



## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, June 21, 2016 – 7:00 p.m.  
City Hall Chambers - 8150 Barbara Avenue

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

Commissioners Present: Elizabeth Niemioja  
Pat Simon  
Tony Scales  
Armando Lissarrague  
Joan Robertson  
Dennis Wippermann  
Jonathan Weber  
Luke Therrien

Commissioners Absent: Annette Maggi (excused)

Others Present: Allan Hunting, City Planner  
Heather Botten, Associate Planner  
Tom Link, Community Development Director  
Eric Carlson, Park and Recreation Director

### **APPROVAL OF MINUTES**

The June 7, 2016 Planning Commission minutes were approved as submitted.

### **SYDNEY AND JOSHUA WITTMIER – CASE NO. 16-20DCA**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for an amendment to the development contract for Shamrock Oaks to allow more than 5,000 square feet of impervious surface for Lot 4, Block 1, Shamrock Oaks, and an amendment to Resolution 06-61 approving the preliminary plat for Shamrock Oaks to allow more than 5,000 square feet of impervious surface for Lot 4, Block 1, Shamrock Oaks, for the property located at 2122 – 94<sup>th</sup> Court. 5 notices were mailed.

#### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that per a condition of the Shamrock Oaks plat approval and development contract this development is limited to a 5,000 square foot impervious surface maximum per lot. The applicant is requesting an amendment to the development contract and resolution to allow up to 8,000 square feet of impervious surface to construct a new home, driveway, and an additional 2,000 square feet of hard surface for potential future improvements. This would allow them to build their stormwater basin to size to treat the additional impervious surface, negate the need for them to come back in the future for another amendment, and would be more cost effective to do it all at one time. The submitted plan shows the additional runoff to be directed to the north and to the stormwater basin. Staff recommends approval of the request with the four conditions listed in the report. Staff has not heard from any of the property owners that received notice.

Commissioner Simon asked if the property was sewered.

Ms. Botten replied it was well and septic.

Commissioner Simon asked why impervious surface was limited to 5,000 square feet for the Shamrocks Oaks development.

Ms. Botten replied it was per a request of the neighboring property owner. That property owner was notified of this request.

Commissioner Simon asked where that property was located in reference to the subject property.

Ms. Botten replied to the north.

**Opening of Public Hearing**

Sydney Wittmier, 15364 Flower Way, Apple Valley, advised she was available to answer any questions.

Commissioner Scales asked the applicant if she read and understood the report.

Ms. Wittmier replied in the affirmative.

Commissioner Simon asked the applicant why she was asking for an additional 2,000 square feet over what was needed for the planned house and driveway.

Ms. Wittmier replied they were requesting the additional hard surface should they want to add a deck, pergola, or pavers in the future.

Commissioner Scales closed the public hearing.

**Planning Commission Discussion**

Commissioner Robertson asked why the neighboring property owner originally wanted the hard surface limited to 5,000 square feet.

Ms. Botten replied the neighbor did not want additional stormwater runoff going onto his property, so the developer had enough treatment to handle 5,000 square feet of runoff per lot.

Commissioner Robertson asked if the proposed additional runoff would be sufficiently addressed.

Ms. Botten replied in the affirmative, stating the stormwater basin being designed for this lot would treat the additional runoff above the 5,000 square feet. She noted that in 2013 a similar request was approved for an additional 10,000 square feet of hard surface on one of the other properties in the neighborhood.

Commissioner Niemioja stated it made sense to ask for the additional hard surface at this time for potential future needs, and she noted it was a difficult lot due to the steep topography.

**Planning Commission Recommendation**

Motion by Commissioner Niemioja, second by Commissioner Wippermann, to approve the request for an amendment to the development contract for Shamrock Oaks to allow more than 5,000 square feet of impervious surface for Lot 4, Block 1, Shamrock Oaks, and an amendment to Resolution 06-61 approving the preliminary plat for Shamrock Oaks to allow more than 5,000 square feet of impervious surface for Lot 4, Block 1, Shamrock Oaks, for the property located at 2122 – 94<sup>th</sup> Court.

Motion carried (8/0). This item goes to the City Council on June 27, 2016.

**MIKE PONE – CASE NO. 16-21V**

**Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a variance from the bluff line setback to construct a patio and deck addition on the existing residential property, for the property located at 8336 River Road. 4 notices were mailed.

**Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property is located between River Road and the Mississippi River and is zoned E-1. The applicant has submitted a variance to construct a patio, deck, and pool addition that would encroach into the bluffline setback. The property was granted a variance in 2005 to construct the house 20 feet from the bluffline. The proposed improvements would not be any closer to the bluffline than the original 20 foot variance approval. This request was sent to the DNR for their review; a response was received saying they had no comment. Staff believes the request is in harmony with the general purpose of the City Code and intent of the Comprehensive Plan, the request is reasonable as the proposed improvements would be within the original 20 foot bluffline setback, the property is unique in that it is not possible to construct the proposed improvements in compliance with the City Code, and the improvements would not have any impact from the view from the river or from abutting properties. Staff recommends approval of the request with the four conditions listed in the report. Staff has not heard from any of the abutting property owners.

Commissioner Wippermann asked for clarification that the 100 foot setback requirement was a DNR regulation and that the DNR has indicated they have no concern with what is being proposed.

Ms. Botten replied in the affirmative.

Commissioner Robertson asked if the proposed additions would comply with the maximum impervious surface allowed for the property.

Ms. Botten replied in the affirmative.

**Opening of Public Hearing**

Mike Pone, 8336 River Road, advised he was available to answer any questions.

Commissioner Scales asked the applicant if he read and understood the report.

Mr. Pone replied in the affirmative.

Commissioner Simon asked the applicant if they had an existing pool.

Mr. Pone replied in the affirmative.

Commissioner Simon asked where they drained their existing pool.

Mr. Pone replied into the back yard.

Commissioner Scales closed the public hearing.

**Planning Commission Discussion**

Commissioner Robertson stated she supported the request as it did not encroach any further on the bluffline than the original structure and would be an improvement to the property.

**Planning Commission Recommendation**

Motion by Commissioner Robertson, second by Commissioner Lissarrague, to approve the request for a variance from the bluff line setback to construct a patio and deck addition on the existing residential property, for the property located at 8336 River Road.

Motion carried (8/0). This item goes to the City Council on July 11, 2016.

**INVERWOOD GOLF COURSE – CASE NO. 16-22V**

**Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a variance from the maximum fence height to allow a netting system around the driving range, for the property located at 1850 – 70<sup>th</sup> Street. 10 notices were mailed.

**Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that earlier this year City Council approved plans for renovations to the golf course, including remodeling the existing practice driving range. They are requesting to replace the existing 25 foot high netting with 50 foot high netting. The netting would fall under the definition of 'fence' which has a maximum height allowance of seven feet. The Park and Recreation Director has noted that technology has improved resulting in golf balls that travel further than they used to. The additional height is necessary to block the path of golf balls for safety and to protect the general public. Staff recommends approval of the variance. He advised that the Park and Recreation Director was in the audience tonight and was available to answer any questions.

Commissioner Scales asked how many reports they have received of balls going over the existing fence.

Eric Carlson, Park and Recreation Director, replied that the adjacent single-family property owner east of the driving range reports that they receive balls in their back yard. Golf course staff picks up balls at the end of each day and often finds balls outside of the netting system around the property.

Commissioner Weber asked if they were proposing to extend the range deeper, noting that they were proposing to remove 220 lineal feet of 25 foot high fencing but adding 430 lineal feet of 50 foot high fencing.

Mr. Carlson replied in the affirmative. He advised they were moving the tee line back approximately 100 feet into the parking lot resulting in the removal of approximately 41 stalls of existing parking. He advised they are also lowering the tee box two feet in elevation which will change the ball flight angle and improve the ability to keep balls within the defined driving range area.

Commissioner Simon asked if the 200 linear feet of 25 foot high netting on the south side would be existing or new.

Mr. Carlson replied that all the netting would be brand new.

Commissioner Simon wondered whether they would be reusing some of the existing 25 foot high netting that had been recently been replaced in order to save money.

Mr. Carlson replied they were moving the entire system back further than its current location and would be replacing it with new netting.

**Opening of Public Hearing**

There was no public testimony.

Commissioner Scales closed the public hearing.

**Planning Commission Recommendation**

Motion by Commissioner Niemioja, second by Commissioner Therrien, to approve the request for a variance from the maximum fence height to allow a netting system around the driving range, for the property located at 1850 – 70<sup>th</sup> Street.

Motion carried (8/0). This item goes to the City Council on June 27, 2016.

**OTHER BUSINESS**

**Recommendation on Consistency with the Comprehensive Plan for Potential Property Acquisition**

Tom Link, Community Development Director, advised that the owner of 6900 and 6910 Dixie Avenue approached the City and expressed an interest in selling her two properties to the City. The Inver Grove Heights Economic Development Authority will tentatively consider the request on July 11 and the Planning Commission is being asked to make a recommendation on the consistency of the acquisitions with the comprehensive plan. The comprehensive plan discusses the importance of economic development and talks specifically about the City's interest in redevelopment of the Concord Neighborhood. The Austing properties are part of one of the identified redevelopment areas. The City has already acquired two properties in this neighborhood, if the Austing acquisition is approved it would be the third, and they are in negotiations with a fourth property owner. If acquired, the EDA would remove the structures and, at some future time, consolidate the properties into a larger parcel and sell it for redevelopment. Currently they are in the acquisition phase, with redevelopment anticipated to occur in 2-3 years. Staff recommends approval of the request to find the acquisition of the property consistent with the City's comprehensive plan.

Commissioner Scales asked which other properties the City owned in the neighborhood.

Mr. Link displayed a map showing where the other City-owned properties were located. He advised there were initially six property owners; the City acquired two of them, this would be the third, they are negotiating with a fourth, and there are two more remaining.

Commissioner Simon asked if people lived in the buildings on the two lots south of the subject properties.

Mr. Link replied in the affirmative, stating they were both residential rental properties. He advised that at some point the City's plan would be to acquire those.

Commissioner Weber asked if the rail line ran through most of the properties east of Dickman Trail.

Mr. Link replied that the rail line runs parallel to Dickman Trail, resulting in thin parcels between Dickman Trail and the railway and that the parcels are used occasionally for the stockpiling of materials.

Motion by Commissioner Simon, second by Commissioner Weber, to recommend approval of the request to find the acquisition of the property at 6900 and 6910 Dixie Avenue consistent with the Inver Grove Heights Comprehensive Plan.

Motion carried (8/0). This item is tentatively scheduled to go to the EDA on July 11, 2016.

The meeting was adjourned by unanimous vote at 7:30 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary

DRAFT

# PLANNING REPORT CITY OF INVER GROVE HEIGHTS

---

**REPORT DATE:** June 30, 2016                      **CASE NO.:** 16-23C

**HEARING DATE:** July 5, 2016

**APPLICANT AND PROPERTY OWNER:** Francis Myers

**REQUEST:** A conditional use permit to allow sheet metal siding on an accessory building.

**LOCATION:** 11400 Albavar Path

**COMP PLAN:** RDR, Rural Density Residential

**ZONING:** A, Agricultural

**REVIEWING DIVISIONS:** Planning  
Engineering

**PREPARED BY:** Heather Botten  
Associate Planner



---

## **BACKGROUND**

The applicant would like to construct a 1,944 square foot accessory building with sheet metal siding on his property. The lot is 5.38 acres in size and zoned A, Agricultural. The city code allows two detached accessory buildings up to 2,400 *gross* square feet on lots greater than five acres in the A, Agricultural district. Sheet metal siding is allowed on buildings in the A and E-1 zoning districts by conditional use permit (CUP).

The applicant's property is wooded. The property owner removed an old accessory building to make room for the proposed structure. The new building would be 1,944 square feet in size, complying with size requirements. The structure would also be in compliance with setbacks and impervious surface standards. The proposed structure would be set back about 200 feet from the road and the closest neighboring home. The applicant has stated the color of the siding would match the existing home and the building would be for his own personal use.

## **SPECIFIC REQUEST**

The following specific application is being requested:

- A.) A **Conditional Use Permit** to allow sheet metal siding on an accessory building in the A, Agricultural district.

**SURROUNDING USES:** The subject site is surrounded by the following uses:

North, South, and West	Single-family; zoned A, Agricultural; guided RDR, Rural Density Residential
East	Single-family; zoned E-1, Estate Residential; guided RDR, Rural Density Residential

**EVALUATION OF REQUEST:**

**Conditional Use Permit** Sheet metal siding on accessory buildings is a conditionally permitted use in the rural districts. Two sets of zoning code review criteria apply to sheet metal pole buildings. The first set is specific to sheet metal sided accessory buildings. The second is a general set of criteria applicable to all conditional use permits.

Sheet Metal Siding CUP Criteria

Section 10-15-17 and 10-15-18 of the Zoning Regulations list criteria for accessory buildings.

1. *The sheet or corrugated steel or aluminum metal siding has a thickness of at least 29 gauge, and comes with a manufacturer's warranty of at least 20 years.*

The information the applicant has submitted states the proposed building would be 29-gauge steel and comes with a 45 years warranty.

2. *There shall be a minimum space of six (6) feet between the principal and accessory structure unless attached, and a minimum space of six (6) feet between all other accessory structures.*

This criterion has been met. The building would be about 50 feet from the principal structure.

3. *Any detached accessory structure that exceeds a gross floor area of 1,000 square feet must have a minimum setback from all property lines of 50 feet.*

This criterion has been met. The structure is located at least 50 feet from all property lines.

General CUP Criteria

Section 10-3A-5 of the Zoning Regulations lists criteria to be considered with all conditional use permit requests. The proposed request meets the Conditional Use Permit criteria relating to the Comprehensive Plan and zoning consistency, land use impacts such as setbacks, drainage, and aesthetics, environmental impacts, and public health and safety impacts.

The Comprehensive Plan recognizes the rural lot neighborhoods of the City as both residential and agricultural in nature. Accessory buildings with steel siding are common in some rural settings, including Inver Grove Heights rural neighborhoods. The abutting

properties are all rural residential homes. The proposed building meets all other zoning code requirements including setbacks, size, and impervious surface.

The applicant has stated the proposed siding would match the color of the existing home. Building code requirements would be addressed with building permits to occupy the building.

#### Engineering

Engineering has reviewed the request and has been working with the applicant on storm water and grading requirements. Engineering is requesting easement over the existing ponds located on the property. The ponds are located on the east and south portions of the property. The proposed structure would not be located within these easements. Engineering has made some recommendations on conditions that should be added to the approval; these conditions are included in the list of conditions at the end of this report.

#### Other

Included in the attachments are emails from neighboring property owners. Some of the emails reference covenants for the development. These covenants are a private matter between the individual property owners. The City does not get involved with the enforcement of private covenants.

### **ALTERNATIVES**

The Planning Commission has the following alternatives available for the requested action:

**A. Approval** If the Planning Commission finds the request to be acceptable, the Commission should recommend approval of the request with at least the following conditions:

- Approval of the **Conditional Use Permit** to allow sheet metal siding subject to the following conditions:
  1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
  2. The accessory structure shall not be used for commercial uses, storage related to a commercial use, or a home occupation.
  3. The sheet metal siding shall have a thickness of at least 29 gauge, and shall come with a manufacturer's warranty of at least 20 years.
  4. The applicant shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
  5. An easement agreement shall be required to be executed between the City and the property owner. This agreement will protect the existing ponds on the property.

**B. Denial** If the Planning Commission does not favor the proposed application or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

**RECOMMENDATION**

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request.

Attachments: Exhibit A - Location/Zoning Map  
Exhibit B - Narrative  
Exhibit C - Site Plan  
Exhibit D - Exterior of building  
Exhibit E - Letters from residents



# Myers Case No. 16-23C

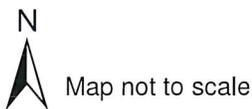


Exhibit A  
Zoning and Location Map

- Written Narrative clearly describing the request...

I request a CONDITIONAL USE PERMIT for Steel Siding and Roofing for my Personal, NON-Business Hobby and Storage garage for my boats, cars, lawn equipment, and ATV's.

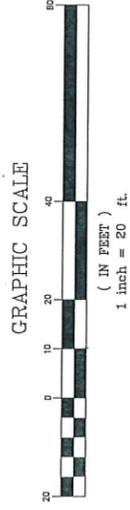
- Legal Description of property under consideration...

Lot 6, Block 1, WHISTLEWOOD FARMS 2<sup>ND</sup> ADDITION, DAKOTA County, Minnesota

B

# CERTIFICATE OF SURVEY

~for~ FRAN MYERS  
~of~ 11400 ALBAVAR PATH

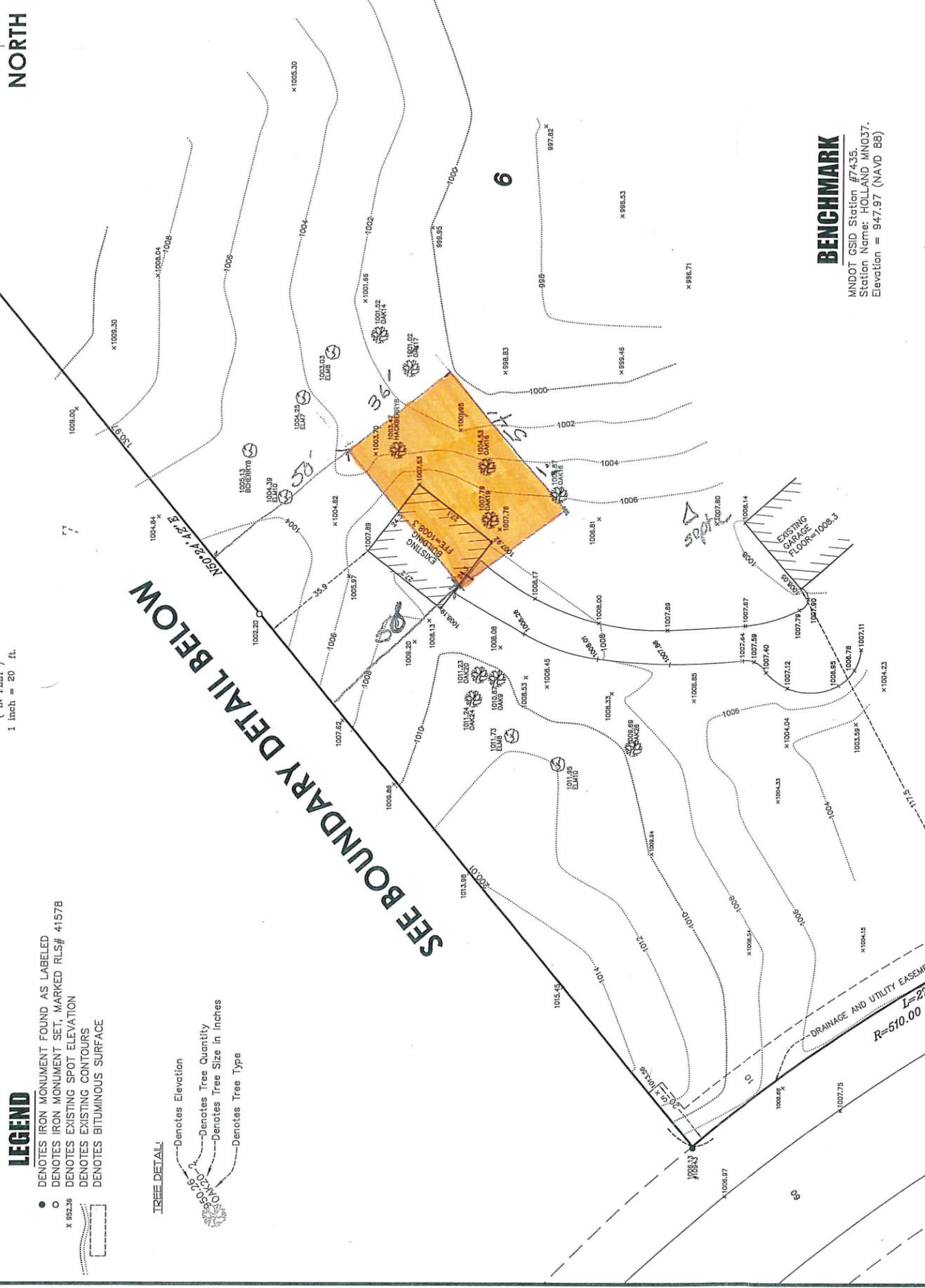


## LEGEND

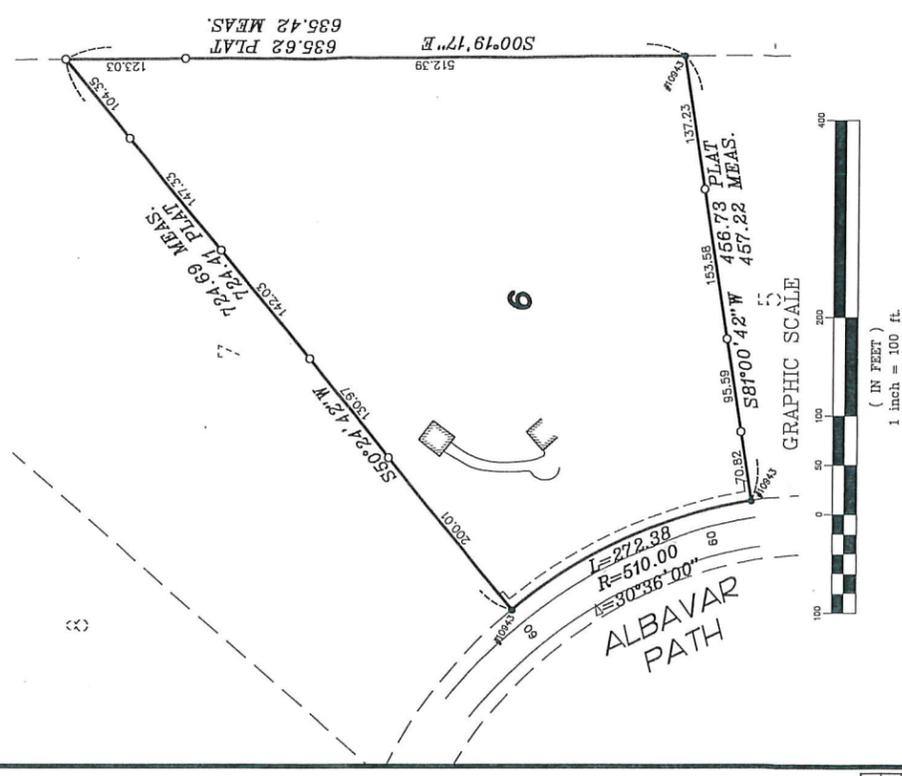
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- x 592.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- - - DENOTES BITUMINOUS SURFACE

- TREE DETAIL:**
- Denotes Elevation
  - Denotes Tree Quantity
  - Denotes Tree Size in Inches
  - Denotes Tree Type

SEE BOUNDARY DETAIL BELOW



## BOUNDARY DETAIL



## VICINITY MAP

PART OF SEC. 31, TWP. 27, RNG. 22



DAKOTA COUNTY, MINNESOTA  
(NO SCALE)

DRAWN BY: BPN JOB NO: 13785BT DATE: 12/3/13

CHECK BY: JER SCANNED

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/26/13.
- Bearings shown are on Dakota County datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

## LEGAL DESCRIPTION

Lot 6, Block 1, WHISTLEWOOD FARMS 2ND ADDITION, Dakota County, Minnesota.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD  
Date: 12/3/13 License No. 41578

**E.G. RUD & SONS, INC.**  
EST. 1977  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701  
www.egrud.com



Street Address	11400 ALBAVAR PATH	Unit	
Comments		Postal City	INVER GROVE HEIGHTS
Municipality	INVER GROVE HEIGHTS	Zip Code	55077
Street	ALBAVAR		



*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

Map Scale  
**1 inch = 50 feet**  
 5/16/2016

C2



## MS COLORFAST45® PAINT SYSTEM

Bright White (39) ☆	White (30) ☆	Ivory (28) ☆	Light Stone (63) ☆	Mocha Tan (22) ☆
Carlsbad Canyon (10) ☆	Taupe (74) ☆	Brown (12) ☆	Burnished Slate (49) ☆	Black (06) ☆
Ash Grey (25) ☆	Zinc Grey (29) ☆	Charcoal (17) ☆	Ocean Blue (35) ☆	Hawaiian Blue (70) ☆
Red (24) ☆	Patriot Red (73) ☆	Burgundy (15) ☆	Forest Green (26) ☆	Fern Green (07) ☆ Low Gloss
Native Copper (E95)² ☆	Galvanized (00)¹ ☆			

[www.metalsales.us.com](http://www.metalsales.us.com)

**45 Year Paint Warranty**

Color selections are close representations but are limited by processing and viewing conditions. Actual samples are available upon request. For all specific warranty, application, installation, and technical information regarding these products contact your local sales representative.



☆ Meets or Exceeds Steep Slope Energy Star Requirements

¹ Non-Painted Finish

² Premium Color

MS(6R)/6-10

**metal sales**  
manufacturing corporation



22651 Industrial Blvd.  
Rogers, MN 55374  
800.328.9316 Toll Free  
763.428.8080 Phone  
800.938.9119 Fax

**29 GAUGE**  
D

## Heather Botten

---

**From:** Bruce & Julie Ekholm [ekholms@comcast.net]  
**Sent:** Wednesday, June 29, 2016 6:20 PM  
**To:** Heather Botten  
**Subject:** Francis Myers - Case No. 16-23C  
**Attachments:** Whistlewood\_Farms\_2nd\_Addition\_Covenants.pdf

Heather:

I am unable to attend the planning commission meeting on July 5 related to the proposed sheet metal siding on an accessory building at 11400 Albavar Path, and would like to comment via e-mail.

I would like to ensure that any siding facing the street or any house on either side to match the house on the property. That is, if sheet metal siding is used, it should not interfere with the look from the street or from any neighboring property. This is best done by using the same siding as the house on that lot

I would also like to point out the attached covenants for the property do spell out that any outbuildings must obtain the consent of the Architectural Supervisory Committee for the neighborhood, and would like to ask if the applicant has done so.

Sincerely yours,

Bruce Ekholm  
11345 Albavar Path  
Inver Grove Heights, MN 55077

651-457-8033

## Heather Botten

---

**From:** Daniel Fall [fallguy1000@hotmail.com]  
**Sent:** Wednesday, June 29, 2016 12:38 AM  
**To:** Heather Botten  
**Subject:** Francis Meyers Conditional Use Permit for 11400 Albavar Path

Greetings Heather,

I'm not sure if I'm within 1000 feet of 11400 Albavar, but I'd like to comment on the conditional use application if I'm permitted. I think a flyer was in my mailbox. My wife handed it to me...

Please read and forward my letter to the planning commission.

I don't really understand how the city can consider issuing a conditional use permit for something as straightforward as a siding requirement. A conditional use permit is generally issued when requirements are unmeetable. These siding requirements have been put in place because metal siding is ugly and doesn't match the existing structures and aesthetics. Metal siding is darn nice that it is ultra low maintenance! But that also means it never gets painted a new color when the house does. Sorry, but conditional use is getting stretched a bit here I think. I could see conditional use relevance if the structure were back in the woods, but it is obviously not based on the site preparation. That is, the rule wouldn't matter if no one has to look at it. Not the case here. If a new buyer decides to paint the house a different color, the metal building stays the old color. That is the basic purpose of the code. Conditional use doesn't really apply because the requirement is meetable, and the life of the decision goes beyond the current applicant. I'm not a legal expert on conditional use, but it seems like a reach and I'm only being cordial. I, in fact, am okay with three sides of the structure being metal.

Because a new owner may wish to paint the house and building both a different color, I would prefer at a minimum, the façade of the building match the existing dwelling. That is, the front of the detached dwelling that faces the street should match the front of the existing structure, or be paintable. I think Mr. Myers would be the beneficiary of better resale and valuation of his property if he does this as well. And, of course, this is where conditional use gets so darn goofy. How can you grant him a conditional use permit for three sides that don't face the street? I've been driving past that calf... yellow building for 7 years before he tore it down (thank him!). It didn't match the house and looked bad. And now, it looks like another metal building that will never change color is the plan. Aesthetics matter-make him meet the standard on the façade, the other three sides don't matter to me. And if you allow the metal, this is another sticky bit, please make sure it isn't Viking purple like half that twin house in Eagan was for years. Most cities have general appearance requirements-not sure if it is the case here because of that yellow.

Please remember, color is where the entire thing falls to pieces. If a new person buys his place and decides to paint the house green; they leave the low maintenance color choice of Myers (painting metal is not easy) and nothing matches again. So, it goes beyond the current owner. And that is why I'd like to see the façade sided as the dwelling, so the colors would or could match later. It isn't that horrible a request for Myers to meet, it helps with what I consider misapplication or overreach of conditional use, and even Myers will benefit in the end.

Thanks.

Respectfully,

Dan Fall  
11960 Albavar Path

## Heather Botten

---

**From:** Tanya Beckwith [tbeckwith@mmm.com]  
**Sent:** Thursday, June 30, 2016 10:58 AM  
**To:** Heather Botten  
**Cc:** 'Beckwith, Steve (Steve.Beckwith@hbfuller.com)'  
**Subject:** Francis Myers - Case No. 16-23C

Heather:

My husband and I are unable to attend the planning commission meeting on July 5 related to the proposed sheet metal siding on an accessory building at 11400 Albavar Path. We would like to comment via e-mail.

We would like to ensure that the new structure adheres to the covenants of the neighborhood/property so that it fits in with the feel, quality and integrity of the neighborhood and not reduce property values or visual appeal.

That said, Steve and I would be supportive to using sheet metal siding if and only if it does not interfere with the look from the street or from any neighboring property. We request that the same siding used for the house on the property be used on the new building for any street or neighbor-facing property.

The covenants for the property do spell out that any outbuildings must obtain the consent of the Architectural Supervisory Committee for the neighborhood, and I would like to ask that the applicant follow this consent.

Best regards,

Tanya and Steve Beckwith  
11350 Albavar Path  
Inver Grove Heights, MN 55077

651-605-1428



**3M** Science.  
Applied to Life.™

Tanya Beckwith | Project Manager  
3M Critical and Chronic Care Solutions Division  
3M Center, 270-3A-04 | St. Paul, MN 55144-1000  
Office: 651 733 9034 | Mobile: 651 605 1428 | Fax: 651 733 4931  
[tbeckwith@mmm.com](mailto:tbeckwith@mmm.com) | [www.3M.com](http://www.3M.com)

## Heather Botten

---

**From:** Joe Hess [joe.hess@comcast.net]  
**Sent:** Thursday, June 30, 2016 1:06 PM  
**To:** Heather Botten  
**Cc:** Bonnie Hess; joe.hess@comcast.net  
**Subject:** Francis Myers - Case No. 16-23C

Hi Heather,

Thanks for making us aware of this request for 11400 Albavar Path. We will try to make it to the planning meeting on July 5<sup>th</sup> but would like to comment via email in case we are unable to attend. Hopefully the notice went out to all homeowners along Albavar Path since this decision ultimately impacts us all.

The covenants of our neighborhood were put into place to assure that the attractiveness and quality of the neighborhood remain at a consistent level which will ensure that property values and visual aesthetics are not negatively impacted.

Based on where the homeowners are building the new structure, it is in full view from Albavar Path. Bonnie and I feel strongly that sheet metal siding is not acceptable and that siding similar to that used on the house should be used for the new structure.

Please let me know if there is anything more I can provide.

Thank you,

Joe & Bonnie Hess  
11370 Albavar Path  
Inver Grove Heights, MN 55077  
651-455-4703