

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, November 17, 2015 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Commissioner Gooch called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Dennis Wippermann
Elizabeth Niemioja
Bill Klein
Tony Scales
Armando Lissarrague
Pat Simon
Joan Robertson
Harold Gooch

Commissioners Absent: Annette Maggi (excused)

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

APPROVAL OF MINUTES

The minutes from the October 20, 2015 Planning Commission meeting were approved as submitted.

JIM DEANOVIC (BLACKSTONE RIDGE) – CASE NO. 15-28PUD

Reading of Notice

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 Blackstone Ridge final plat and final PUD development plan. The final plat was reviewed against the conditions of approval for the preliminary plat and development plans which were approved by Council last November. He advised that Blackstone Ridge was subject to the final determination of the Argenta Trail alignment, and as a result went from a 118 lot plat to a 79 lot plat. The lots range in size from 8,000 to 15,000 square feet, with 65–75 foot lot widths. Mr. Hunting advised that due to an error in his report, Condition 3 could be removed as the plans reflect the appropriate 80 foot wide right-of-way. He discussed the street network and advised that pedestrian trail connections and landscaping requirements are being met. Staff recommends approval of the request with the removal of Condition 3.

Commissioner Gooch asked what the width was of the temporary connector road.

Mr. Hunting replied it would be 28 feet wide and would be removed when two permanent street connections were established.

Commissioner Gooch asked if the original 44 conditions had been addressed, leaving only the three conditions listed in the report.

Mr. Hunting replied in the affirmative, clarifying there were four conditions listed in the report after the removal of Condition 3.

Commissioner Simon asked for clarification regarding the sidewalk connections once the road

changed to a cul-de-sac.

Mr. Hunting replied that the connection point would remain as is as the trail segment would not follow the street.

Commissioner Niemioja asked staff to elaborate on the required Storm Water Facilities Maintenance Agreement.

Mr. Hunting advised it is an agreement which stipulates who is responsible for maintaining the stormwater facilities.

Commissioner Niemioja asked how long the developer would be required to maintain those facilities.

Mr. Hunting replied that the developer was responsible for maintaining the facilities until a homeowners association was established.

Commissioner Niemioja asked how it would be handled if a homeowners association was never established.

Mr. Hunting replied the City would then have to maintain them and the cost would be assessed back to the property owners.

Public Discussion

There was no public comment.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Lissarrague, to approve the request for a final plat and final PUD development plan for Blackstone Ridge, the property located on the north side of 70th Street, just east of Argenta Trail, with the conditions listed in the report minus Condition 3.

Motion carried (8/0).

Commissioner Klein asked when they planned to begin construction.

Jim Deanovic, 5116 Mirror Lakes Drive, Edina, advised that they were dependent on trunk utility extension but hoped to begin next spring.

OTHER BUSINESS

Commissioner Simon asked if there would be a December 1 meeting.

Mr. Hunting replied in the affirmative, stating there were two items on the agenda.

The meeting was adjourned by unanimous vote at 7:15 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary