

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 4, 2016 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

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

Commissioners Absent: Dennis Wippermann (excused)

Others Present: Allan Hunting, City Planner
Tom Kaldunski, City Engineer

APPROVAL OF MINUTES

The September 20, 2016 Planning Commission minutes were approved as submitted.

CITY OF INVER GROVE HEIGHTS

Reading of Notice

Commissioner Simon read the public hearing notice to consider recommendations regarding amendments to the Inver Grove Heights City Code Title 9, Chapter 5 related to stormwater management. No notices were mailed.

Presentation of Request

Tom Kaldunski, City Engineer, explained the request as detailed in the report. He advised that the City's consultant, Ron Leaf, would be making the presentation. He advised that the current ordinances address much of the NPDES MS4 Program, however, due to updates to the MS4 permit in 2013 some portions of the code need to be updated to meet the requirements. He advised that staff did not hear from the public in regard to this item.

Ron Leaf, of SEH, stated that in 2013 the NPDES permit that covered the City's stormwater program was updated. The new permit requires the City to have regulatory mechanisms that can enforce provisions of the permit for construction site stormwater management (i.e. silt fence, temporary ponds, etc.), permanent stormwater management (i.e. rain gardens, stormwater ponds, etc.), and illicit discharge and elimination (i.e. dumped paint or a leaky dumpster getting into the storm sewer or drainage system). Much of the City's ordinance was already in compliance with what the permit requires but there are a few key things that need to be adjusted, and some language clarified, to meet the provision. This provision states that for post-construction stormwater management for new developments or redevelopments there shall be no net increase from pre-project conditions of stormwater discharge volume, total solids, and total phosphorous. The proposed ordinance amendment includes new volume control and infiltration requirements, and also removes some redundancies. Ordinance changes also include updates to stormwater design standards and regulatory mechanisms. This item is anticipated to go to City Council for the first reading on October 24, second reading on November 14, and third reading on November 28.

Chair Maggi asked Mr. Leaf if there were any major changes proposed to Sections 9-5-1 through

9-5-12.

Mr. Leaf stated the changes were fairly minor as many of the practices were already being done and just needed to be incorporated into the language.

Mr. Kaldunski stated one of the major changes was changing the standard from a 6 inch rainfall to a 7½ inch rainfall. Another proposed change is to make the Northwest Area standards apply throughout the City, as well as to require an inch of volume control for both commercial and residential.

Commissioner Simon stated she appreciated the additional definitions in the proposed ordinance.

Opening of Public Hearing

HOA President Vickie Vars, 8755 Coffman Path, questioned how their privately-owned facilities would be impacted by the proposed changes.

Mr. Kaldunski advised Ms. Vars that her HOA likely had various development agreements in place which would remain in force. Any new building on their property that would require additional impervious surface would be subject to the new regulations.

Ms. Vars asked how the updated inch infiltration rate would affect their development.

Mr. Kaldunski replied he would have to look at that on a case-by-case basis, but stated they could potentially be affected if they were to demolish areas of development and redevelop.

Ms. Vars asked for additional information regarding annual inspections, stating they just received notice of their first inspection.

Mr. Kaldunski advised that the City sends out annual notices to developments and homeowner associations with stormwater management agreements. Those agreements have always asked owners to inspect their private facilities to make sure they are fully functional and operational. What has changed is that the 2013 permit is asking for annual reports regarding those systems.

Ms. Vars asked how the process would work if there were any issues found.

Mr. Kaldunski replied those issues would be reported on the annual forms. Staff is still in the process of working out the details of this new process, but likely minor maintenance items (clogged catch basins, etc.) could be taken care of by the owners. If a more serious problem was found the issue would be identified and the City would track it and follow up the subsequent year to see if it was repaired yet.

Ms. Vars asked if all the facilities were interlinked with Arbor Pointe, stating two of the ponds were half on their property and half on City-owned property.

Mr. Kaldunski replied if they were to identify something that was on the City property it would be paid for through the City's stormwater utility fund; anything on private property would be the owners' responsibility.

Ms. Vars referred to a map showing public and private systems, and asked how they could distinguish public versus private.

Mr. Kaldunski stated it would be best to schedule an individual meeting to go through that level of detail. He added that the City has a program in which inspections are done every five years on all

its facilities since 2006.

Chair Maggi asked how other HOA's managing private stormwater facilities should proceed.

Mr. Kaldunski replied they should do the inspection to determine whether there are issues, take care of minor maintenance items, and identify more serious items on the annual report. At that point they can contact himself or someone else on the engineering staff and they will work through the details together.

Mr. Leaf added that the section Mr. Kaldunski was referring to in regard to maintenance was Section 9-5-11, Item D.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Niemioja, second by Commissioner Scales, to recommend approval of the amendments to the Inver Grove Heights City Code Title 9, Chapter 5 related to stormwater management.

Motion carried (8/0). This item goes to the City Council on October 24, 2016.

OTHER BUSINESS

The meeting was adjourned by unanimous vote at 7:26 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary