

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, November 15, 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
Joan Robertson
Annette Maggi
Jonathan Weber
Luke Therrien
Dennis Wippermann
Elizabeth Niemioja

Commissioners Absent: Armando Lissarrague (excused)

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

APPROVAL OF MINUTES

The November 1, 2016 Planning Commission minutes were approved as submitted.

B52 RESTAURANT – CASE NO. 16-48PDA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a planned unit development amendment to the Bishop Heights PUD to add a 100 seat rooftop patio to the existing restaurant and amend the forecasted PM peak hour traffic count in the Bishop Heights Ordinance, for the property located at 5639 Bishop Avenue. 10 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is requesting a 2,299 square foot rooftop restaurant addition to be located on top of the B52 restaurant. The property was originally approved for a 7,400 square foot restaurant; they would like to add the proposed roof top restaurant space to that total. The rooftop seating is placed on the north side of the building to minimize the noise impact to the abutting hotel. A tall feature wall will also be put in place to help deflect noise away from the hotel. Any lighting must be downcast and designed to deflect light away from the public street and adjoining property. The proposed addition would result in a net increase of 60 seats. The zoning code requires 20 additional parking spaces for the roof top seating. The site has a shared parking agreement with the abutting hotel and movie theatre. Based on the shared parking agreement staff is not concerned with the additional parking spaces required for the restaurant expansion. A traffic analysis determined the traffic count would increase 25 trips during the afternoon peak time. The traffic table will be amended to reflect the new numbers. Staff recommends approval of the request with the three conditions listed in the report. Staff did not hear from any of the surrounding property owners.

Commissioner Simon asked if notices were sent to the specific businesses or the actual owners.

Ms. Botten replied that notices were mailed to the property owners.

Commissioner Robertson asked if there would be an easily identifiable safe walkway from the movie theater to B52s.

Commissioner Therrien noted that is a set of stairs from the movie theatre lot to B52s.

Commissioner Robertson asked if there was a marked pedestrian crossing to the stairs.

Ms. Botten stated the abutting roadway between B52s and the theater was owned by the movie theater and therefore she did not believe they could require a pedestrian crossing as a condition of approval.

Opening of Public Hearing

Brandon Bramscher, 3553 Avon Drive, Woodbury, stated he was available to answer any questions.

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

Mr. Bramscher replied in the affirmative. In regard to potential noise issues, he stated it would not be a raucous environment, would be mostly food orders, and they did not plan on having loud bands. He stated it was important to maintain good relationships with their neighbors and the proposed addition would be a good asset for the community.

Commissioner Niemioja complimented the applicant on the proposed design, but agreed that a lit pedestrian crossing sign would be advantageous.

Mr. Bramscher stated he would speak with the movie theater owner regarding that possibility, and added that he was not aware of any accidents occurring in that area.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi stated the proposed rooftop addition would be a good addition to the City.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Scales, to approve the request for an amendment to the Southeast Quadrant PUD Ordinance to add 2,299 square feet of rooftop restaurant space for Lot 2/3, Block 1, Bishop Heights and amending traffic volumes for the property located at 5639 Bishop Avenue, with the three conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on November 28, 2016.

PULTE HOMES OF MINNESOTA – CASE NO. 16-49SZV

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the parcel from I-1, Limited Industry to R-1C, Single-Family Residential, a preliminary and final plat for a residential subdivision to be known as Tipperary, variances from the minimum lot size and width standards in the R-1C district, and variances for the cul-de-sac length and right-of-way length, for the property located on the west side of Jefferson Trail, south of Wescott Road. 49 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that Pulte Homes is proposing to develop a residential project on adjoining properties in both Eagan and Inver Grove Heights. The parcel in Inver Grove Heights is approximately 3 acres in size with 10 units proposed. The application consists of a rezoning, preliminary and final plat, and three variances. The proposed lots range from 9,000 to 20,000 square feet in size with lot widths ranging from 65 to 92 feet. Required minimum lot size is 12,000 square feet and 85 feet lot width. The Mendota Lebanon Regional Trail is proposed to cross Highway 149 at Wescott Road. In order to accommodate a possible future crossing the developer must provide a 30 foot trail easement on the northern tip of the proposed development. The project is proposed with a 20 foot separation between units as opposed to the standard 15. The project would utilize one existing access onto Dodd Road. The City of Eagan allows for smaller right-of-way widths than Inver Grove Heights. The applicant is requesting a variance from right-of-way width to allow a 50 foot right-of-way width. The applicant does not need a variance from cul-de-sac length. The development will be served by Eagan sewer and water as part of a joint powers agreement between the two cities. Staff feels that the practical difficulty for the three variances from lot size, width and right-of-way width are that the property would be utilized in a reasonable manner, the requests can be found in harmony with City Code as the Northwest Area allows smaller lot sizes, widths, and right-of-way widths, and it would provide a more uniform and cohesive neighborhood between the two cities. Staff recommends approval of the requests with the nine conditions listed in the report.

Commissioner Robertson asked how Lots 14 and 15 would gain access to their property.

Mr. Hunting replied they would use Road A to get to the Road B cul-de-sac.

Opening of Public Hearing

Paul Heuer, Pulte Homes, 7500 Office Ridge Circle, Eden Prairie, advised he was available to answer any questions.

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

Mr. Heuer replied in the affirmative. He advised that since the planning report was written the City of Eagan approved the preliminary plat for their portion of the development. He advised that only Lots 14 and 15 were 65 feet wide; the others were 72-92 feet wide. In most cases the homes will be 30-40 feet apart; if they decide to build a third stall garage they would have a 20-30 foot separation.

Commissioner Wippermann asked what price range they were anticipating.

Mr. Heuer replied the homes would likely cost \$375,000-\$450,000.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Wippermann supported the requests and was pleased to see that only two of the lots were 65 feet wide.

Chair Maggi stated it was unlikely there would be additional requests based on topography since the property was fairly flat.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Wippermann, to approve on a white ballot the request for a rezoning of the parcel from I-1, Limited Industry to R-1C, Single-Family Residential, a preliminary and final plat for a residential subdivision to be known as Tipperary,

variances from the minimum lot size and width standards in the R-1C district, and a variance from right-of-way length, for the property located on the west side of Jefferson Trail, south of Wescott Road, with the practical difficulty being consistency with the City of Eagan, including the nine conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on December 12, 2016.

OTHER BUSINESS

Allan Hunting advised he is working with an attorney from the League of Minnesota Cities to organize a presentation in regard to variances.

Commissioner Niemioja asked if that presentation would be done jointly with the City Council.

Mr. Hunting stated he did not yet know the answer to that.

Chair Maggi asked if they should perhaps reestablish the annual joint meetings between the Planning Commission and City Council and if so, whether this could be the first of those.

Commissioner Wippermann stated the topic could also be discussed at a Council work session and Planning Commissioners could be in attendance.

Commissioner Robertson agreed that having an annual meeting with City Council could be beneficial. She stated perhaps they could discuss what it is that the Planning Commission should bear in mind in understanding how the City Council looks at some requests with more flexibility, and hopefully they could better understand why the Council either agrees or disagrees with the Planning Commission findings.

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

Respectfully submitted,

Kim Fox
Recording Secretary