

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**WEDNESDAY, AUGUST 16, 2016 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR AUGUST 3, 2016

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 INVER GROVE STORAGE - CASE NO.16-37SC

Consider the following requests for the property located at 9735 Robert Trail:

- a) **Preliminary and Final Plat** for a one-lot subdivision to be known as Gopher Resource Addition.

Planning Commission Action _____

- b) **Conditional Use Permit Amendment** to construct a three-story storage building.

Planning Commission Action _____

- c) A **Variance** to exceed the maximum size allowance for a wall sign in the I-1 zoning district.

Planning Commission Action _____

3.02 CITY OF INVER GROVE HEIGHTS - CASE NO.16-29ZA

Consider a Zoning Code Amendment relating to changes to the Major Site Plan Review regulations.

Planning Commission Action _____

3.03 CITY OF INVER GROVE HEIGHTS - CASE NO.16-30ZA

Consider a Zoning Code Amendment relating to changes to the Permitted and Conditional Uses in the I-2, General Industry Zoning District.

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, August 3, 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: Pat Simon
Tony Scales
Dennis Wippermann
Luke Therrien
Annette Maggi
Jonathan Weber

Commissioners Absent: Elizabeth Niemioja (excused)
Armando Lissarrague (excused)
Joan Robertson (excused)

Others Present: Heather Botten, Associate Planner

APPROVAL OF MINUTES

The July 19, 2016 Planning Commission minutes were approved as submitted.

CLASSIC CONSTRUCTION, INC. – CASE NO. 16-28C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow a 70 foot high flag pole whereas 67.5 feet is the maximum height in the I-2 district, for the property located at 11015 Clark Road. 7 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 install a 70 foot high flagpole to be visible from the highway whereas 67.5 is allowed. Heights in excess of those allowed shall be permitted by conditional use permit provided such structure would not be dangerous and would not adversely affect adjoining or adjacent property. Staff recommends approval of the request with the two conditions listed in the report. Staff did not hear from any surrounding property owners.

Opening of Public Hearing

Spencer Dally, 7649 Concord Boulevard, advised he was available to answer any questions.

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

Mr. Dally replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Simon, to approve the request for a conditional use permit to allow a 70 foot high flag pole whereas 67.5 feet is the maximum height in the I-2 district, for the property located at 11015 Clark Road, with the conditions listed in the report.

Motion carried (6/0). This item goes to the City Council on August 8, 2016.

SARJU IGH, LLC – CASE NO. 16-33PRC

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a major site plan approval to construct a four-story hotel, a conditional use permit to exceed the maximum height allowance for a building in the B-3 zoning district, a conditional use permit to exceed the maximum allowed impervious surface in the Shoreland Overlay District, and a variance from the front setback requirements, for property located at 5448 South Robert Trail. 5 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 on the corner of 54th Street and Alta Avenue and is zoned B-3, General Business. The applicant is proposing to build a 77-unit four-story hotel. The request meets the general site plan review and conditional use permit criteria. Access would be via a private drive off of 54th Street. The property is located in the Shoreland Overlay District which limits the entire site to a maximum 25% impervious surface. This may be exceeded by conditional use permit provided the City has approved and implemented a stormwater management plan for the property. As proposed the site would be at about 75% impervious. The B-3 district does not have any impervious requirements but would be regulated by the Shoreland Overlay District. Engineering must approve a grading and stormwater management plan prior to any work commencing on the site. Height in excess of that allowed by the code is also permitted by conditional use permit providing that such structure would not be dangerous and would not adversely affect adjoining or adjacent property. The property is surrounded by commercial development to the north, west, and south and multi-family to the east. Staff does not believe the additional height of the proposed structure would be dangerous or have any adverse affect on the neighborhood. The variance being requested for the parking setback does not appear to have an adverse impact on the neighboring properties. Staff believes a practical difficulty can be found due to the challenging topography of the lot and the fact that the property is encompassed by three roads which limits the buildable area. Staff recommends approval of the requests with the nine conditions listed. Staff has not heard from any of the surrounding property owners.

Chair Maggi asked if the vast majority of properties within the Shoreland Overlay District complied with the 25% impervious surface maximum.

Ms. Botten replied they had not looked at which individual lots were in compliance and which were not; however, she believed most commercial/industrial properties were likely not in compliance.

Commissioner Simon stated 75% impervious surface seemed high and asked if staff was aware of any properties with 50-75% impervious in the Shoreland Overlay District.

Ms. Botten replied in the affirmative, stating it was not an uncommon percentage.

Commissioner Simon asked if a sidewalk was proposed.

Ms. Botten replied not that she was aware of.

Chair Maggi asked if that was a requirement.

Ms. Botten offered to look into it, but believed it was not a requirement for a commercial development.

Commissioner Simon asked if an access agreement was needed for the private road.

Ms. Botten replied in the affirmative.

Commissioner Simon asked if the height would be an issue for the airport.

Ms. Botten replied it would not.

Commissioner Simon asked who would receive complaints if there were any issues with the private stormwater system.

Ms. Botten replied that any issues could be reported to the City, who would go out and inspect the problem. She advised that the private system was shared by all the property owners in the Heartland Credit Union Addition and they were required to do yearly reports to ensure the stormwater facilities were being maintained properly.

Commissioner Wippermann asked if the DNR reviewed or commented on the request.

Ms. Botten replied that the DNR was notified but had not yet provided comment.

Commissioner Wippermann asked if the DNR always provided comment.

Ms. Botten replied not always, especially knowing that the City requires a stormwater management plan.

Commissioner Wippermann asked where the stormwater basin would be located.

Ms. Botten replied that the applicant could address the exact location, but she believed it was on the property immediately south of the subject property. She added that the Engineering Department will be approving that and working with the applicant to get final grades, final plans, etc.

Chair Maggi asked if there was a condition of approval requiring that be complete.

Ms. Botten replied in the affirmative.

Opening of Public Hearing

Hemant Bhakta, 2020 Wilson Avenue, South St. Paul, advised he was available to answer any questions.

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

Mr. Bhakta replied in the affirmative.

Commissioner Scales was concerned about parking, stating there were only four parking spaces designated for employees.

Mr. Bhakta replied that most of the employees would be there during the daytime when the hotel was fairly empty, with only two employees working in the evenings.

Commissioner Scales stated he was familiar with what it takes to run a hotel and believed the applicant would struggle with parking when they were at capacity.

Mr. Bhakta advised he planned to speak with Heartland Credit Union regarding possible shared parking should they ever be short parking spaces.

Commissioner Wippermann asked if they had decided on a hotel brand yet.

Mr. Bhakta replied he had not.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Weber, to approve the request for a major site plan approval to construct a four-story hotel, a conditional use permit to exceed the maximum height allowance for a building in the B-3 zoning district, a conditional use permit to exceed the maximum allowed impervious surface in the Shoreland Overlay District, and a variance from the front setback requirements, for property located at 5448 South Robert Trail, with the conditions listed in the report.

Motion carried (6/0). This item goes to the City Council on August 22, 2016.

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

Respectfully submitted,

Kim Fox
Recording Secretary

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE: August 10, 2016

CASE NO.: 16-37SC

HEARING DATE: August 16, 2016

APPLICANT & PROPERTY OWNER: Inver Grove Storage, LLC

REQUEST: Preliminary and Final Plat for a one-lot subdivision, Conditional Use Permit Amendment for a ministorage building, and a Variance from sign size

LOCATION: 9735 South Robert Trail

COMPREHENSIVE PLAN: LI, Light Industrial

ZONING: I-1, Limited Industrial

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant currently owns and operates the mini-storage facility located at 9735 South Robert Trail. The property is 5.4 acres in size and zoned industrial. The site currently has nine cold storage buildings along with an area for U-haul storage and rental.

The applicants are proposing to add a three-story, 32,412 gross square foot climate controlled building on the northwest corner of the property. The building would be located on existing impervious surface, where the U-haul Storage is currently located. The applicants have stated they are going to continue with the U-haul rental; they will have room on the property for three trucks to be rented.

During discussions with City Staff it was discovered the previous owner did not record the approved final plat. A final plat becomes null and void if not recorded within 90 days of city approval. To be in compliance with the original approval, the applicants are requesting a preliminary and final plat for a one lot subdivision.

A mini-storage facility is a conditional use in I-1 zoning district. The specific requests consist of the following:

- a) A **Preliminary and Final Plat** for a one lot subdivision to be known as Gopher Resource Addition.
- b) A **Conditional Use Permit Amendment** to construct an additional mini-storage building on the property.
- c) A **Variance** from the maximum size of a wall sign in the I-1 zoning district.

EVALUATION OF THE REQUEST

The following land uses, zoning districts, and comprehensive plan designations surround the subject property:

North	Industrial; zoned I-1; guided LI, Light Industrial
East	Industrial; zoned I-1; guided LI, Light Industrial
South	Trail Liquor; zoned B-3/PUD; guided CC, Community Commercial
West	City of Eagan/Eagan Car Club

SITE PLAN REVIEW

Lot Size. The parcel is 5.4 acres in size and 605 feet wide; complying with minimum lot size and width requirements of the I-1 district.

Setbacks. The proposed building meets or exceeds the required perimeter setbacks of 40' for the site.

Building Coverage. The I-1 zoning allows 30% building coverage on a property. Including the new building the site would be at 18%.

Building Height. The I-1 district allows a maximum building height of 60 feet; the proposed structure is 27 feet complying with code requirements.

Parking Lot. The mini-storage facility has four existing customer parking stalls, including one handicap space. The applicants are proposing one additional handicap space by the new building along with four extra deep spaces that can be used for U-haul storage or customer parking. U-Haul storage is not allowed in the customer parking area in the front of the site, with the exception of picking up and dropping off a vehicle.

Screening/Landscaping. The zoning code requires the equivalent of 32 trees to be planted based on one tree per 1,000 square feet of building floor area. The submitted landscape plan shows the equivalent 33 trees that are a combination of over-story and ornamental, complying with code requirements. The trees would be along the front of the property as well as the back, north side of the property.

The code requires all roof top and ground mounted mechanical equipment to be screened from view. The plans do not demonstrate where mechanical equipment would be located. Screening will be reviewed at time of building permit.

Access and Surfacing. Access to the property is not changing; there is one access point off of Robert Trail.

Building Materials. The entrance of the building has a three-story aluminum window section with the remainder of the building constructed of precast panels complying with code requirements.

Lighting. All parking lot lighting and building lighting shall be designed so as to deflect light away from the public street. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Signage. The applicants are proposing a 240 square foot sign along the south wall of the building. The maximum size for a wall sign is 100 square feet. A variance for the sign size is discussed later in the report.

Engineering. The Engineering Department has conducted a review of the plans and has been working with the applicant in regards to stormwater, grading and erosion control. The final details on the plans would be reviewed and approved by the City Engineer prior to any work commencing on the site.

An improvement agreement and storm water agreement are required to be executed between the City and the applicant. The contracts will address the necessary site improvements, the parties responsible for the improvements, and will require financial surety for the landscaping and any other improvements that may be necessary.

PRELIMINARY AND FINAL PLAT

Zoning and Comprehensive Plan Consistency. The property is zoned I-1, Limited Industrial which requires a one acre minimum lot size and it is guided LI, Light Industrial. The zoning and comprehensive plan designations are consistent with the proposed plat and use on the property.

Lots & Blocks. The proposed plat consists of one lot, 5.4 acres in size, complying with code requirements. The lot is 605 feet wide, exceeding the minimum 100 foot requirement.

GENERAL CONDITIONAL USE PERMIT REVIEW

Mini-storage facilities are a conditional use in the I-1 zoning district. The site currently has nine cold storage buildings. The request is to add a temperature controlled building in the northwest corner of the property.

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

This criterion is met. The Comprehensive Plan recognizes the proposed area as industrial. A ministorage facility is consistent with the long range plan for the area.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The use of a mini-storage facility is a conditional use in the B-3 and I-1 zoning districts. The property is located in the I-1 district, with approval of the CUP amendment, the request would be consistent with the zoning requirements.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

This criterion is satisfied, the closest neighboring home is to the northwest about 350 feet away. The proposed use would not create high noise or traffic levels or other adverse impacts to the neighborhood.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

This criterion is met; the proposed property improvements do not appear to have any negative effects on City facilities or services. Overall a mini-storage facility is a low intensity industrial use.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

- i. Aesthetics/exterior appearance*

The building would be constructed with precast panels complying with code requirements.

- ii. Noise*

The noise from the new building would not be any greater than the existing buildings.

- iii. Fencing, landscaping and buffering*

The property has a privacy and chain link fence surrounding the site for security and screening purposes. Landscaping is provided on the property, complying with code requirements.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The lot is about 5.4 acres in size. Ministorage facilities are a conditional use in the I-1 zoning district; the proposed use is appropriate for the zoning, location, and the size of the lot.

Fire and building code requirements would be addressed with the issuance of the building permit.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

The use does not appear to have any negative effects on the public health, safety or welfare of the community.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This criterion is satisfied. The applicant is working with the City Engineering department to comply with the City's surface water and groundwater regulations.

VARIANCE CRITERIA

The applicant is requesting a wall sign on the new building to be 240 square feet in size whereas 100 square feet is the maximum size allowed for a wall sign in the I-1 district.

City Code Title 11, Chapter 3. **Variations**, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

The signage request is in harmony with the general intent of the city code. The proposed signage for the property is well under the total allowed amount for the property. The use of the property and signage would also be consistent with the industrial designation in the comprehensive plan.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

The property would continue to be used in a reasonable manner as a mini-storage facility. City code allows one wall sign on a building with at least 50,000 gross square feet to have a 350 square foot sign. The proposed building is about 32,000 gross square feet in size, when calculating all of the buildings on the property the gross square footage exceeds 50,000 square feet. The new building is located over 300 feet from South Robert, along a bend in the road. The total square footage for the sign is 240 square feet which appears to be a reasonable request for the design and layout of the site and for visibility purposes from South Robert.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The location of the building and the traffic speeds of South Robert Trail may make it difficult to read a 100 square foot sign at a safe distance. For public safety a sign clear

and visible from the road identifying the property is safest for all traveling along South Robert.

4. *The variance will not alter the essential character of the locality.*

The variance would not alter the character of the area. The proposed sign would be 5.6% of the wall surface area. The code allows up to 10% of wall area to be used as sign space. The proposed sign is a static sign, not exceeding the height of the building and it would not be facing any residential zoned areas.

5. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis for this request.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

- A. **Approval** If the Planning Commission finds the application acceptable, the following requests should be recommended for approval:
- Approval of a **Conditional Use Permit Amendment** to allow an additional mini-storage building on the property subject to the following conditions:
 1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified herein:

Site Plan	dated 7/15/16
Site Grading Plan	dated 7/15/16
Site Utility Plan	dated 7/15/16
Exterior Elevations	dated 8/03/16
Landscape Plan	dated 7/15/16
Sign Plan	dated 8/03/16
 2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
 3. All signage requires a separate sign permit and shall conform to the sign requirements of the I-1 zoning district.
 4. All parking lot and building lighting on site shall be a down cast, “shoe-box” style and the bulb shall not be visible from property lines. Details of building lighting shall be submitted with the building permit.

forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

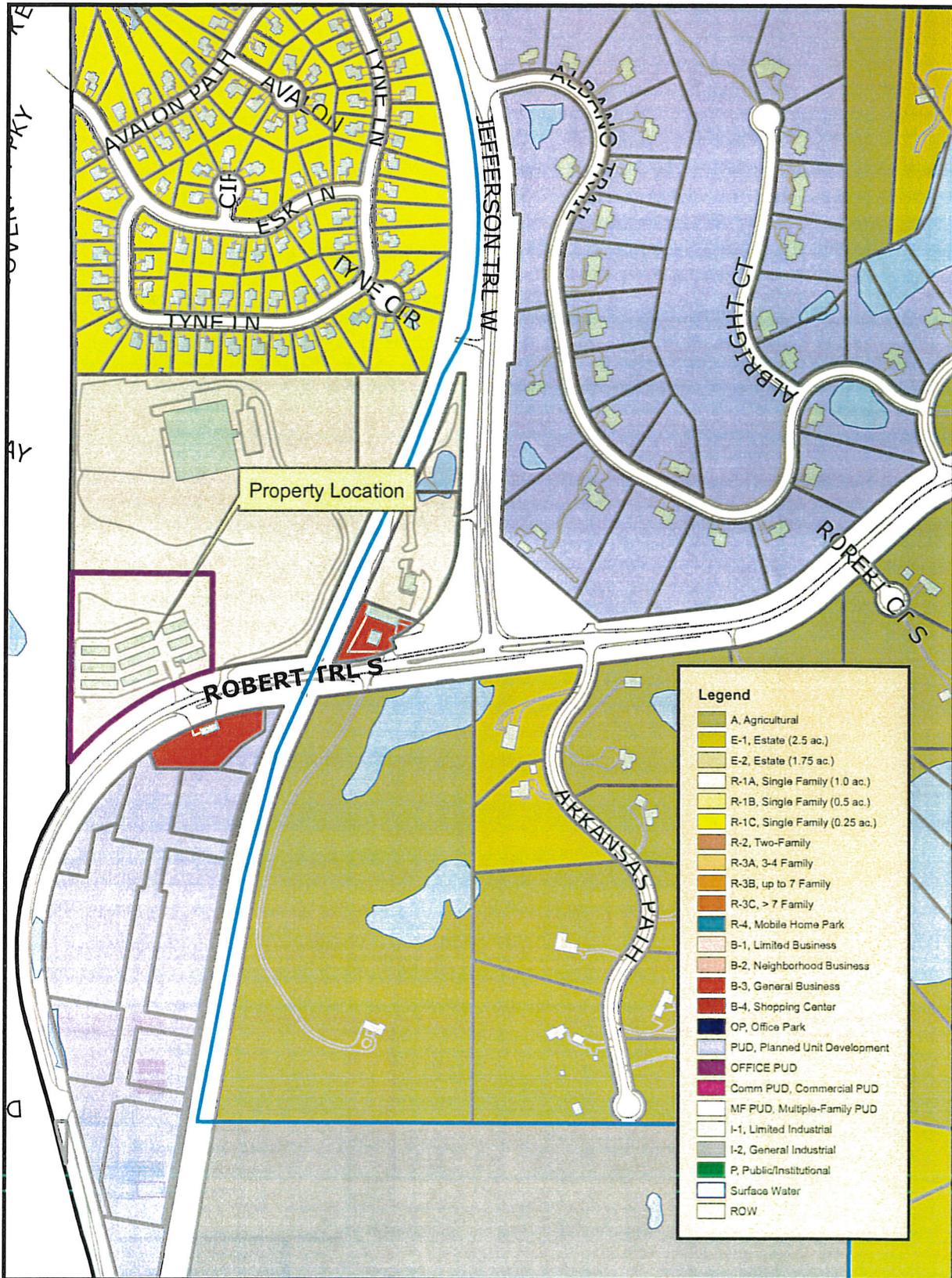
The request to construct a three-story mini-storage building is not out of character for the neighborhood and it is consistent with the comprehensive plan. The requested 240 square foot sign does not appear to have an adverse impact on the neighboring properties. Staff believes a practical difficulty can be found in the fact the property is being used in a reasonable manner. The additional size is for public safety and visibility purposes from South Robert Trail.

Based on the preceding report, Staff recommends **approval** of all three requests with the conditions listed in Alternative A.

- Attachments:
- Exhibit A - Location and Zoning Map
 - Exhibit B - Narrative
 - Exhibit C - Plat
 - Exhibit D - Site Plan
 - Exhibit E - Landscape Plan
 - Exhibit F- Sign and Building Elevations



Inver Grove Storage 9735 Robert Trail



Map not to scale

Exhibit A
Zoning and Location Map



INVER GROVE STORAGE - CONDITIONAL USE PERMIT NARRATIVE:

CNH NO: 16034
DATE: July 15, 2016
TO: City of Inver Grove Heights

The Inver Grove Storage – Heated Storage Building project is for an addition to the existing ministorage facility proposed for this site at 9735 South Robert Trail. The project is for a new 3-story conditioned mini-storage building expanding the current cold storage business to serve the residents of Inver Grove Heights and adjacent communities. This submittal is requesting an update to the existing Conditional Use Permit for this use as required by city ordinance for this zoning district.

This site is shown as Light Industrial in the Comprehensive Plan and zoned I-1 Limited Industrial. The property is a 5.4 acre site just west of Highway 3 between Diffley Road and Highway 149. The existing and proposed buildings combined have a total building footprint area of 41,525 square feet or a site coverage of 18%.

The proposed conditioned facility is positioned on an existing paved area at the back of the site raised somewhat above the front buildings. It is designed with an entrance on the east side of the building with a turn-around and truck parking stalls provided. The building exterior consists of exposed stone aggregate precast panels with exposed ridged stone aggregate banding for added interest. The entrance has a three-story aluminum storefront window section and a prefinished metal suspended canopy. All materials meet the architectural material standards in the city ordinance.

Since the new facility will displace existing bituminous paving, there will be no new impervious surface involved in the addition project; however the current stormwater system will be upgraded to meet the requirements required for this project as shown on the attached civil drawings.

Significant new landscaping is being added to soften and improve the entire site including 35 trees with a wide variety of overstory, ornamental, deciduous, and evergreen species. The trees will be placed both at the property frontage along Highway 3 as well as at the back edge of the site at the first portions of the slope of the hill to the north.

All general ordinance site development standards have been addressed in the design of the heated storage facility. There will be a minimal amount of new site lighting at the new entry canopy. This lighting will be downcast shielded under canopy mounted lights.

B

In summary, this is a nicely landscaped update to the existing ministorage facility. The new building will provide a permanent low-maintenance attractive exterior finish. The ministorage use is a low traffic, quiet property use and, in our opinion, a good addition to this site and an added service to the community. On behalf of the property owner, thank you for your consideration of this proposal.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Quinn S. Hutson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Quinn S. Hutson, AIA, LEED AP
Principal
CNH Architects, Inc.

GOPHER RESOURCE ADDITION

Know all persons by these presents: That _____, owner of the following described property situated in the County of Dakota, State of Minnesota, to wit:

Parcel 1:

That part of the West 1/2 of the SW 1/4 of Section 19, Township 27, Range 22 in Dakota County, Minnesota, described as follows:

Commencing at the Northwest corner of said West 1/2 of the SW 1/4; thence South 0°01'18" East (assumed bearing) a distance of 700 feet along the West line of said West 1/2 of the SW 1/4 to the point of beginning of the parcel to be described; thence North 89°58'42" East a distance of 500 feet; thence South 0°01'18" East a distance of 343.44 feet, more or less, to the Northerly right-of-way line of State Trunk Highway No. 3 (also known as South Robert Trail); thence Southwesterly along said right-of-way line a distance of 604.14 feet, more or less, to its intersection with the West line of said West 1/2 of the SW 1/4; thence Northerly along said West line a distance of 666.87 feet, more or less, to the point of beginning.

Abstract Property

Has caused the same to be surveyed and platted as GOPHER RESOURCE ADDITION and does hereby dedicate to the public for public use the public way and/or the drainage and utility easements as created by this plat.

In witness whereof said _____, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: _____

By: _____, as _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by _____, as _____, on behalf of the _____.

Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

I Max L. Stanislawski do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, existing as of the date of this certificate are shown and labeled on this Plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Max L. Stanislawski, Licensed Land Surveyor,
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by Max L. Stanislawski, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

INVER GROVE HEIGHTS, MINNESOTA

Approved by the Planning Commission of the City of Inver Grove Heights, Minnesota this _____ day of _____, 20____.

By _____ By _____
Chair Secretary

This plat was approved by the City Council of the City of Inver Grove Heights, Minnesota, this _____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By _____ By _____
Mayor Clerk

COUNTY SURVEYOR, Dakota County, Minnesota

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By _____ By _____
Dakota County Surveyor

COUNTY AUDITOR / TREASURER, Dakota County, Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this _____ day of _____, 20____.

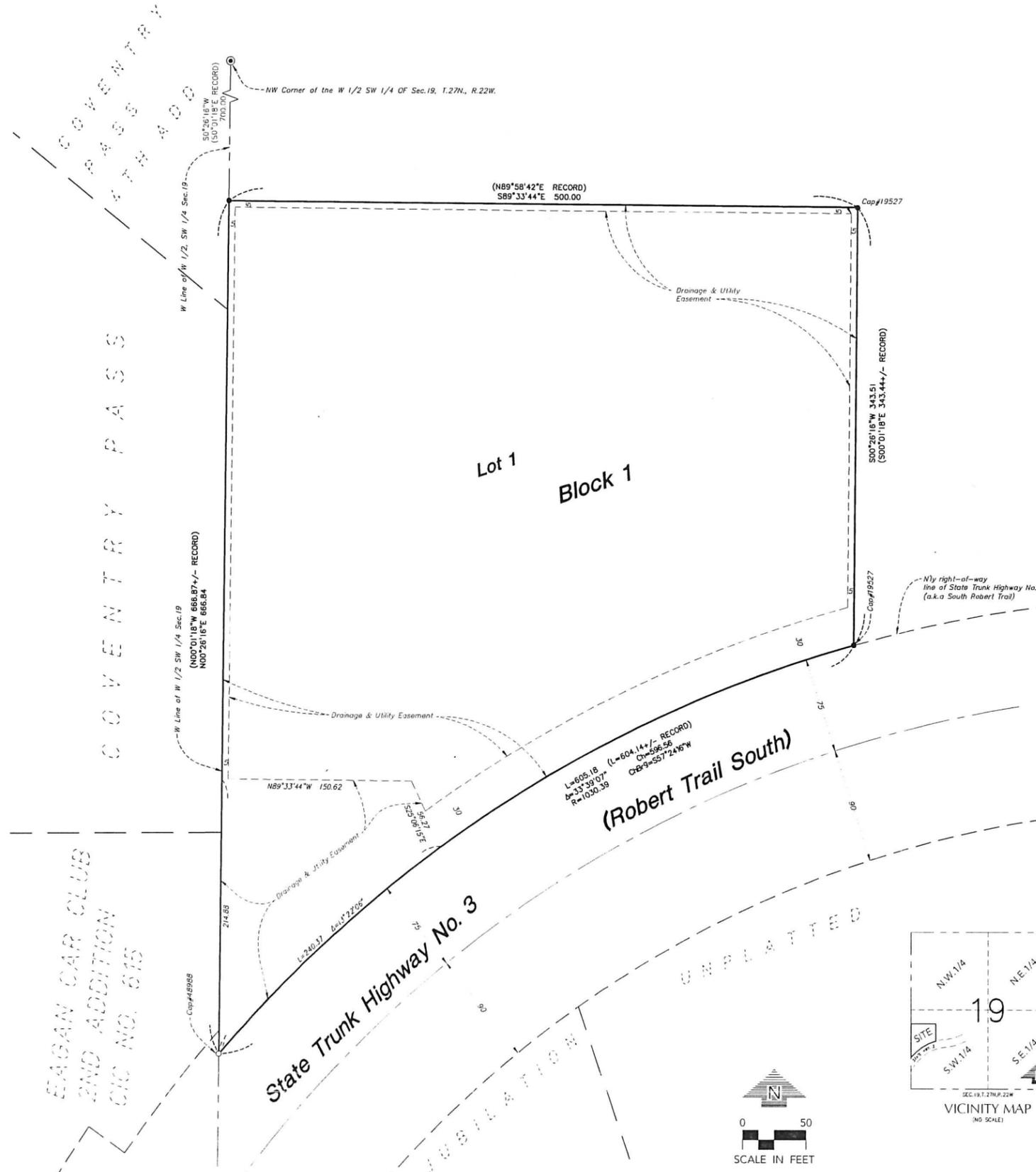
By _____ By _____
Dakota County Auditor/Treasurer Deputy

COUNTY RECORDER, Dakota County, Minnesota

Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded in Dakota County Records.

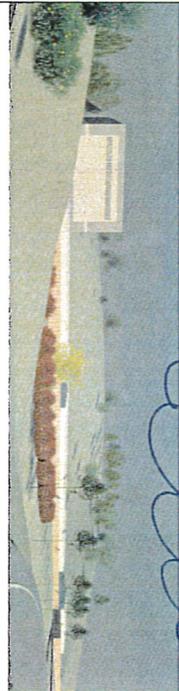
By _____ By _____
Dakota County Recorder Deputy



SCALE IN FEET
0 50

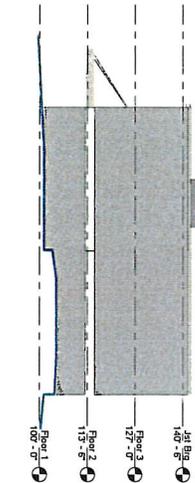
THE W. LINE OF SW 1/4 OF SEC. 19, T.27N., R.22W IS ASSUMED TO HAVE A BEARING OF SOUTH 0°26'16" WEST

● DENOTES 1/2 INCH OPEN IRON MONUMENT FOUND UNLESS OTHERWISE SHOWN
○ DENOTES FOUND CAST IRON MONUMENT

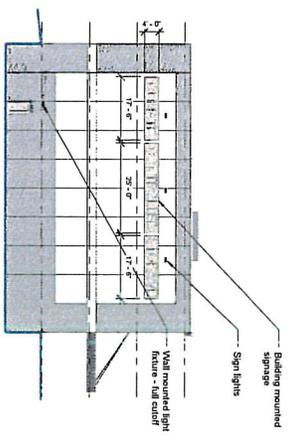


Signage Calculation
 4' x 20' building footprint = 1,188 S.F.
 1.1 20' building footprint = 307 S.F.
 Total Allowed this Site = 1,495 S.F.
 Total Allowed South Elevation = 10% of 4,300 S.F. = 430 S.F.
 Total Proposed at South Elevation = 208 S.F.

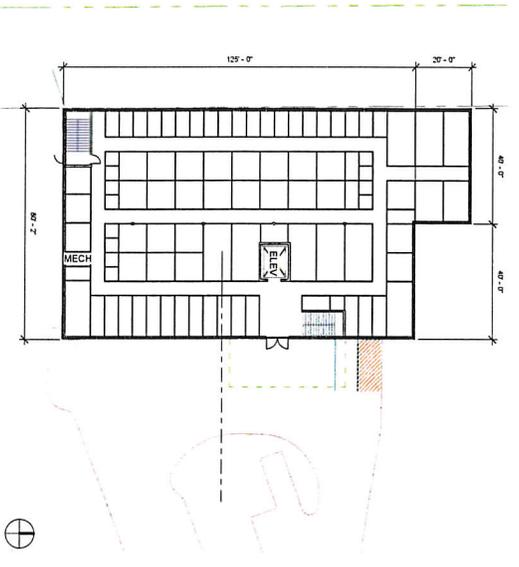
1 View From County Road 3 - Looking North



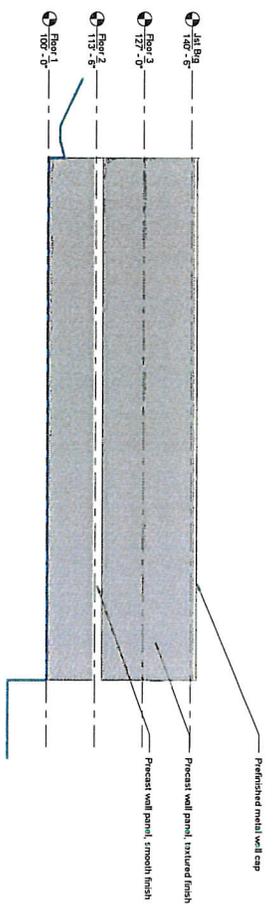
2 North Elevation- Schematic



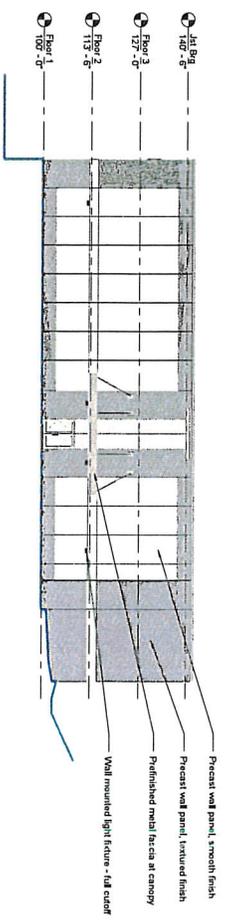
3 South Elevation- Schematic



5 First Floor Plan- Schematic



4 West Elevation- Schematic



6 East Elevation- Schematic

CITY SUBMITTAL

CS02 Heated Storage
 5735 S. Robert Trail
 Inver Grove Heights

CNH NO. 16034
 DATE: 7/15/16
 REVISIONS:



Handwritten mark resembling a stylized 'f' or '7'.

Staff noted that along with the site plan review process, conditional use permits are reviewed in a similar manner. Both have approved site plans and both require a full public process for amendments to the site plan. A new section has been drafted which provides the following:

1. Modifications to approved site plans may be allowed by administrative review.
2. Revised plans must be submitted in accordance with established procedures and must be reviewed by all appropriate departments (planning, engineering and Inspections). Meetings may still need to be set up with the applicant to discuss the plans. This would be done concurrent with the building permit review.
3. Staff will review the plans and provide written comments if the plans do not meet ordinance requirements.
4. Only the information necessary to review the amendment would be required to be submitted. A full plan set submittal may not always be necessary.
5. This procedure only applies to revisions to the site plan. Any new conditional uses, variances or changes to conditions of approval would still require a public hearing and review by the Planning Commission and City Council.
6. Some plan revisions may require changes to storm water plans which in turn, may require Council to approve modifications to existing storm water management plans or other related agreements.
7. This procedure applies to both the Major Site Plan and Conditional Use Permit process.

ALTERNATIVES

The Planning Commission is to make a recommendation to City Council regarding the proposed ordinance amendment which addresses the following:

- A. Recommend amending Ordinance Chapters 3A Conditional Uses and Chapter 15J Site Plan Review to allow administrative review of amendments to approved conditional use permits and site plan reviews.

Attachments: Draft Ordinance Amendment
Staff Memos to Council and Planning Commission
Previous Planning Commission Recommendation

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. _____

AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE,
TITLE 10, (ZONING ORDINANCE) CHAPTERS 3A, CONDITIONAL USES AND
CHAPTER 15J SITE PLAN REVIEW, TO ALLOW ADMINISTRATIVE REVIEW OF
AMENDMENTS TO APPROVED CONDITIONAL USE PERMITS AND SITE PLAN
REVIEWS

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS
FOLLOWS:

Section One. Amendment. Title 10, Chapter 3A-5, REVIEW BY PLANNING COMMISSION; ACTION BY COUNCIL of the Inver Grove Heights City Code is hereby amended to add section (C) as listed below:

10-3A-5: **REVIEW BY PLANNING COMMISSION; ACTION BY COUNCIL:**

C. Within the I-2 District only, modifications to the previously approved site plan of an approved conditional use permit shall be allowed by administrative review subject to the following procedural requirements:

1. Plan review will be in accordance with established procedures on file with the Planning Department including the coordinated review by other city departments and divisions as determined by the zoning administrator.

2. Administrative approval including all applicable conditions and requirements shall be made in writing by the zoning administrator. The applicant, in addition to all other applicable requirements, shall submit a written acknowledgment of that approval prior to the commencement of any development and prior to the issuance of any permits.

3. Any unresolved dispute as to administrative interpretation of this code, this title, or policy requirements may be formally appealed pursuant to this title.

4. Any variance proposal will automatically require the entire application to be processed in accordance with the planning commission review and city council approval provisions of section 10-3-4 of this title.

5. Any new use not approved under the existing conditional use permit and is classified as a conditional use in the corresponding zoning district, shall require the entire application to be processed in accordance with the requirements for conditional uses, section 10-3, article A of this title.

6. The zoning administrator may waive or modify data submission application requirements if the zoning administrator determines previously made submissions for the property substantially address the information needed to evaluate the requested modifications.

Section Two. Amendment. Title 10, Chapter 15, Section 10-15J, SITE PLAN REVIEW of the Inver Grove Heights City Code is hereby amended to add section 10-15J-14 to read as follows:

10-15J-14: **AMENDMENTS TO APPROVED SITE PLANS:**

C. Within the I-2 District only, modifications to the previously approved site plan for a Major or Minor project shall be allowed by administrative review subject to the following procedural requirements:

1. Plan review will be in accordance with established procedures on file with the Planning Department including the coordinated review by other city departments and divisions as determined by the zoning administrator.

2. Administrative approval including all applicable conditions and requirements shall be made in writing by the zoning administrator. The applicant, in addition to all other applicable requirements, shall submit a written acknowledgment of that approval prior to the commencement of any development and prior to the issuance of any permits.

3. Any unresolved dispute as to administrative interpretation of this code, this title, or policy requirements may be formally appealed pursuant to this title.

4. Any variance proposal will automatically require the entire application to be processed in accordance with the planning commission review and city council approval provisions of section 10-3-4 of this title.

5. Site plan modifications involving conditionally permitted uses are subject to the review requirements found in chapter 3, article A of this title.

6. The zoning administrator may waive or modify data submission application requirements if the zoning administrator determines previously made submissions for the property substantially address the information needed to evaluate the requested modifications.

Section Three. Effective Date. This Ordinance shall be in full force and effect upon its publication.

Passed in regular session of the City Council on the ____ day of _____, 2016.

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville, Mayor

ATTEST:

Michelle Tesser, City Clerk

INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

SITE PLAN REVIEW REGULATIONS

Meeting Date: November 2, 2015
Item Type: Work Session
Contact: Allan Hunting 651.450.2554
Prepared by: Allan Hunting, City Planner
Reviewed by:

PURPOSE/ACTION REQUESTED

Council directed staff to provide a summary of the current Site Plan Review procedures and purpose.

BACKGROUND

The current regulations on Site Plan Review were put into place in 2002 as part of the overall update of the Zoning Ordinance. Prior to 2002, all new non-residential buildings and additions were required to go through the subdivision platting process if, the land was not already platted. This was a means to provide a public notice of a request to neighboring property owners and review by the Planning Commission and City Council. The old rules did not include development of existing platted property, meaning if the project was a permitted use and was already platted, it did not require any review by Planning Commission and City Council. It was determined that requiring platting of the property added unnecessary expense and time since platting did not have a direct impact on building development.

During the 2002 zoning ordinance update, the process was reviewed by the Planning Commission and City Council to find a way to stream line and reduce some of the unnecessary burdens required by platting. The City Council looked for an alternate form to review projects and still achieve the following purposes:

- Provide the City Council with the authority to review and approve significant commercial and industrial buildings.
- Provide a public process whereby surrounding property owners are informed of commercial and industrial construction and have an opportunity to provide comment and express concerns.
- Provide a less expensive, streamlined, and “pro-business” review process. The Site Plan Review process replaced the previous platting regulations, which required a more costly review and took 4-6 months.

ANALYSIS

Summary of current ordinance

The Site Plan Review ordinance is broken down into two primary categories; minor projects and major projects.

Minor Projects:

Type

Building projects consisting of less than 10% floor area (500 sq ft max).

Building projects consisting of up to 30% floor area expansion.

Review

No site plan review. Building permit only.

Administrative review.
Building permit review.

Major Projects:

Construction on a parcel of new structures on either vacant or redevelopment sites or building projects consisting of greater than 30% floor area expansion.

Staff, Planning Commission and City Council review.

Past Site Plan Reviews

Over the past 5 years, there have been 11 major site plan review applications:

Amazing Grace Church
Vermillion State Bank
Absolute Trailer
Dakota County Library
ISD 199 Hill Top Elementary
Flint Hills Resources
CHS parking expansion
Biagini Properties cemetery expansion
Power Dynamics
Steve Watrud
Athlos Academy

Other Cities Review Process

EAGAN: Some commercial and industrial projects require site plan approval while others do not. A site plan review process is not required for permitted commercial and industrial projects on regularly zoned property. No review by Planning Commission or City Council is required. A site plan review process is required when amending existing PUD projects. In this case, the projects are reviewed by Planning Commission and City Council.

COTTAGE GROVE: Utilizes a modified public review process for commercial and industrial projects. Requires notification of surrounding properties, but does not have a formal public hearing. The projects are reviewed by Planning Commission and City Council.

ROSEMOUNT: Requires a Site Plan review for commercial and industrial projects proposing expansion greater than 30% of existing building. The process is very similar to Inver Grove Heights. It requires a

public hearing and notice to surrounding properties and is reviewed by Planning Commission and City Council.

CONCLUSIONS AND RECOMMENDATIONS

If there is no site plan review process, site plans, storm water plans, grading plans and landscape plans will still be required for the building permit. This will require staff review, possible staff review meeting with the applicant, and revised plans. The review and approval time frame would still take several weeks to process a building permit. Eliminating or reducing the site plan review process, switches the time frame and process from a public review (planning commission and city council) to staff level review for approval. In any case, many projects may still require improvement agreements, storm water maintenance agreements, and easement agreements. All these agreements require City Council approval.

Staff requests further direction from Council.

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Planning Commission

FROM: Allan Hunting, City Planner

DATE: December 30, 2015

SUBJECT: REVIEW OF MAJOR SITE PLAN PROCESS AND I-2 PERMITTED AND CONDITIONAL USES

At the November Council work session, the Council started discussions on considering amending the zoning ordinance as it relates to the Major Site Plan Review process and possible changes to the allowed uses in the I-2 District. With only one meeting of discussion, it is unknown what direction Council is considering. The Council did indicate they wanted some direction from the Planning Commission on what changes may seem reasonable. Staff prepared memos summarizing the Major Site Plan Review process and uses in the I-2 district for Council that were discussed at the November work session.

Staff recommends the discussion with the Planning Commission occur over at least two meetings. The January 5 discussion is intended for staff to provide an overview and summary of the regulations. Discussion can follow if there are questions at this point. The item would be brought back at a second meeting, most likely on January 19 for further Planning Commission input.

What generally came out of the Council discussion is as follows:

- What degree of regulation do we want covering commercial and industrial projects?
- What role should Staff, Planning Commission and City Council have with commercial and industrial projects?
- Should neighbors and public be informed of these projects and be able to comment at a commission or council meeting?
- What type of uses should be allowed in the I-2, General Industrial district? Should they be permitted or conditional?

Please review the two attached staff memos as background for discussion.

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Planning Commission

FROM: Allan Hunting, City Planner

DATE: January 13, 2016

SUBJECT: REVIEW OF MAJOR SITE PLAN PROCESS AND I-2 PERMITTED AND CONDITIONAL USES

Staff provided the Commission with some background information at the last meeting regarding the list of I-2 district uses and the Major Site Plan Review process. The objective of the second meeting is to formulate a recommendation to the Council on your view of the major site plan review process and what uses in the I-2 district should either be removed or changed from conditional to permitted.

In general, this is what Council is asking the Commission to comment on:

- What degree of regulation do we want covering commercial and industrial projects?
- What role should Staff, Planning Commission and City Council have with commercial and industrial projects?
- Should neighbors and public be informed of these projects and be able to comment at a commission or council meeting?
- What type of uses should be allowed in the I-2, General Industrial district? Should they be permitted or conditional?

As you review the uses in the I-2 district, please keep in mind that the conditional use category is used for those uses that under some circumstances and following criteria listed in the ordinance may be suitable in particular areas. The ordinance identifies that conditional uses must be compatible with existing and proposed uses and must factor in characteristics of the use as they relate to:

- Aesthetics/exterior appearance
- Noise
- Traffic
- Drainage
- Fencing, landscaping and buffering
- Size and shape
- Topography

- Vegetation
- Other natural and physical features
- Access
- Traffic volumes and flows

Staff will present the Planning Commission's recommendations to Council at the February 1st, 2016 work session. At that point, staff expects further direction from Council on next steps for this project.

List of **Permitted** uses in the I-2 zoning district:

Contractor's shop – indoor
Electrical, heating, plumbing, and appliance repair
Fuel storage and dispensing with conditions:
 Exclusive use by owner and no retail sales except for propane
Manufacturing and assembly
Meat processing and packaging (no slaughtering permitted)
Office/warehouse
Office building
Packaging, cleaning, repair or testing (enclosed building)
Printing and publishing

List of **Conditional** uses in I-2 zoning district:

Auto Auction Sales
Billboards
Commercial television and radio transmitters
Contractor's yard – outside but enclosed with a fence
Enclosed maintenance facility
Essential services buildings
Fuel storage tank such as crude oil, gas, natural gas, propane and other fuels
Impound lot
Office/trucking terminal
Open sales lot (excludes automobile and off highway vehicles sales lot)
Outdoor storage
Paint and wallpaper sales
Private motor fuel dispensing station
Processing and treatment
Research and development facilities
Service of semi tanks, trucks, and trailers including equipment, parts and tires
Stone and monument sales
Tower, telecommunications
Truck and freight terminal
Wind power converter

**RECOMMENDATION TO
CITY OF INVER GROVE HEIGHTS**

TO: Mayor and City Council of Inver Grove Heights

FROM: Planning Commission

DATE: January 19, 2016

SUBJECT: Continuation of Site Plan Review and I-2 Uses Discussion

Chair Maggi stated this discussion was a continuation of their last meeting. She noted this was not an official public hearing at this point but rather a general discussion regarding the two topics.

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that Commissioners are being asked to discuss what role staff, the Planning Commission, and City Council should have with commercial and industrial projects (i.e. should approvals be at a staff level, should there be some public involvement, planning commission involvement, etc.) Council is also requesting comment on what type of uses should be allowed in the I-2, General Industrial district and whether they should be conditional or permitted. Permitted uses are an allowed use as long as the performance standards are met, whereas conditional uses generally fit in that zoning category but may have characteristics which the City Council can address with added conditions. He asked Commissioners to look at the list of conditional uses for the I-2 district and to factor in characteristics of the uses as stated in the report, such as aesthetics, noise, traffic, drainage, fencing/landscaping, size//shape, topography, etc.. Planning Commission comments will be forwarded to the City Council for discussion at their February 1 work session.

Site Plan Review Discussion

Chair Maggi recommended the two items be discussed one at a time. She questioned why the credit union being built in Argenta Hills did not come before the Planning Commission.

Mr. Hunting replied that was approved as part of the Target PUD development plan. The Planning Commission had reviewed the general site plan for Target and the six adjoining building pads. A bank had always been planned for that location; since the credit union was generally consistent with the approved PUD plan it did not need to come back before the Planning Commission.

Chair Maggi asked if the City had received complaints from businesses about the length of time it takes to go through the process, or was staff aware of businesses that had not come to Inver Grove Heights because of the current process.

Mr. Hunting replied that to his knowledge in general they were not seeing concerns regarding the current process, and he noted that the surrounding cities had similar processes. He stated it was difficult to determine whether businesses had not come to the City because of the site plan review process.

Commissioner Klein asked how many residents lived adjacent to I-2 zoned properties, stating he could think of only three.

Mr. Hunting replied he was aware of only three residents next to the eastern pocket of I-2 zoning. The other I-2 area in the southwestern portion of the City was owned by Northern States Power. This was surrounded by larger lot homes; however, they had an open space buffer area around their developed area which minimized the impact.

Commissioner Wippermann noted there were additional residential homes directly north of the eastern I-2 properties just north of the railroad tracks.

Mr. Hunting agreed there were some houses in the vicinity, but stated he did not believe there were any directly abutting the I-2 zoned properties. He advised that some could be vacant as Koch Refinery purchased many parcels in the area.

Commissioner Robertson asked if it was anticipated that these would remain the only two I-2 areas in the City.

Mr. Hunting replied in the affirmative, stating the current comprehensive plan had no other areas guided for heavier uses.

Mr. Link pointed out that the major site plan review process would affect all commercial and industrial properties throughout the City; not just the I-2 district.

Chair Maggi asked if it was correct that Commissioners were being asked 1) if they were comfortable with the current major site plan review process and 2) should any conditional uses in the I-2 district be changed to permitted uses.

Mr. Link replied in the affirmative.

Chair Maggi asked Commissioners if there were any recommended changes to the site plan review process or did they feel comfortable with the current process.

Commissioner Niemioja did not feel a change would be beneficial. She noted that the Parks Director previously stated that one of the missions of the City was to engage people. Allowing residents near a commercial property an opportunity to have a dialog supported that mission.

Chair Maggi agreed, stating it made sense to get public comment on the past major site plan reviews.

Commissioner Wippermann stated he would not be in favor of anything that lessened the ability of residents to have formal input into the process and questioned whether they were trying to solve a problem that does not exist.

Chair Maggi summarized that Commissioners have not seen a reason to change the existing process, based on their work on the Planning Commission.

I-2 Uses Discussion

Chair Maggi advised that the Planning Commission was not holding a public hearing this evening.

Mr. Grannis stated he received notice of the meeting.

Chair Maggi stated Mr. Grannis was welcome to provide comment, but noted this was not a public hearing but rather a Planning Commission discussion as requested by City Council.

Vance Grannis Jr., 9249 Barnes Avenue, stated he brought these two items to the Council's attention, however, what he had suggested was a little different from what was being discussed tonight. The reason he brought this forward was because our city has a reputation in the development community of being the worst and most expensive place to try to do a development, whether it be residential or industrial. He stated that both councilmembers and the city administrator would likely agree that they have heard from others that this is the perception. Regardless of whether or not this is true, that is the perception and something needs to be done to improve the process and eliminate that reputation. Mr. Grannis advised that he drafted an ordinance that does not eliminate the major site plan review process completely, but rather only those that duplicate previous reviews. He advised that the duplication results in extra time and expense. A major site plan review requires a large fee which exacerbates the perception of being the most expensive place to develop. If it is not needed, it should be eliminated.

Chair Maggi asked Mr. Grannis to provide examples of where there was duplication of effort.

Mr. Grannis replied that the Watrud properties request was one example. He stated Mr. Watrud had to go through the review process two or three times, resulting in multiple fees and a great deal of time, however, the plan had not changed. He questioned why a major site plan review would be necessary if the applicant had already gone through a platting or rezoning request and the same things had been reviewed under that previous permit. He stated that conditional uses were uses that were generally not suitable in a particular zoning district, but which could be suitable under some circumstances. He questioned why some of the I-2 uses would not be suitable next to the largest landfill in the metro area.

Chair Maggi asked Mr. Grannis if his recommendation would be to change all conditional uses in the I-2 district be changed to permitted uses.

Mr. Grannis replied not necessarily all of the uses, but he would like to know which uses Commissioners did not feel would be generally suitable. He advised that many of the conditions attached to conditional use permits were already required in other parts of the City Code.

Commissioner Lissarrague asked Mr. Grannis his opinion as an attorney about the issue of conditions attached to conditional use permits and costs.

Mr. Grannis replied that no one wants to get into a lawsuit. Developers have to decide whether they want to 1) comply with the conditions, in spite of the fact that it is costly, 2) choose not to develop, or 3) enter into a lawsuit.

Commissioner Simon advised that many of the conditions Mr. Grannis had mentioned were general conditions for anyone, including homeowners.

Mr. Grannis replied that was his point, that a conditional use permit was not needed for that.

Commissioner Simon stated the conditions give the City the ability to ensure the requirements are met.

Mr. Grannis replied that the applicant does not have to agree to something to make that argument. He stated conditional use permits were a way of micro-managing the City and getting additional fees.

Commissioner Klein stated he would prefer to get the tax money than the application fees.

Chair Maggi asked if the fees of surrounding cities were dramatically less than Inver Grove Heights.

Mr. Grannis replied that because of the duplication, two Inver Grove Heights fees end up being more expensive than when compared to other cities. He advised he was not here to debate whether Inver Grove Heights was the most expensive city or not in terms of fees, time, and income lost because of the delay. Rather he was asking that the Commission suggest to Council that they try to eliminate duplication, and also that they review the conditional uses in the I-2 district and remove those that they feel should be changed to permitted uses, keeping in mind it was next to a landfill.

Commissioner Robertson stated on the flip side there have been numerous instances in which an entity has located next to a landfill and ultimately contaminated the landfill and created challenges to the water supply, etc. She stated that every entity, even a landfill, has the potential of being impacted by a neighboring use. She added that even a billboard could be an environmental hazard, which is why the definition of conditional use as it is stated recognizes the fact that certain things will be appropriate in certain conditions and not appropriate in others. The conditional use permit process allows the City the means to make a decision about what is appropriate and not appropriate.

Mr. Grannis advised he did not disagree with that statement, but simply wanted Commissioners to review the list of conditional uses and determine whether any of those uses could be changed to permitted uses.

Commissioner Niemioja stated in her one year on the Planning Commission she had only heard one other person reference difficulty in developing in Inver Grove Heights and she questioned whether perhaps it was more important to implement the existing code better rather than changing it.

Chair Maggi stated perhaps it was more of a marketing problem.

Commissioner Niemioja agreed, stating or perhaps it was a communication issue between us and a developer.

Mr. Grannis stated this would not necessarily be a cure all but rather a first step. He advised that some developers do not want to complain for fear of getting turned down. He advised that Commissioner Klein likely encountered this situation when he was a councilmember.

Commissioner Klein recalled that CG Ryan Corporation built an apartment complex in the City and stated they would never do it again. He asked Mr. Krech if Mr. Grannis was correct about the perception of Inver Grove Heights in the development community.

Willie Krech, 9574 Inver Grove Trail, questioned why applicants had to go through the major site plan review process as long as they had met the requirements, hired registered engineers, and were in the appropriate zoning. In the event someone does not meet the guidelines, the City has people that can enforce the ordinance. In Mr. Watrud's situation he built two identical buildings on I-2 zoned property. He agreed with Mr. Watrud that he should have been able to just get a building permit rather than going through a site plan approval – a process that delayed his project by two months. In regard to the previous discussion regarding parks, he advised that if the County built a park in the City it would take up the whole Northwest Area since their standard regional park was over 1,000 acres. He noted there were other nearby County parks available such as Holland Jensen, Lebanon Hills, etc., and he assured Commissioners they would find a good location for parks in the Northwest Area as well as trails.

Commissioner Klein stated the problem was that Commissioners had not seen the plan.

Chair Maggi commented that Commissioners asked for a review of the park plan at their last meeting. Tonight the Parks Director provided a review which was a very quick response.

Mr. Krech replied that the park plan has been available for years.

Chair Maggi agreed, stating Commissioners could have looked for it.

Chair Maggi stated she was going to return to the review of the site plan procedure, and reminded everyone that since this was not a public hearing they did not have a balance of input from the public. She stated it was her understanding that Commissioners felt there was no need to fix the site plan procedure as it was not broken.

Commissioner Robertson stated this was also an opportunity to clarify that the Planning Commission values all opportunities for public input in site plan reviews as it can identify concerns.

Chair Maggi stated that Commissioner Robertson's comment carried over to the discussion regarding conditional use versus permitted use in that residents in this City are passionate about what is going on and it was important to provide a process that allowed for public input.

Commissioner Klein stated it was important for residential, however, they were discussing the I-2 district and he believed some of the uses should be permitted.

Commissioner Niemioja stated she was not sure if she had enough knowledge on some of the conditional uses to make a decision on whether they could be changed to a permitted use. She stated, for instance, that she had no idea that a billboard could be considered an environmental hazard.

Chair Maggi felt that uses with outdoor elements should remain conditional as the public would

likely want an opportunity to provide input (i.e. contractor's yard, open sales lot, outdoor storage, etc.).

Commissioner Klein stated he would not want an automobile sales lot in the I-2 district, but he felt that highway vehicle sales should be permitted. In regard to stone and monument sales, he stated likely the work would be done inside a building. He stated that the City's existing ordinances had their own filter system.

Commissioner Robertson stated it would be impossible to make a list that would cover all situations. For example, research and development facilities could involve potential hazards even if the work is done inside.

Commissioner Klein replied there were other agencies whose regulations would cover that and many times the City was just duplicating the requirements and over-regulating.

Commissioner Niemioja agreed with Commissioner Klein, stating for example paint sales would likely be governed by environmental protection laws. She stated she would like the City to have some control over uses that would affect aesthetics and felt the public would also like a chance to provide input on such issues.

Chair Maggi agreed that research and development could be changed to a permitted use. She questioned whether perhaps the reason paint and wallpaper sales was a conditional use was because it raised an issue with mixing consumer and industrial traffic.

Commissioner Lissarrague asked Commissioners which items they felt should be changed to a permitted use.

Commissioner Niemioja questioned what processing and treatment would entail, and whether it was the processing of meat.

Commissioner Klein replied he was unsure what was being processed but it would likely be regulated.

Chair Maggi suggested they go through the list of conditional uses one at a time and take a straw poll.

Commissioner Klein suggested that a contractor's yard be changed to permitted, but the other commissioners preferred it remain a conditional use.

Commissioner Robertson asked what an essential services building was.

Mr. Hunting replied it was likely a building tied to a utility company used to house equipment (i.e. transformers, etc.)

The Commission recommended that enclosed maintenance facility, essential services buildings, and research and development facilities be changed to a permitted use.

In regard to paint and wallpaper sales, Mr. Hunting stated he was unsure of the history of this

category but suspected that at some point Council added it because someone was doing that in the I-2 district as part of their business.

Commissioner Simon asked if paint and wallpaper sales would include a paint manufacturing plant.

Mr. Hunting replied it would not; they have a separate category for manufacturing.

The Commission agreed that paint and wallpaper sales should be removed from the list of uses in the I-2 zoning district.

Commissioner Niemioja asked if service of semi tanks, trucks, and trailers would take place inside a building.

Commissioners recommended that inside service of semi tanks, trucks, and trailers be changed to a permitted use while outside service remain a conditional use.

Commissioner Klein suggested that stone and monument sales be changed to a permitted use.

Commissioner Niemioja questioned whether noise could be a concern associated with this use.

The Commission could not come to a consensus on stone and monument sales.

Commissioner Klein suggested that truck and freight terminal be changed to a permitted use, while other Commissioners wished it to remain as a conditional use.

Commissioner Niemioja stated this use would be partially outdoors.

Commissioner Lissarrague asked how many truck and freight terminals were currently in the City.

Commissioner Klein replied at least three.

Commissioner Lissarrague recommended it remain as conditional since the others had been approved as conditional use permits.

Commissioner Klein asked if he could change anyone's minds on changing the open sales lot for highway vehicles to a permitted use.

Commissioner Robertson pointed out that it excluded automobiles and off-highway vehicles.

The consensus of the Commission was to leave open sales lot as a conditional use.

Chair Maggi thanked commissioners for their thoughtful discussion.

NOVEMBER 2, 2015 COUNCIL WORK SESSION MINUTES

Furthermore, he stated that the total cost of ownership is to consider the initial investment and annual maintenance. Chair Eiden showed the model which was called the Decision Principles. The model would ask those important questions with a set of criteria. Chair Eiden stated that the Parks Commission would like Public Engagement to receive community feedback. Further, he discussed the Parks Capital replacement and the almost \$3 million in assets to maintain. The Parks Commission estimates that the costs of investment would be \$0.025 per day. Chair Eiden stated that the Parks Commission would like advice and support on the concept presented.

Councilmember Mueller thanked Chair Eiden and the Parks Commission for all their hard work. Councilmember Bartholomew stated that we need to find a way to show the value of parks to the taxpayers. He said he appreciates the commission trying to find outside funding to offset cost.

Councilmember Tourville asked about putting the survey and the survey results on the website. Chair Eiden stated that the model is conceptual so the commission would like time to add more meat before rolling out the concept to the public to prevent misconceptions. Councilmember Tourville recommended putting out the facts about Parks on the website and asked that the commission discuss the concepts presented such as the park classification. Chair Eiden discussed the benefit analysis and developing a positive story.

Councilmember Piekarski Krech discussed the future development of parks and the needs of each area. Chair Eiden discussed the analysis of demographics, growth and the track the commission is headed towards.

Councilmember Hark discussed the repurposing of the land. He stated that if land was sold then we should be using those funds for future park improvements. The Parks Commission will look into considering all the council's recommendations.

Vance Grannis Jr, 9249 Barnes Ave commented on Eiden's presentation and discussed his suggestions.

4. I-2 ZONING DISTRICT USEAGE/MAJOR SITE PLAN REVIEW

Mr. Link was asked by the council to bring forward the review on the I-2 district uses while reviewing the Watrud request. Mr. Link presented the uses on the I-2 Zoning District and the difference between the intent of general industrial (Gi) vs. Light Industrial (LI) categories in the Comprehensive Plan. Mr. Link provided a historical overview from 2002 when the plan was put in place. He included the cost and staff time associated with the process. Mr. Link summarized the current review process. He stated that there have been 11 major site plan reviews and approvals. The major site plan process is comparable to the process in the cities of

Eagan, Cottage Grove and Rosemount in which the process requires that the site plan go in front of the Planning Commission.

Mr. Link stated that if council decides to get rid of the major site review public process then there will be elements of review that staff would still need to do such as lighting, landscaping plan reviews. Mr. Link discussed the improvements and the length of time to review.

He stated that elements of commercial and industrial review would still come to the city council with conditional use permits of easements, variance, storm water management agreement and certain types of legal documents.

Mr. Link discussed the zoning of I-2 sections in the City. There are two areas in the city that are zoned I-2. One is 117th and 52 and the other is Robert Street specifically the Wescott/Excel Energy area. He stated the importance of maintaining conditional uses. Further, he added conditional uses allow flexibility and that way the council can work with the business to provide a tailored approval to the specific property proposed. The site plan review allows for a public process and a chance to review the proposal and give their comments.

Mr. Link discussed the regulation of outdoor storage as a conditional use. He went over the similarities between the city's review and the cities of Cottage Grove, Eagan and Rosemount's outdoor storage conditional use permit requirements.

Mr. Link stated that the public process is the matter of questions. What is the involvement of the council and what kind of public process should the city have when a site plan review happens. Mr. Link stated that staff doesn't have a recommendation. He stated it's a matter of perspective of the council. He again went over the fact that a site plan review will be needed and that the questions at hand is when this would occur.

Mr. Link discussed Mr. Grannis letter that was provided to the council. He stated that Staff recommendation would be if council likes Mr. Grannis' language to do away with the major site plan. Because most of the applications would fall into one of the recommendations Mr. Grannis' proposes. Again, Mr. Link stated staff doesn't have a recommendation.

Mayor Tourville discussed public comment and process. Mr. Link discussed that staff's role would be limited and staff would feel uncomfortable putting themselves in a judge placement. Staff would send out the public notices. The approval needs to be made by the council and/or Planning Commission.

Councilmember Bartholomew stated that his issue is that if the application meets all criteria then how can we not approve it. Mr. Link stated that with the criteria within the conditional use permit allows the city to have a say on many additional authorities or requirements. Mr. Link presented examples of why a conditional use permit authority can be useful especially to provide a process for residents.

City Attorney, Mr. Kuntz discussed the general determination to other conditions to protect health, safety, and welfare are above and beyond the Conditional Uses. Mr. Kuntz discussed the example of the Walmart process, he indicated that there were 30 different conditions. Mr. Kuntz discussed the positives of allowing this opportunity. Another thought he discussed with the council was the ordinance language. Someone has to decide the reasonableness of the conditions.

Councilmember Mueller discussed making common sense decisions. Councilmember Bartholomew asked that we stay within the question at hand which is the I-2 zone and what businesses are permitted.

Mr. Pike, 11025 Courthouse Blvd E. discussed the process and that there is no enforcement for when the condition use requirement is not followed. He discussed his complaint regarding the Watrud property and the difference between the set of standards used from the planning commission to the council.

Grant Pytkas, 1885 96th Street East discussed his desire to purchase land and his complaint on the I-1 zoning use.

Sharon Sachwitz, 11105 Courthouse Blvd E. discussed that condition use process was not followed and asked for consequences. She complained about the lights at the Watrud property. Mayor Tourville instructed the neighbors of the Watrud property to make their complaints to staff.

Vance Grannis Jr, 9249 Barnes Ave discussed his memo to the council as to why a major site plan is a duplication of the process and asked the council to do away with the conditional use permit.

Councilmember Bartholomew would like the conditional uses to be allowed in I-2 as a permitted use. Councilmember Bartholomew stated he would like to look at the site plan in more depth. Mayor Tourville and the council would like to have the Planning Commission look at those changes to improve the process. Councilmember Bartholomew would like to include moving some of the conditional uses permits to permitted uses. The Council directed Mr. Link to bring this to the Planning Commission to discuss the details, the Planning Commission should come up with technical recommendations and ideas and then the item should come back to the council for a decision. And once decided, then a public hearing should be held on the issue.

5. NORTHWEST AREA FEES

Ms. Smith discussed that this item is for the extension of the sewer and water utilities to the Northwest Area (NW Areas). The current number of connection fees creates a short fall of \$10.2 million based on the decision not to assess the property owners. Bond issuance has helped keep this afloat. Ms. Smith declared that the city must pay the remaining fees in order for the shortfall not to affect the bond rating. There will have to be 3,000 homes in the service

INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

I-2 DISTRICT USES AND SITE PLAN REVIEW REGULATIONS

Meeting Date: February 1, 2016
 Item Type: Work Session
 Contact: Allan Hunting 651.450.2554
 Prepared by: Allan Hunting, City Planner
 Reviewed by:

PURPOSE/ACTION REQUESTED

Council to provide direction on next steps for review of conditional vs. permitted uses in the I-2 District and Major Site Plan Review process.

BACKGROUND

On November 2, 2015, Council reviewed memos from staff regarding the major site plan review process and uses allowed in the I-2 district. At that meeting, Council directed staff to bring the item to the Planning Commission to discuss the details and have the commission make a recommendation to council.

The Planning Commission reviewed the matter over two meetings on January 5 and 19. Staff presented the same background material that was presented to the council in November. The first meeting was intended just as a background informational meeting. The second meeting was intended for the commission to discuss the topic and make recommendations to council.

ANALYSIS

Major Site Plan Review process:

The Planning Commission felt it was very important that there is public involvement when reviewing industrial, commercial or institutional applications. They value the insight the public has and they bring a perspective and identify issues that staff and the commission might not be aware of. In general, they support the process as it exists in the code now and would not make any changes.

If there is no site plan review process, site plans, storm water plans, grading plans and landscape plans will still be required for the building permit. This will require staff review, possible staff review meeting with the applicant, and revised plans. The review and approval time frame would still take several weeks to process a building permit. Eliminating or reducing the site plan review process, switches the time frame and process from a public review (planning commission and city council) to staff level review for approval. In any case, many projects may still require improvement agreements, storm water maintenance agreements, and easement agreements. All these agreements require City Council approval.

I-2 Uses:

The Planning Commission had a good discussion on what uses would have less impacts to surrounding areas (permitted uses) and those that have the potential for impacts (conditional uses). They went through the list of conditional uses one by one and made recommendations on which uses should be changed to permitted. Overall, they suggested three uses be changed to permitted and one use either

permitted depending upon if the activity was indoors or outdoors. The suggested changes are as follows:

Conditional Uses to Permitted Uses:

- Enclosed maintenance facility
- Essential service buildings
- Research and development facilities
- Service of semi tanks, trucks, and trailers including equipment – Permitted if inside a building and Conditional if outside a building

Per direction from Council, staff was asked to include a list of their recommendations for changes to the list of uses in the I-2 District. Staff reviewed the uses and found some that could be eliminated, combined and switched from conditional to permitted. Staff recommendations are included in a separate memo attachment.

ACTIONS

If Council chooses to proceed with changes to either the Major Site Plan Review procedure or I-2 uses, staff asks how council wants to have public involvement and who should be notified. Property zoned I-2 comprise about two acres in size with dozens of properties abutting I-2 zoning, including many residential properties as well as those zoned I-2. Direct notification of a change to the Major Site Plan Review process would include hundreds of properties as this impacts all properties zoned commercial, industrial and institutional, as well as properties surrounding those zoning districts. Changes to either the site plan process or I-2 uses have impacts on more property owners than just those on Clark Road.

Staff requests further direction from Council.

- Attachments:
- Planning Commission minutes from January 5 and 19
 - Council work session minutes from November 2
 - Staff memos to Planning Commission for January 5 and 19
 - Staff suggested changes to I-2 uses
 - Map of I-2 zoned properties

**INVER GROVE HEIGHTS CITY COUNCIL WORK SESSION
MONDAY, FEBRUARY 1, 2016 - 8150 BARBARA AVENUE**

1. **CALL TO ORDER/ROLL CALL:** The City Council of Inver Grove Heights met in work session on Monday, January 4, 2016, in the City Council Chambers. Mayor Tourville called the meeting to order at 6:00 p.m. Present were Council members Bartholomew, Hark, Mueller and Piekarski Krech; City Administrator Lynch, City Clerk Tesser, Community Development Director Link, Finance Director Kristi Smith, Public Works Director Thureen, Parks and Recreation Director Carlson and Police Chief Larry Stanger.

2. **I-2 ZONING**

Mr. Link introduced the item and summarized the prior October 5, 2015 work session meeting discussion. Mr. Link stated that staff is looking for direction on two issues: Major Site Plan Review process and I-2 Uses. He discussed the items briefly. He stated right now, the two issues are in competition with each other. Mr. Link posed what are the roles of the council, staff and Planning Commission if you get rid of the major site plan review process. He discussed the importance of public input. He stated that the questions have been posted to eliminate the major site plan, putting the responsibility in the hands of staff.

He discussed the study looking at comparable cities into Rosemount, Eagan and Cottage Grove which have a similar process as the city. Mr. Link stated when looking at past practices, major site plan reviews are put in front of Council approximately 2-3 times a year. The Planning Commission's process is that they usually see the major site plan review twice. Once in the beginning and once after the Council reviews the plan.

On the major site plan the Planning Commission believes the public involvement is important to gather ideas, hear different perspectives and to hear underlining issues. It's the opinion of the Planning Commission to keep the process as is. Mr. Link noted that if the major site plans process is eliminated. The plans will still have to be provided by the industry to review at staff level. There will still be time and costs involved. But it wouldn't be as intensive of a process that it is currently.

I-2 Uses:

The Planning Commission went through the list of permitted uses and potential for impacts (conditional uses). Overall they suggested three uses to be changed to permitted and one use either permitted upon activity. Conditional uses to permitted uses would be: maintenance facility, essential service buildings, research and development facilities and the service of semi tanks, trucks and trailers including equipment permitted if inside of a building and Conditional if outside of a building. Their feelings regarding this is that the impacts would be minimal.

Mr. Link's thoughts were that if the Council would like to proceed with the changes on the major site plan or the I-2 uses, staff would like to know how to advertise the changes to the public. He stated there are thousands of facilities that are zoning businesses, institutional and

neighborhoods that would be affected with the change. 1-2 zone changes wouldn't be that intensive. There is approximately 2 square miles of property that are zoned 1-2 abutting a dozens of residential properties. Therefore, staff would like time to discuss changes with the Planning Commission and conduct a public hearing to hear public input and then advertise the changes to the public. Mr. Link ended the summary with a request to council for direction on the major site plan and I-2 uses.

Councilmember Hark stated that he is confused because Council wasn't asking to eliminate the site plan review. He discussed the unique Watrud situation and stated his feelings were that there is duplication or redundancy in the process that the Council would like eliminated. He stated that with the Watrud example, they had to come back in to the council after the major site plan was completed and go through the process a second time.

Councilmember Bartholomew stated yes that is what Council's intention was. For example, you have a large parcel of land, if there is a building structure being built that is identical to the previous two structures then they shouldn't have to go through another major site review. Councilmember Hark asked to address situation where it's obviously redundant.

Mr. Link stated that staff was confused regarding the direction of staff on how to proceed with this. Mr. Link commented on the Watrud situation and the unique circumstances. Councilmember Hark stated that he doesn't want to get caught up in the Watrud situation because that ship has sailed.

Councilmember Bartholomew stated that the disconnect is that if there is a large piece of property that has went through the major site plan and all the setbacks have been met and it's obvious that they will add more buildings than there's no reason to do another major site plan review. The drainage and landscaping would have already been completed with the first major site plan review.

Mayor Tourville summarized the opinion of the Planning Commission and stated that they disagree with the suggested new process. Mayor Tourville stated the Planning Commission comments are to continue to keep public input in the process.

Councilmember Piekarski Krech asked how much I-2 is there to develop. She stated it looks like from the map that its all planned out. Mr. Link stated that there are a few sites. Mr. Link stated that it's not the initial application it's if the approved site plan is modified. If the site is amended or modified then how do we handle it at the staff level. We would have to include that into the ordinance.

Councilmember Piekarski Krech stated that the process should be as simple as possible.

Mr. Link went over the 1-2 district areas with the Council. What could be done is exempt properties from a major site plan or write an exception. That would be a simple way, or we can come up with a staff direction on how they would like to proceed.

Mayor Tourville stated that there needs to be some type of major site plan. If there are two buildings and then there is 3, 4, or 5 buildings added then a site plan should be required.

Councilmember Piekarski Krech replied as long as you have an accepted use in the zone then why would you have to go through another major site plan. She stated that staff would see the request in the permits issued.

Mayor Tourville stated that there needs to be some process. There may be residential impacts and we need to explore the process.

Councilmember Piekarski Krech stated that these areas are developed no one is near residential. She stated we are spinning our wheels. If it meets the use and storm water when requesting permits than why require a site plan.

Mr. Link stated that there are two issues being discussed. The I-2 issues are unique in some areas, we can treat that area different. He discussed the landfill area and the uniqueness of that area. The other issue is to define what the changes would be done to the site plan review. He stated which ones would have to go through a site plan and which ones wouldn't. Do you do it if there's new parking spaces, added square footage etc.

Mayor Tourville discussed examples of possible scenarios and that the public could be dissatisfied with the lack of public input.

Councilmember Bartholomew discussed the purpose of the major site plan. He discussed an example of going through a major site plan then later adding a building structure and the plan meets setbacks, drainage and increasing parking then why do another major site plan as long as they meet the standards. It's a redundant action.

Mr. Link stated that they could amend that major site plan review process and add language that subsequent changes to the property can be reviewed by staff instead of going through the Planning Commission.

Councilmember Mueller stated that if he was Steve Watrud he would be upset. He discussed possible scenarios of new businesses coming to the Watrud property. Councilmember Mueller asked about public meetings. Councilmember Mueller discussed the last Planning Commission meeting and how the public wasn't recognized and able to talk. Mr. Link commented that it is up to the Chair of the meeting on when they let the public to talk. He stated the process is different than at Council meetings. The Planning Commission discusses the item then opens up the meeting for comments.

Mr. Vance Grannis Jr., 9249 Barnes Ave E. stated that everyone is missing the point. You are duplicating the process. The presentation that Mr. Link stated at the Planning Commission meeting was that Mr. Watrud didn't want to go through the process again. Mr. Grannis stated that the standards that apply from the City Code don't duplicate it and increase the costs. He stated we could avoid this if you get a PUD first but the fees go up from \$3,000 to \$5,000. He further commented on doing business in the City. Mr. Grannis discussed the fee comparison of other cities and commented on how the little fees starting adding up and the time delays.

Steve Watrud, 9070 90th Court stated that he had to bring this issue to the Council because of the lack of direction from staff and council. He further discussed his complaints regarding wasteful time and money. He asked that Council to be concise and make a decision. He further discussed his past experience and past practices.

Mayor Tourville stated that the council and staff had to follow the ordinance. Mr. Watrud asked for a direct and consensus stance. Let's be specific and make decisions. It's tough that we are still fighting and we have hard feelings.

Willie Krech, 9574 Inver Grove Trail, asked that the city list the possible uses so that it's easier to follow. He asked the Council to get business and staff together to figure this out to get these permits approved. He commented on the length of time and flexibility. He stated he is impressed with staff. He further commented on the I-2 District landfill area and the refinery.

Mayor Tourville asked Mr. Kuntz when looking at the Watrud piece we asked if we could bypass some of the regulations. In the major site plan review can we look at this to see if this can be handled before instead of coming to council. There are two things to consider. Number one, if it wasn't shown on the first plan such as storm water plans when buildings 4,5 someone has to chance. The issue that has to be framed if the council has to approve a CUP/Site Plan can subsequent site plans be done without a Planning Commission or Council review and can we just delegate to staff the authority to do this. The challenge is, once you introduce the public process you do inevitably you will add to the length of time.

Mr. Kuntz stated that issue number 1 is the Council issues with an initial review of the property, he stated can we add subsequent changes to the site plan review and it be approved by the Director of Dept of Public Works or Director of Community Development. The professional contractors would work with staff to comply with the standards.

Mr. Kuntz stated the second part that comes up, right now the applicant needs amended conditional use permit (CUP) for open storage. The first paragraph of the CUP always says that these are the plans that need to be approved. We can change language that subsequent site plans be approved by staff. The language could be stated in Districts I-1 or I-2. The site plan approval doesn't only apply to I-2. If there is a philosophical question, that if there is a seven acre property that expansion to four acres can be dealt with by staff.

Comments were made by Council that this is the process changes they would like to see. Mayor Tourville stated that this exactly what the Council wants to see and asked if the change needs Planning Commission approval.

Mr. Link asked to let staff draft the language first for the council to view and then have the language go to Planning Commission with a Public Hearing.

Mayor Tourville asked the audience if there is disagreement.

Mr. Grannis stated he wanted the micromanaging eliminated. He went through the previous process with the council. Further he went on that if its permitted use than they should be able to get a permit. Don't waste staff time and expense micromanaging. All that is important was the storm water. Mayor Tourville stated the council is giving that direction to staff for that change. Mr. Grannis continued to discuss micromanaging.

Councilmember Piekarski Krech discussed the city of Eagan's example, and said it was approved within 6 months. She stated it shouldn't take more than a year.

Mayor Tourville stated that in our cases, there's no water, no sewer, no streets or roads. Councilmember Piekarski Krech would like the process to go quicker.

Mayor Tourville stated that Mr. Kuntz will draft the language for the process to have major site plan review and allow subsequent changes to be handled by staff and departments as necessary.

Mr. Watrud beliefs the changes is the direction that he would like the council to go. He further pointed out the disconnect in the past process in length.

The council discussed that the process will be to come back to a work session for the language and then it will go to Planning Commission.

Mr. Lynch stated that the there will be language change to the admin review for permitted and CUP review to I-2. There are proposed changes to the types in the I-2. Would you like those added to the language as well. Mayor Tourville stated we haven't discussed that but we want to.

I-2 Designations:

Mr. Link summarized the I-2 designations. Mr. Watrud opined that stone wall, monumental and painting should be allowed in I-2. Mayor Tourville stated that usually sales is wholesale not retail. Mr. Grannis opined generally on what uses he feels are okay based on the old days. He further discussed on the micromanaging of anesthetics.

Councilmember Bartholomew we will not mix the uses of retail with manufacturing. The issue is not involving retail traffic in the industrial areas. He suggested to drop the word "sales".

Mayor Tourville asked if these suggestion changes we added to the language with the site major plan review. He opined that he didn't want retail with industrial.

Mr. Grannis opined that businesses should be surveyed for input. Mr. Watrud discussed the Planning Commission process with the Conditional Uses that were put forward.

The council gave direction to Mr. Link that everything is included and everything be a permitted use and nothing be conditional. The council is open to the Planning Commission coming back with requests for specific items to be added to a conditional uses.

Mr. Watrud stated that I-2 should be the least restricted along with I-1. Mr. Grannis opined that its permitted only if someone can come up with why it should be a conditional use.

Mr. Link stated I-1 is different because there are a lot of those zones. The Council directed Mr. Link to eliminate the request of I-1 being added to the changes.

Mr. Link summarized that the approach is 1. 1-2 Planning Commission must have really good reason for Conditional Uses 2. 1-2 uses will go back to Council before going to Planning Commission 3. Draft amended ordinance language.

3. STORM WATER PFA

City Engineer, Thomas Kaldunski discussed the storm water project plan that is to be submitted for possible state funding. The portion of the Mississippi River that borders the City of Inver Grove Heights is currently listed on the Minnesota Pollution Control Agency's (MPCA) 2014 Impaired Waters List for turbidity- measure of water's cloudiness or haziness. Because the City owns a municipal separate storm sewer system (MS4) that discharges to the Mississippi River, the City is included as a Regulated MS4 for South Metro Mississippi River Total Suspended Solids Total Maximum Daily Load (TMDL). We have standards that we have to meet to help with the sentiment. We are trying to accomplish this to meet the standards. We have outflow at 64th, 65th, 70th and 78th to the Mississippi River. The City is trying to reduce the amount of TSS that the City discharges through its storm sewers into the Mississippi River. That's the general focus and we are eligible for this, the funding would come from the State. To date, the City has applied for \$1.5 Million in grants, which requires a local match of 50%. We hear from the state that we are in good position to be awarded that grant. We are ranked 4th among storm water project applicants. Mr. Kaldunski stated we have five years to match the grant funds.

Mayor Tourville asked if the fund goes through MPCA or Met Council. Mr. Kaldunski stated it goes through MPCA on the funding. They encourage cities to do storm water projects.

Councilmember Bartholomew asked about 28th and if there is watershed for that area? Mr. Kaldunski stated that generally when you look at this area that has a big pumping station and is land locked. Councilmember Bartholomew asked about specific locations on the map where the storm water goes to the river. Mr. Kaldunski confirmed that it goes directly to the river. Mayor Tourville clarified that outfall means that there's a pipe.

Mr. Kaldunski discussed specifics on outfalls. He stated that 64th Street Outfall by the Old Village subwatershed, 65th and 66th (by the Swing bridge) and then Mr. McPhillip's property Dixie Avenue pipe and 77th Ave pipe goes underneath the railroad tracks. He commented that this is the proposed projects. City Engineer, Mr. Kaldunski stated it's to reduce the solids and start rain gardens and ponding. City Attorney, Mr. Kuntz asked once we get the ponds how are we going to clean it all out. Mr. Kaldunski stated in time those areas will need to be cleaned. Mr. Lynch those areas will be hazardous materials. Mr. Kaldunski stated in the affirmative. The point is to get the material out of the Mississippi River.

Mr. Lynch stated that the plan is for the Council to approve the plan and resolution on Monday's meeting. Councilmember Bartholomew asked for the plan to be put on the website.

4. **ADJOURN:** Motion by Mueller, seconded by Piekarski Krech to adjourn the meeting. Motion was carried unanimously. Meeting adjourned at 8:05pm.

INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

I-2 DISTRICT USES AND SITE PLAN REVIEW REGULATIONS

Meeting Date: April 4, 2016
 Item Type: Work Session
 Contact: Allan Hunting 651.450.2554
 Prepared by: Allan Hunting, City Planner
 Reviewed by:

PURPOSE/ACTION REQUESTED

Council is to provide direction on next steps for modifications to the site plan review procedures and permitted uses in the I-2 District.

BACKGROUND

On February 1, 2016, Council discussed changes to the uses in the I-2 district as well as discussing the procedures for review of major site plan applications. Council decided to have staff look into modifications to the ordinance to allow administrative review of amendments or modifications to previously approved site plans. They also requested staff to look further at the list of uses in the I-2 district and determine which uses should remain conditional.

Major Site Plan Review Changes. Staff has prepared a draft ordinance that provides for administrative review of site plan amendments. The focus of the changes is designed to:

- Speed up the review process.
- Reduce costs.
- Still provide professional review of site plans.
- Still have a full compliance check of plans against the ordinances.

Staff noted that along with the site plan review process, conditional use permits are reviewed in a similar manner. Both have approved site plans and both require a full public process for amendments to the site plan. A new section has been drafted which provides the following:

1. Modifications to approved site plans may be allowed by administrative review. This however, eliminates input from the surrounding neighborhood, Planning Commission or City Council.
2. Revised plans must be submitted in accordance with established procedures and must be reviewed by all appropriate departments (planning, engineering and Inspections). Meetings may still need to be set up with the applicant to discuss the plans. This would be done concurrent with the building permit review.
3. Staff will review the plans and provide written comments if the plans do not meet ordinance requirements.
4. Only the information necessary to review the amendment would be required to be submitted. A full plan set submittal may not always be necessary.
5. This procedure only applies to revisions to the site plan. Any new conditional uses, variances or changes to conditions of approval would still require a public hearing and review by the Planning Commission and City Council.
6. Some plan revisions may require changes to storm water plans which in turn, may require Council to approve modifications to existing storm water management plans or other related agreements.
7. This procedure applies to both the Major Site Plan and Conditional Use Permit process.

Staff reviewed the major site plan amendment and conditional use permit amendment applications over the last 5 years to see which existing projects would not be reviewed by the Planning Commission or City Council. A list of these approvals is attached to this memo. Two of the largest projects approved include the 10,000 square foot addition to Hilltop Elementary and the 141,000 square foot second building on the Flint Hills office campus. The purpose of this exercise is to show that there is the potential for some amendments to have an impact on an existing neighborhood and neither the public nor the council would be notified or have any input on the project.

The Planning Commission discussed this matter over two meetings in January. They felt it was very important that there is public involvement when reviewing industrial, commercial or institutional applications. They value the insight the public has and they bring a perspective and identify issues that staff and the commission might not be aware of. In general, they support the process as it exists in the code now and would not make any changes.

Uses in the I-2 district.

Per direction from Council, staff was asked to include a list of their recommendations for changes to the list of uses in the I-2 District. Staff reviewed the uses and found some that could be eliminated, combined and switched from conditional to permitted. Staff recommendations are included in a separate memo attachment.

Staff continues to recommend five uses be retained as conditional uses. Outdoor storage and contractors yards with outdoor storage are uses that have the most potential impact on neighboring properties. Impound lots have potential for a negative visual impact. Telecommunication towers are regulated more specifically in another section of the code and are allowed only by conditional use. Fuel storage tanks in a large scale operation such as those along 117th Street should be reviewed for potential safety concerns.

ACTIONS

If Council chooses to proceed with changes to either the Major Site Plan Review procedure or I-2 uses, staff asks council for direction regarding public involvement and who should be notified. While there are only two areas of the city zoned I-2, there are several residential zoned properties in or near the I-2 zoning which could be impacted. Direct notification of a change to the Major Site Plan Review process as well as the conditional use process would include hundreds of properties as this impacts all properties zoned commercial, industrial and institutional, as well as properties surrounding those zoning districts. Changes to either the site plan process or I-2 uses have impacts on many more property owners than just those on Clark Road. Zoning Ordinance changes affect properties city wide and therefore mailings are not sent to property owners.

Staff requests further direction from Council.

Attachments: Draft Ordinance
 Staff proposed list of permitted and conditional uses in the I-2 district
 List of major site plan and conditional use permit amendments last 5 years
 February 1, 2016 Council work session minutes

**INVER GROVE HEIGHTS CITY COUNCIL WORK SESSION
MONDAY, APRIL 4, 2016 – 8150 BARBARA AVENUE**

1. CALL TO ORDER/ROLL CALL:

The City Council of Inver Grove Heights met in work session on Monday April 4, 2016, in the City Council Chambers. Mayor George Tourville called the meeting to order at 6:00 p.m. Present were Mayor Tourville, Council Members: Bartholomew, Hark, Mueller and Piekarski Krech, City Manager Lynch, Community Development Director Link, Public Works Director Thureen, and City Attorney Kuntz.

2. I-2 DISTRICT AND MAJOR SITE PLAN REVIEW:

Mr. Allan Hunting, City Planner gave background information on changes to the uses in the I-2 district. Council had requested a list of permitted uses, conditional uses and uses to remove in the I-2 district. Mr. Hunting reported that the Fire Marshal would like to see "service of semi tanks, trucks, and trailers including equipment, parts and tires" remain as a conditional use for fire safety and final wording of that category would be worked on with the Fire Marshal. Impound lots and outdoor storage would be conditional uses for reviewing for screening. Wind power converters heights were discussed. Wind converters over a certain height should be a conditional use so they could be reviewed. Council member Bartholomew suggested contractor's yard and outside storage but enclosed with a fence be moved to permitted uses. Contractor's yard and outside storage definitions were discussed in length.

Vance Grannis, Jr., 9249 Barnes Avenue E, said that conditions can be put in place to have screening along the highway and then a conditional use permit would not be needed. Contractor's yard and outdoor storage should be a permitted use with screening. Standards could be put into the ordinance.

Mayor Tourville suggested that contractor's yard and outdoor storage definitions and screening should be changed. Looking at fuel trucks that are serviced should also be readdressed for fire safety. Council member Bartholomew suggested removing paint and wallpaper sales, and stone and monument sales and should be put under permitted uses as wholesalers or distributors. Mr. Hunting said they could be listed as warehousing, wholesalers or warehouse/distributing. Those categories would cover different kinds of businesses. Meat processing and packaging could be under processing and treatment or manufacturing under permitted uses. Mayor Tourville suggested that television and radio towers be added under conditional uses with tower, communications. Warehouse should be redefined more.

City Attorney, Mr. Kuntz asked if Council would like to see the changes before it goes to planning. Mayor Tourville responded yes.

Steve Watrud, 9070 90th Court went over the changes of the permitted uses and conditional uses. He asked if mini storage was a permitted use. Mayor Tourville directed Mr. Hunting to look at mini storage in I2. Auto lot and auto auction could be put in conditional uses. Mr. Wadwoods asked about his certificate of occupancies. Mr. Link responded he did not know about the certificates and would look into.

Major Site Plan Review

City Planner, Mr. Hunting reviewed the major site plan application process changes and the draft ordinance. He and the city attorney worked on the draft ordinance. One step being taken away is the public input process.

Council member Bartholomew asked if the site plan review changes applied to I-2 only. Mr. Hunting replied it was for all major site plan review changes. Council wanted the major site plan review changes for I-2 only. Mr. Hunting said the ordinance could be changed to I-2 only. If a condition is changed it would have to be reviewed by planning and council. Council member Bartholomew would like a time line for the administrative review once all information is received. Mr. Kuntz responded that there is a 60 day rule under the zoning rules that also applies to major site plan review. Council member Hark asked what the established procedures were that was stated in the draft ordinance and if applicants were aware of them. Mr. Hunting replied they do get that information and there is a check list that lists what information is needed. Council member Mueller said to make storm water number one on the list because that takes the longest to process. Mayor Tourville asked who the zoning administrator is. Mr. Hunting responded it is the city planner or as assigned.

Mr. Grannis said he wanted the site plan review process changed to make it simplified and to remove duplication of the costs for applicants and apply to second site plan changes only. The changes should be in the initial site plan review procedure where applicants should give a rough idea of the use of the whole site. Site plan information under the new and old proposal requests duplicate information. The fees need to be changed to reduce the big fees. Mr. Hunting replied that Inver Grove Heights has looked at other cities ordinances and they are comparable to ours for the process and fees. The fees were discussed. It was suggested that Mr. Hunting work with Mr. Kuntz on a new draft ordinance for I-2. Mr. Kuntz suggested putting in the new ordinance that the established procedures are on file with planning. The review may waive submission application requirements if the submission substantially addresses the information needed and it would help save time and be more economical. If applicants are required to talk to the planner first it would give them an idea on what is required for submittal. This item will come back to council and then go to planning.

3. NDC4 (CenturyLink & Comcast Franchise and the I-Net)

Jodie Miller, Executive Director NDC4 and Town Square Television, Brian Grogan, NDC4 Attorney of Moss and Barnett, and Patrick Haggerty from CenturyLink were in attendance for the Franchises of CenturyLink and Comcast and the I-Net.

Ms. Miller passed out a copy of the PowerPoint to be presented by Mr. Grogan and introduced Mr. Grogan.

Mr. Grogan showed a PowerPoint of the highlights for the new CenturyLink franchise. 1) The Federal Cable Act requirement is to promote competition and delivery in the cable communications industry. In February 2015 CenturyLink requested a franchise. The City of Inver Grove Heights grants the franchise. 2) A 15 year nonexclusive franchise was issued to Comcast in 2000. In June 2015, the Cable Commission found that CenturyLink is legally, technically and financially qualified and authorizes staff to negotiate a franchise. A similar franchise has been written for both CenturyLink and Comcast 3) Qwest Broadband Services, Inc. (CenturyLink) requests a franchise and the Cable Commission held a public hearing in April 2015 to consider CenturyLink's application 4) CenturyLink does business as Qwest Broadband Services, Inc. (QBSI) is the content provider and Qwest Corporation (QC) owns the facilities in the right-of-way, and owns and maintains the cable system. 5) The CenturyLink franchise term is a 5 year term and the city has the right to extend the term if system build out requirements have been met. 6) Living units are addresses in the network that meet minimum technical qualifications (25 mbps) 7) CenturyLink will within 2 years build out to serve a minimum of 15% of living units. Quarterly meetings will be held to verify compliance with the build obligations 8) The Mosaic Channel is the way content is brought in. All PEG channels will be on a single

INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

I-2 DISTRICT USES AND SITE PLAN REVIEW REGULATIONS

Meeting Date: June 6, 2016
 Item Type: Work Session
 Contact: Allan Hunting 651.450.2554
 Prepared by: Allan Hunting, City Planner
 Reviewed by:

PURPOSE/ACTION REQUESTED

Council is to provide direction on next steps for modifications to the site plan review procedures and permitted uses in the I-2 District.

BACKGROUND

On April 4, 2016, Staff presented a proposed ordinance amendment for the industrial and commercial zoning districts regarding Major Site Plan review procedures. At that meeting, Council indicated to Staff that any proposed changes are for the I-2, General Industry district only.

Council also asked Staff to provide a revised list of proposed permitted and conditional uses in the I-2 district based on the discussions from the April work session.

Major Site Plan Review Changes. Staff has prepared a draft ordinance that provides for administrative review of site plan amendments that apply only to the I-2 District. The focus of the changes is designed to:

- Speed up the review process.
- Reduce costs.
- Still provide professional review of site plans.
- Still have a full compliance check of plans against the ordinances.

Staff noted that along with the site plan review process, conditional use permits are reviewed in a similar manner. Both have approved site plans and both require a full public process for amendments to the site plan. A new section has been drafted which provides the following:

1. Modifications to approved site plans may be allowed by administrative review.
2. Revised plans must be submitted in accordance with established procedures and must be reviewed by all appropriate departments (planning, engineering and Inspections). Meetings may still need to be set up with the applicant to discuss the plans. This would be done concurrent with the building permit review.
3. Staff will review the plans and provide written comments if the plans do not meet ordinance requirements.
4. Only the information necessary to review the amendment would be required to be submitted. A full plan set submittal may not always be necessary.
5. This procedure only applies to revisions to the site plan. Any new conditional uses, variances or changes to conditions of approval would still require a public hearing and review by the Planning Commission and City Council.
6. Some plan revisions may require changes to storm water plans which in turn, may require Council to approve modifications to existing storm water management plans or other related agreements.

7. This procedure applies to both the Major Site Plan and Conditional Use Permit process.

Uses in the I-2 district.

From the April work session discussion, Council directed staff to make the following changes to the original list of suggested changes:

1. Include contractor's yards and open storage as a permitted use with some regulations on screening when the property abuts Hwy 52/55.

Included in the attached list of uses. Further defined language on screening would be included in text for public hearing.

2. Keep semi tanks truck repair as a permitted use, but check with Fire Marshal if any additional language should be included.

Fire Marshal contacted and ok with adding "except as prohibited by Fire Code".

3. Combine commercial telecommunication and radio towers with Towers, telecommunication.

This category requires a conditional use permit in a separate section of the zoning ordinance and so the use is listed as conditional use in the I-2 district.

4. Remove "paint and wallpaper sales", "stone and monument sales" and "meat processing".

Uses have been eliminated from list of allowed uses.

5. Combine "Impound lots" and "Auto Auction sales" as a conditional use.

Uses have been combined.

6. Add Warehousing, Wholesaling and Distribution as permitted uses.

Added "Warehousing and distribution" and Wholesaling and distribution" to permitted uses.

7. Establish a maximum height for wind power converter.

Staff recommends using the maximum building height of 45 feet as the cut off for being allowed as a permitted use. A wind power converter over 45 feet would require a conditional use permit.

8. Add mini-storage including outdoor vehicle storage as a permitted use.

Use as been added to list of permitted uses.

9. Staff noted that the current section on Exterior Storage will have to be amended to be consistent with the proposed changes in outdoor storage in the I-2 district as a permitted use.

ACTIONS

Staff requests further direction from Council.

Attachments: Draft Ordinance
 Proposed list of permitted and conditional uses in the I-2 district
 April 4, 2016 Council work session minutes

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

REPORT DATE: August 11, 2016 **CASE NO.:** 16-30ZA

HEARING DATE: August 16, 2016

APPLICANT AND PROPERTY OWNER: City of Inver Grove Heights

REQUEST: Zoning Code Amendment relating to changes to Permitted and Conditional Uses in the I-2, General Industry Zoning District

LOCATION: N/A

COMP PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning **PREPARED BY:** Allan Hunting
City Planner

BACKGROUND

Over a series of work session meetings, the City Council has discussed changes to the Major Site Plan Review procedure to stream line the process for amendments to previously approved plans. The following is a quick time frame of the actions to date:

- November 2, 2015 - Council begins discussions regarding proposed changes to the list of permitted and conditional uses in the I-2 district.
- January 5 and 19, 2016 - Planning Commission reviews and discusses possible changes to the list of allowed uses.
- February 1, 2016 - Council discusses Planning Commission's recommendation and provides further direction to staff for possible changes.
- April 4, 2016 - Council discusses further refinements to possible changes.
- June 6, 2016 - Council makes final suggested changes and authorizes staff to proceed with ordinance and public hearing.

ANALYSIS

Staff has prepared an ordinance amendment to address Council's direction. The ordinance does the following:

- a) Expands the list of permitted uses by changing many of the existing conditional uses to permitted uses. All of the changes are highlighted in yellow. The primary changes to the list of uses include:

1. Include contractor's yards and open storage as a permitted use with some regulations on screening when the property abuts Hwy 52/55.

Included in the attached list of uses. Screening to meet code standards when abutting Hwy 52/55.

2. Keep semi tanks truck repair as a permitted use, but check with Fire Marshal if any additional language should be included.

Fire Marshal contacted and ok with adding "except as prohibited by Fire Code".

3. Combine commercial telecommunication and radio towers with Towers, telecommunication.

This category requires a conditional use permit in a separate section of the zoning ordinance and so the use is listed as conditional use in the I-2 district.

4. Remove "paint and wallpaper sales", "stone and monument sales" and "meat processing".

Uses have been eliminated from list of allowed uses in the I-2 district.

5. Combine "Impound lots" and "Auto Auction sales" as a conditional use.

Uses have been combined.

6. Add Warehousing, Wholesaling and Distribution as permitted uses.

Added "Warehousing and distribution" and Wholesaling and distribution" to permitted uses.

7. Establish a maximum height for wind power converter.

Staff recommends using the maximum building height of 45 feet as the cut off for being allowed as a permitted use. A wind power converter over 45 feet would require a conditional use permit with maximum height of 60 feet.

8. Add mini-storage including outdoor vehicle storage as a permitted use.

Use as been added to list of permitted uses.

ALTERNATIVES

The Planning Commission is to make a recommendation to City Council regarding the proposed ordinance amendment which addresses the following:

A. Recommend amending the Non-Residential Use Table for the I-2, General Industry District to include the changes to permitted and conditional uses as described in the attached draft ordinance amendment.

Attachments: Draft Ordinance Amendment
Staff Memos to Council and Planning Commission (see Major Site Plan Review staff report)

Bus terminal and repair garage									P				
Business and trade school				C					C			C	
Car wash			P	A	A								
Cemetery, including mausoleum and columbarium												P	
Church				C								P	
Clothing store			P	P	P								
Clubhouse and other golf course structures												A	
Coffee shop		P	P	P	P							A	P
Commercial greenhouse				P									
Commercial kennels, daycare (see definition of "kennel, commercial daycare" in section 10-2-2 of this title)				C									
Commercial television and radio transmitters -												C	
Community gardens		P	P	P	P	P	P	P	P	P	P	P	P
Construction office/trailer, temporary		P	P	P	P	P	P	P	P	P	P	P	P
Contractor's shop - indoor								P		P			
Contractor's yard - outside but enclosed with fence								C		C			
Convenience store with gas sales (see section 10-15-23 of this title)		C	C	C	C							C	
Convention center				C									
Convents, seminaries, monasteries, and nunneries; rectories, parsonages and parish houses; religious retreats when accessory to a place of worship												A	
Copy center		C	P	P	P							P	C
Crematorium			P	P	P								
Daycare facility		C	C	C	C							C	C

Dessert shop		P	P	P						P	C	
Drinking establishment (see "bar [tavern]" in this section)												
Drugstore		P	P	P						P		
Dry cleaning; laundry pick up stations	C	P	P	P						P	C	
Electrical, heating, plumbing, and appliance repair			C			P		P				
Enclosed maintenance facility when architecturally compatible with the surroundings						C		G - P	C			
Essential services	P	P	P	P	P	P	P	P	P	P	P	P
Essential services buildings	C	C	C	C	C	C	C	G - P	C			
Fences (see section 10-15-12 of this title)	A	A	A	A	A	A	A	A	A	A	A	A
Floor covering stores		P	P	P								
Florist - retail sales		P	P	P							C	
Fuel storage and dispensing with conditions: a) Exclusive use by owner; b) No retail sales except for propane	P					P		P				
Fuel storage tank such as crude oil, gasoline, natural gas, propane and other fuels								C				
Furniture store		P	P	P								
Gallery	C	P	P	P								
Game arcade		C	P	P								
Garden supply store			P	P								
Outdoor sales and display area			A	A								
Gift shop		P	P	P							C	
Golf course									P			
Grocery store		P	P	P								

Hardware store		P	P	P								
Higher education facilities									P			
Hobby shop		P	P	P								
Home improvement center				C	P							
Outdoor sales and display					A							
Hospital									P			
Impound lot (see section 10-15-29 of this title) <u>and Auto Auction Sales</u>						C		C				
Interior decorating store	P	P	P	P								
Jewelry store		P	P	P							C	
Laundromat		P	P	P					P			
Laundry						P						
Liquor store		C	P	P							C	
Locksmith		P	P	P								
Manufacturing and assembly						C	C	P				
Sales and service of semitrailers, trucks and trailers, including equipment, parts and tires								A				
Marina			C			C						
Massage therapy, licensed	P	P	P	P								
<u>Meat processing and packaging (no slaughtering permitted)</u>									P			
Medical and dental clinics (see also "clinic (medical and dental)" in this section)	P	P	P	P						P	C	C
Medical complexes and facilities	C			C	C		P				C	C
Ministorage facilities (including caretaker quarters) <u>and outdoor vehicle storage</u>			C			C			P			
Mortuary		P	P	P								

Motel/hotel			P	C								C	
Multiple-family dwellings when attached to business										P			
Municipal community center and recreation facilities									P				
Municipal government administration buildings, fire stations, and police stations									P				
Museum	C								P				
Music store		P	P	P									
Music studio													
Nonretail	P	P	P	P						P		C	
With incidental sales	C	P	P	P						C			
Newspaper and publishing office			P	P									
Nightclub (providing structure is more than 100 feet from R zoned property)			C										
Nursing home										C			
Off street parking	A	A	A	A	A	A	A	A	A	A	A	A	A
Office:													
Showroom						P		<u>P</u>					
Trucking terminal						C		<u>G</u> <u>P</u>					
Warehouse						C	P	<u>P</u>					
Office building	P	P			P		P	P		P		C	C
Office supply store		P	P	P									
Open sales lot (excludes automobile and off highway vehicle sales lots)		C	C			C		<u>G</u> <u>P</u>					
Optical/eyeware sales:													
<1,000 square feet floor area	C	P	P	P								C	
>1,000 square feet floor area		P	P	P									

Outdoor storage			C			C		PC				
Outdoor storage associated with municipal government use only									P			
Packaging, cleaning, repair or testing (enclosed building)						P	P	P				
Paint and wallpaper sales		P	P	P		C		C				
Pawnshop, licensed			P									
Personal gardens	P	P	P	P	P	P	P	P	P	P	P	P
Pet shop (no boarding)		C	P	P								
Photo processing with film sales	C	P	P	P						P		
Photography studio (nonretail)	P	P	P	P						P	C	
Photography supply and processing		P	P	P								
Picture framing	P	P	P	P							C	
Places of worship			C						P			
Playhouses	C	P	P	P					P			
Post office			P	P								
Printing and publishing:						P	P	P				
<14,000 square feet floor area			P									
Private lodges and clubs		C	C						P			
Private motor fuel dispensing station (see section 10-15-23 of this title)	C					C		PC				
Processing and treatment						C	C	PC				
Professional offices, not within office building	P	P	P	P	P	A	P	A	A		C	
Public and private schools									P			
Public libraries and art galleries									P	P		
Public parks and playgrounds									P			

Radio and television studios	C											
Recreation centers			C						P			
Research and development facilities (indoor only)	P			C	C	C	P	C			C	C
Restaurant:	P	P	P	P	P						C	
Fast food (see section 10-15-25 of this title)		C	C	C	C							
Within a clubhouse on a golf course									A			
Retail, general:												
<1,000 square feet		P	P	P							C	
> or = 1,000 square feet			P	P								
Service of semi tanks, trucks and trailers (except as prohibited by the Fire Code), including equipment, parts and tires									C			
Shelter for battered women when accessory to at least one of the following: place of worship, academy, higher education facility, or hospital									C			
Shoe repair		P	P	P								
Signs (see chapter 15, article E of this title)	A	A	A	A	A	A	A	A	A	A	A	A
Single-family dwelling:												
Attached										P		
Existing (see section 10-10F-4 of this title)											P	
Small appliance repair		P	P	P								
Sporting goods store		P	P	P								
Stone and monument sales			C			C			C			
Studios: dance, exercise, marshal arts, etc.:												
<2,000 square feet in floor area	C	P	P	P							P	
> or = 2,000 square feet in floor area		P	P	P								
Tanning salon	C	P	P	P							C	

Theater (movie)		C	C	C								C
Tower, telecommunications (see chapter 15, article G of this title) and Commercial television and radio transmitters	C	C	C	C	C	C	C	C	C	C		
Truck and freight terminal						C			P	C		
Truck stop (see section 10-15-23 of this title)						C						
Upholstery shop		P	P	P								
Veterinary clinic:												
Small animals	C	C	C	C								C
Large animals						C						
Video store		P	P	P								
Warehousing and distribution						P			P			
Wholesale office and showroom			P			P			P			
Wholesaling and distribution						P			P			
Wind power converter						C			P	C		C

Note:

1. Must comply with performance standards found in subsection 10-15-10B of this title.
2. Must comply with performance standards found in subsection 10-15-10B of this title when abutting Highway 52/55
3. Maximum height of 45 feet
4. Maximum height of 60 feet

Section Two. Amendment. Title 10, Chapter 15, PERFORMANCE STANDARDS, of the Inver Grove Heights City Code is hereby amended to read as follows:

10-15-10: EXTERIOR STORAGE:

B. All outdoor/open storage in I-2 districts shall comply with the following standards:

1. Outdoor storage shall only be permitted as an accessory use and by conditional use permit.

~~2.~~ 1. Outdoor storage shall be screened by a fenced enclosure from the public right of way, residential uses, and any non-I-2 zoned property. At a minimum, the fence shall consist of a six foot (6') high solid wood fence.

~~3.~~ 2. The enclosure shall not encroach into any established front building setback, and it shall not encroach into any side or rear yard parking setback.

4. 3. The enclosure shall not interfere with any pedestrian or vehicular movement.

~~5.~~ 4. The items to be stored shall not exceed the height of the enclosure, except for vehicles or large equipment.

~~6.~~ 5. The storage area shall not occupy required parking spaces or landscape areas.

7. 6. The storage area shall be surfaced with concrete, bitumin, class V gravel, or an approved equivalent. The surface shall be maintained to prevent deterioration, dust and erosion.

~~8.~~ 7. The outdoor storage shall only be conducted by an occupant of the principal building and shall be accessory thereto.

~~9.~~ 8. The outdoor storage area shall be set back a minimum of one hundred feet (100') from the lot boundary of any A, E, or R district.

Section Three. Effective Date. This Ordinance shall be in full force and effect upon its publication as provided by law.

Passed in regular session of the City Council on the ____ day of _____, 2016.

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville, Mayor

ATTEST:

Melissa Tesser, City Clerk