

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, February 17, 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: Armando Lissarrague
Joan Robertson
Annette Maggi
Pat Simon
Tony Scales
Harold Gooch
Bill Klein

Commissioners Absent: Dennis Wippermann (excused)

Others Present: Tom Link, Community Development Director
Allan Hunting, City Planner
Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the February 3, 2015 Planning Commission meeting were approved as submitted.

BRAND ENERGY SERVICES – CASE NO. 15-03C

Reading of Notice

Commissioner Simon read the public notice to consider the request for a conditional use permit to allow outdoor storage on the property located at 6265 Carmen Avenue. 22 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property in question is zoned I-1, Limited Industrial and is the former site of Simon Delivers. The applicant is requesting a conditional use permit to allow for a contractor's yard with outdoor storage. The applicant's business is a construction company that provides services to the industrial construction market. Most of the material they use would be stored inside of the building, but there would be some materials stored outside, triggering the need for a conditional use permit. They would also be storing work trucks on the property within the fenced area. Screening of the outside storage is required from the residential neighborhoods and the right-of-way. The north and west property lines have existing solid screening. The applicant will be repairing the northerly fence and is proposing to install a new fence with a mesh cover on the easterly side of the property. Staff believes that the request meets the conditional use permit criteria and recommends approval of the request with the six conditions listed in the report. Staff heard from one of the abutting property owners who had concerns regarding potential noise.

Commissioner Simon asked if there was an existing conditional use permit for Simon Delivers.

Ms. Botten replied in the affirmative.

Commissioner Simon asked if the existing conditional use permit would carry over to this property.

Ms. Botten replied that the existing conditional use permit was specifically for the outside storage

of trucks; it did not address any materials. The current request addresses the outside storage of materials.

Opening of Public Hearing

Adam Sease, Brand Energy Services, Milwaukee, WI, advised he was available to answer any questions.

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

Mr. Sease replied in the affirmative.

Commissioner Klein asked what the hours of operation would be.

Mr. Sease replied that 99% of the time employees would only be there between 7 a.m. and 5 p.m.

Commissioner Klein advised the applicant that there were noise complaints received regarding the previous tenant, Simon Delivers, which operated throughout the night.

Mr. Sease replied that there would be no refrigeration units or tractor trailers running overnight. The only reason anyone would be there after office hours would be to load materials for 20-30 minutes in the case of an emergency.

Commissioner Gooch asked how many employees would be on site.

Mr. Sease replied 6-8.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Lissarrague, to approve the request for a conditional use permit to allow outdoor storage on the property located at 6265 Carmen Avenue, with the conditions listed in the report.

Motion carried (7/0). This item goes to the City Council on February 23, 2015.

RYLAND HOMES – CASE NO. 15-01PUD

Chair Maggi noted there were two different case numbers listed in the staff report and asked which was correct.

Mr. Hunting responded that the correct case number was 15-01PUD.

Chair Maggi asked that comments be focused on tonight's agenda, which is Blackstone Vista only, and advised that discussion regarding the Argenta Trail realignment and 69th Street would be discussed at the February 23 City Council meeting.

Reading of Notice

There was no public notice.

Presentation of Request

Mr. Hunting explained the request as detailed in the report. He advised that the applicant is

requesting approval of the final plat and final PUD development plan for Blackstone Vista. The number of lots was reduced by one because a larger outlot was needed for the lift station. County staff has reviewed the plat and are working with the applicant on turn lane designs. The City Engineer and his consultants are satisfied that they meet the Northwest Area requirements and will review the latest revised set of plans this week. Staff is satisfied that the applicant has addressed all of the conditions that pertain to Blackstone Vista in the original PUD approval and they recommend approval of the request.

Chair Maggi asked for clarification of Condition 15.

Mr. Hunting replied that Condition 15 referred to a legal document that will be recorded with the chain of title indicating the PUD zoning and the regulations related to that.

Chair Maggi asked if the 30 foot rear yard setback listed in Condition 26 was the standard setback throughout the City.

Mr. Hunting replied in the affirmative.

Commissioner Simon asked for clarification of why Blackstone Vista was being separated from Ponds and Ridges for the final PUD rather than going through the process that Argenta Hills used by coming in as a preliminary PUD, then a final PUD, and then coming back for approvals on the individual phases.

Mr. Hunting responded that Blackstone was following the same process as Argenta Hills.

Commissioner Simon stated that Argenta Hills requested their final PUD, and then the nine phases of Argenta Hills came back separately, partly because of changes from what was originally approved.

Mr. Hunting advised that Blackstone's process was no different from what was done with Argenta Hills or any other PUD. Each phase of the Argenta Hills PUD came in with their own final PUD approval for each phase or plat addition. Blackstone Vista is being proposed all in one phase.

Chair Maggi stated the difference may be that Argenta Hills was one development whereas Blackstone was three separate distinct developments.

Commissioner Simon asked why the conditions pertaining only to the Ponds or Ridges were left in the final approval for the Vista development.

Mr. Hunting replied that any final PUD is reviewed against the preliminary conditions of approval and the final PUD has its own set of conditions. In this case, Blackstone Vista was reviewed against the conditions of approval that pertained to Blackstone Vista.

Commissioner Simon asked for clarification of the legend shown on sheet 2 of 5 in the plan set showing five foot easements.

Mr. Hunting replied that the legend in question pertained to the standard lot perimeter easements and was not referring to the setbacks.

Commissioner Simon asked how the City would assure that the side yard setbacks were five feet and ten feet, for a total of 15 feet.

Mr. Hunting replied that the final site plan will include a list of all the required setbacks.

Commissioner Simon stated that many of the lots were not 65-70 feet wide as shown on the original plat.

Mr. Hunting replied that some of the lots may be smaller at certain points; however, staff measures lot width from the setback.

Commissioner Gooch asked if five foot setbacks on the garage side and ten foot setbacks on the house side were required.

Mr. Hunting replied in the affirmative.

Opening of Public Hearing

Ian Peterson, Ryland Homes, advised that he read and understood the report and was available to answer any questions.

Commissioner Simon asked where rain garden No. 2 was located.

Chair Maggi asked the applicant if he felt confident that rain garden #2 was included in the development plan.

Mr. Peterson replied in the affirmative.

John Todd, 6689 Argenta Trail, asked if approval of the final plat would impact any potential utility routings.

Mr. Hunting replied that to his knowledge this application would not lock out any option and would not have an impact on what route Council would ultimately choose.

Mr. Todd asked if this plat would be affected by the routing that was eventually chosen.

Mr. Hunting replied it would not, stating that any of the suggested routings would work with this plat.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Klein asked how often staff has met with the residents regarding the Blackstone project, and stated he was not aware of any controversy regarding the Vista portion of the project.

Mr. Hunting replied that he was not involved in any neighborhood meetings; however, other staff has met with residents regarding the Argenta Trail realignment, sewer routing, etc. but he was unsure how many meetings took place.

Commissioner Gooch advised that he supported the request providing five foot and ten foot side yard setbacks would be required.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Robertson, to approve the request for the final plat and final PUD development plans for Blackstone Vista, with the conditions listed in the report.

Commissioner Klein asked who would be responsible for the maintenance of the street lighting.

Mr. Hunting replied he was unsure, but believed it was the City's responsibility.

Motion carried (7/0). This item goes to the City Council on March 9, 2015.

OTHER BUSINESS

Chair Maggi asked when the Planning Commission might expect to see requests regarding other portions of the Blackstone development.

Mr. Hunting replied that he was unsure of the timing, but anticipated that an application for the Ponds would be coming soon.

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

Respectfully submitted,

Kim Fox
Recording Secretary