

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

Tuesday, August 18, 2009 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. **CALL TO ORDER**

2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR July 21, 2009**

3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 **LUND – CASE NO. 09-22C**

Consider the following requests for property located at 6135 Boyer Path:

A.) A **Conditional Use Permit** to construct a three-season porch that would increase the impervious coverage on the lot to 29%.

Planning Commission Action _____

3.02 **CITY OF INVER GROVE HEIGHTS – CASE NO. 09-23ZA**

Consider a **Zoning Code Amendment** to amend Section 515.90, Subd. 18 and 19 regarding exterior building materials and accessory buildings.

Planning Commission Action _____

4. **OTHER BUSINESS**

4.01 Future ordinance updates

5. **ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 21, 2009 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

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

Commissioners Present: Tom Bartholomew
Paul Hark
Christine Koch
Damon Roth
Pat Simon
Dennis Wippermann

Commissioners Absent: Tony Scales
Mike Schaeffer (excused)
Harold Gooch

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the July 7, 2009 meeting were approved as submitted.

SUSSEL CORPORATION – CASE NO. 09-21CV

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance and conditional use permit to construct a home addition that would exceed the allowed maximum impervious coverage for the property located at 5924 Bradbury Court. 40 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the property owner would like to construct an elevated 14' x 18' four-season porch onto the rear of the house. To construct this porch the applicant is requesting a conditional use permit and variance to exceed the allowed maximum impervious coverage. Mr. Hunting advised that the home was built prior to the adoption of impervious surface regulations, and the lot currently has 32.6% of impervious coverage. The addition would result in a 2% increase, for a total of 34.6%. Staff believes there are no unique circumstances on the property and that the hardship criterion has not been met. Staff recommends denial of the request.

Commissioner Simon asked if the City notified the association for this PUD of the request, to which Mr. Hunting replied they did not.

Opening of Public Hearing

The applicant, Mike Russell of Sussel Homes, stated he was the builder as well as a neighbor to the property owner. Mr. Russell advised they were willing to incorporate a rain garden as a means of mitigating stormwater runoff from the new addition. Since the porch would be 8' to 9' above the ground, he suggested directing the gutters back towards the house to negate any added runoff. Mr. Russell advised that the property owners would like to build this addition because Mr. Burke has Parkinson's disease and therefore it is difficult for him to access the lower level.

Chair Bartholomew asked if the applicant was in agreement with the conditions listed in the report, to which Mr. Russell replied in the affirmative.

Chair Bartholomew stated that although the variance being requested was small, it would be difficult for the Commission to approve the request without a viable hardship.

Mr. Russell advised they would be willing to install a rain garden to resolve the stormwater issue.

Chair Bartholomew stated that although a rain garden would control runoff, a hardship was still needed for the Commission to approve the variance.

Commissioner Simon asked if this type of change needed to be brought before the homeowners association.

Mr. Russell advised he sent the plan to the president of the association and they had no issue with it.

Commissioner Simon commented that there appeared to be a steep slope in the backyard, to which Mr. Russell replied that actually his own property had a large drop but Mr. Russell's property had a berm across the back of the yard.

Chair Bartholomew asked if the applicant had confirmed the impervious surface calculations, to which Mr. Russell replied in the affirmative.

Commissioner Hark stated he recalled a situation where a homeowner was allergic to grass and asked staff if they knew of previous situations where the hardship had applied to the homeowner rather than the land.

Mr. Hunting replied that the hardship should apply to the land rather than the homeowner.

Commissioner Wippermann advised that variances from setback had previously been granted for handicap ramps due to medical situations.

Chair Bartholomew commented that handicap ramps could be easily removed when no longer needed.

The property owner, Martin 'Skip' Burke, 5924 Bradbury Court, stated this was a medical hardship and the addition would allow him to remain in his home as he would have one level living.

Planning Commission Discussion

Chair Bartholomew asked for clarification regarding the area under a raised porch being included in the impervious surface calculations.

Mr. Hunting stated the area was still treated as an impervious surface as there was no guarantee that a homeowner would not put concrete in at a later date.

Commissioner Wippermann referred to an earlier comment regarding handicap ramps, and asked if the City required they be removed once the handicapped resident was no longer living at the home.

Mr. Hunting replied there was no such requirement, but in a situation such as this a subsequent homeowner would likely remove the ramp on their own.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Hark, to deny the request for a conditional use permit to allow for impervious coverage on a lot to exceed 25% in the R-1C zoning district and a variance to construct a home addition that would exceed the 30% allowed maximum impervious coverage on a lot, based on the lack of hardship, for the property located at 5924 Bradbury Court.

Commissioner Hark stated he felt compelled to deny the request due to lack of hardship, but wished the applicant good luck at Council.

Motion carried (4/2 – Wippermann, Koch). This item goes to the City Council on August 10, 2009.

