

**ENVIRONMENTAL COMMISSION MEETING**  
Inver Grove Heights City Hall – Council Chambers  
March 27, 2014

---

**1. Call to Order**

Meeting called to order at 7:00 PM by Acting Chair Burke

**2. Pledge of Allegiance**

**3. Roll Call**

Commissioners Present: Acting Chair Susan Burke, Ted Trenzeluk, Bob Pohlman, Sarah Brass, Kevin Vernon-Harris and Robert Heidenreich

Commissioners Absent: Dustin Bower, Mike Flaherty, and Renee Martin

Others Present: Heather Botten, Associate Planner and Steve Dodge, Asst. City Engineer

**4. Approval of Minutes**

Mr. Heidenreich moved to approve the minutes from July 25, 2013 and Mr. Trenzeluk seconded the motion. Motion to approve carried unanimously.

**5. New Business**

**A. Consider a Land Alteration Permit for Luther Nissan located at 1470 Highway 110.**

Steve Dodge, Assistant City Engineer, presented the request for a land alteration permit (LAP) for grading and excavating of approximately 55,000 cubic yards of material on 8.5 acres of property. This request is for the property located west of 50<sup>th</sup> Street and adjacent to TH 110 and I-494 right-of-way. Mr. Dodge continued by giving some background on the property and how the applicant got to the request in front of you today.

The land alteration permit would include mass grading of the site and hauling of fill. It would also include the construction of a 28-42 foot retaining wall and the construction of storm water quality and volume control facilities. There is a large DNR pond near the property; the applicant's request is a comprehensive stormwater plan that protects the runoff from the pond. Mr. Dodge continued by describing the three phases that are planned for the property: 1) LAP improvements, 2) Conditional Use Permit for a new building and parking lot expansion, and 3) Demolishing the existing building, construct additional parking, and the remaining improvements.

Mr. Trenzeluk asked if staff has received any citizen comments. Mr. Dodge replied the City has not received any comments from residents about the project.

Mr. Trenzeluk commented that he has reviewed a number of LAP's over 11 years and he has never seen one with 48 conditions. He continued stating he is concerned about all of the conditions and the type of conditions the City is enforcing, for example video-taping the haul route prior to disturbance of the site. Steve Sabraski, Landform Engineering, stated that the project has evolved over the last few years and the City is trying to meet the needs of the dealership to remain open during construction. He commented that although there are a number of conditions the majority of them are reasonable. The applicant has been working closely with the City on obtaining approval of the stormwater system. Mr. Trenzeluk reiterated that he still had concerns about the number of conditions and that it seems discouraging to property owners.

Mr. Vernon-Harris asked about the hours of operation. Mr. Dodge stated the City Ordinance allows work to be done between 7 am - 7 pm, Monday -Saturday.

Mr. Vernon-Harris asked who determines if an environmental study is needed. Mr. Dodge replied that Luther Nissan would determine if additional study is to be done based on soil borings. Mr. Sabraski stated there have not been any environmental concerns that have been brought to their attention at this point.

Mr. Pohlman asked how the underwater stormwater treatment system works. Mr. Sabraski replied stating the underwater ground infiltration system treats the additional impervious surface on the property. A site was selected on the northern part of the parcel for the best location for the system so it would not have an effect on the retaining wall. Water inflows into the underground system, once the pipes fill up to a certain elevation the excess runoff is passed along to a secondary pond. Ms. Burke followed up asking about the series of pipes underground. Mr. Sabraski replied that the underground pipes were all interconnected and that basically there would be a pond constructed under the parking lot to hold the water before infiltrating into the stormwater system.

Mr. Trenzeluk made a motion to approve the land alteration permit for Luther Nissan as proposed with the recommended conditions. Mr. Pohlman seconded the motion.

**Motion carried unanimously (6 - 0).**

## **6. Reports and Updates**

## **7. Adjourn**

Ms. Burke moved to adjourn at 7:20. Mr. Heidenreich seconded the motion. Motion approved unanimously.