than being initiated by the City.

Mr. Dodge replied that 35% of the original area must be petitioned in order to move a project forward to Council. Council would then review it and authorize a feasibility report. During the feasibility report process the City can look at a more comprehensive view of the neighborhood.

Commissioner Gooch stated he has never seen streets as rough as those in certain sections of Inver Grove Heights, and asked if the cause for that was known.

Mr. Dodge replied that Inver Grove Heights contains a lot of glacial till which is frost susceptible. Streets that were built in the 1980s were built by using dried out existing subgrade with gravel and pavement over it. Throughout the metro there are a large number of streets experiencing tenting as they have gone through freeze/thaw cycles.

Commissioner Gooch asked if the contractors provide any type of guarantee that new streets being constructed will hold up.

Mr. Dodge replied that the industry has improved since the 1980's in how roads are built and they now use a 50 year design as opposed to the 25 year design of the 1980's.

Commissioner Klein asked what the cure was on the sub-base to keep this from happening again.

Mr. Dodge replied that what has been proposed on all streets is to go down two to three feet.

Commissioner Klein asked what materials they would use.

Mr. Dodge replied that it depended on the condition of the road, but in the worst case scenario typically they build up the section to approximately a three foot depth by putting in fabric, drain tile, a couple feet of sand, then gravel and bituminous. With a good subgrade in later years only the pavement would need to be replaced.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Scales, to find City Project 2015-09E consistent with the Comprehensive Plan.

Motion carried (6/0). This item goes to the City Council on January 26, 2015.

The meeting was adjourned by unanimous vote at 7:25 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary