

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 5, 2016 – 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: Elizabeth Niemioja
Pat Simon
Tony Scales
Armando Lissarrague
Joan Robertson
Dennis Wippermann
Luke Therrien
Annette Maggi

Commissioners Absent: Jonathan Weber (excused)

Others Present: Heather Botten, Associate Planner

APPROVAL OF MINUTES

The June 21, 2016 Planning Commission minutes were approved as submitted.

FRANCIS MYERS – CASE NO. 16-23C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow sheet metal siding on an accessory building, for the property located at 11400 Albavar Path. 45 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant would like to construct a 2,000 square foot accessory building with sheet metal siding on his 5.38 acre wooded lot located in the Agricultural zoning district. Sheet metal siding is allowed on buildings in the A and E-1 zoning districts by conditional use permit (CUP). The proposed building would be about 200 feet from the street and from the closest neighboring home. The applicant has stated the siding would match the existing home and the building would be for his own personal use. Two sets of zoning code review criteria apply to sheet metal pole buildings, one specific to sheet metal sided accessory buildings and the other applicable to all conditional use permits. The applicant meets or exceeds all the requirements. Staff recommends approval of the request with the five conditions listed. Staff received emails from four residents; they were included in the report.

Chair Maggi noted that several of the emails referenced homeowner associations. She asked for clarification that the Planning Commission should not take private covenants into consideration during their discussion as they were was focused on land use only.

Ms. Botten replied in the affirmative, stating they were private agreements between individual property owners which the City does not enforce.

In regard to some of the email comments regarding visibility, Chair Maggi asked for clarification that the proposed structure would be 200 feet from the street.

Ms. Botten replied in the affirmative.

Commissioner Lissarrague asked how large the previous building was.

Mr. Myers replied it was less than 1,000 square feet.

Opening of Public Hearing

Fran Myers, 11400 Albavar Path, advised he was available to answer any questions.

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

Mr. Myers replied in the affirmative.

Commissioner Lissarrague asked what material he planned to use to side the front of his new building.

Mr. Myers replied he was proposing to side the entire building with steel siding.

Commissioner Lissarrague noted that most, if not all, of the accessory structures on the applicant's street used the same material to side the front of their accessory structure as their home. He noted that was a concern of the neighbors who sent emails.

Mr. Myers replied that at this time he would like to focus on getting approval for steel siding on all sides of the proposed building.

Commissioner Wippermann stated he assumed the applicant would build something compatible to his existing house and yard, which were aesthetically attractive.

Mr. Myers agreed, noting that his boat and truck matched.

Commissioner Wippermann asked which color he planned to use for his accessory structure.

Mr. Myers replied he was not yet sure, but he was trying to be a good neighbor and would not choose a color that would subtract the value of his property.

Commissioner Therrien noted that only four people responded out of the 45 people that were notified.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Niemioja asked if the applicant was required to choose a color tonight.

Ms. Botten replied he was not.

Commissioner Niemioja stated the applicant is meeting the conditional use requirements, which seem to take aesthetics into consideration.

Planning Commission Recommendation

Motion by Commissioner Robertson, second by Commissioner Niemioja, to approve the request for a conditional use permit to allow sheet metal siding on an accessory building, for the property located at 11400 Albavar Path, with the conditions listed in the report.

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

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

Respectfully submitted,

Kim Fox
Recording Secretary