VANSOUTH LIMITED PARTNERSHIP – CASE NO. 09-20V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow more than one freestanding sign on a lot in the B-4, Shopping Center District, for the property located at 1300-1450 Mendota Road. 8 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicants are requesting to allow an additional freestanding sign at the southwest corner of the site along South Robert Trail. Mr. Hunting advised that the sign is being requested to provide a new tenant more visibility along South Robert Trail. He advised that the overall plan was approved for three freestanding signs, with two of them being located on Mendota Road and one on Robert Trail. Mr. Hunting advised that the B-4 district anticipated an enclosed shopping mall whereas the existing center is more of a strip center with the individual tenants facing the exterior. Therefore staff feels a demonstrated hardship exists since the number of freestanding signs allowed in the B-4 district would be unduly restrictive for the alternative shopping center design that exists on this property. Also, the proposed sign would provide visibility to South Robert Trail that is missing due to the building's orientation being along Mendota Road. Staff recommends approval of the request with the condition listed in the report.

Chair Bartholomew asked if the proposed sign would preclude the new tenant from also having signage on the existing pylons, to which Mr. Hunting replied it would not.

Commissioner Simon stated there were several blank panels on the existing pylons and therefore she was hesitant to allow an additional sign.

Mr. Hunting stated staff looked at the request in respect to additional visibility needs.

Opening of Public Hearing

The applicant, Bob Kueppers of Fine Associates, addressed the issue of blank panels on existing signage. He stated there is a huge demand for those and they would like to preserve that signage for their larger tenants.

Commissioner Wippermann asked if the proposed sign would be solely for Aldi, or other tenants as well.

Mr. Kueppers replied it would be a multi-tenant sign.

Chair Bartholomew asked if the applicant was agreeable with the condition listed in the report to

which Mr. Kueppers replied in the affirmative.

Planning Commission Recommendation

Motion by Chair Bartholomew, second by Commissioners Koch and Wippermann, to approve the request for a variance to allow more than one freestanding sign on a lot in the B-4, Shopping Center District, for the property located at 1300-1450 Mendota Road.

Motion carried (5/1 - Simon). This item goes to the City Council on August 10, 2009.

CITY OF INVER GROVE HEIGHTS – CASE NO. 09-19ZA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for various changes and amendments to the zoning ordinance resulting from the recodification of the City Code. No notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the City Code was originally codified in 1974. Since then there have been numerous amendments made to the code and in 2006 City Council authorized a contract with Sterling to undertake the recodification of the City Code. Mr. Hunting advised that in addition to incorporating the various amendments that had already been made to the existing City Code, Sterling has reformatted the code sections into a uniform numbering system, changed various terms to be gender neutral, updated references to Minnesota statutes and rules, removed fee references and listed all fees in the fee schedule, eliminated assignment of duties to specific staff positions, updated title terminology and references, and corrected grammatical and punctuation errors. Mr. Hunting advised that the Planning Commission is being asked to address changes, wording, and references to the zoning and subdivision sections of the City Code as part of the overall recodification process. Mr. Hunting requested that the Commissioners work from the handout distributed at tonight's meeting rather than the one they received in their agenda packet. Staff recommends approval of the recodification as presented.

Mr. Hunting stated the content and intent of the definitions was not being changed; they were simply ensuring that the same wording was being used throughout the zoning and subdivision ordinance.

Opening of Public Hearing

Frank Rauschnot, 6840 Dixie Avenue, stated the recodification should have come to the Planning Commissioner at the beginning of the process rather than after two readings with City Council. He also recommended that sheds and temporary structures be removed from the definition of 'building'.

Mr. Hunting stated the zoning code classified all temporary and permanent structures as 'buildings'.

Mr. Rauschnot stated a shed should not have to adhere to the same regulations as a permanent building, and he questioned whether a shed would then be subject to building code items such as plumbing and electrical.

Mr. Hunting stated whether or not various building permits or requirements were necessary would depend on several criteria, such as size, permanent vs. temporary, what the building would be used for, etc.

Mr. Rauschnot reiterated that he felt sheds should be in a separate classification. He referred to 510.07 Subd 2, 4 to 11-25B4, and asked if the 3:1 maximum slope and 4:1 preferred was an industry standard and whether government agencies were exempt from those regulations.

Mr. Hunting stated he was unsure as those were engineering standards.

Chair Bartholomew asked if governmental agencies needed to abide by the bulk standards in general.

Mr. Hunting replied in the affirmative.

Mr. Rauschnot advised there were steep slopes left on his property, which were difficult to maintain, as a result of the County's Concord Boulevard reconstruction project. He stated the off street parking regulations listed in 510.90 for manufacturing created a hardship for many businesses as in many instances fewer spots were needed.

Commissioner Simon asked if the aforementioned parking regulations were already in place somewhere in the ordinance.

Mr. Hunting replied they had been in place since 1965 and the only change being made was to strike the term 'off street parking' in order to be consistent with the rest of the ordinance.

Mr. Rauschnot stated he saw that as a restriction.

Planning Commission Discussion

Chair Bartholomew asked if the codes that govern a shed or temporary building would still apply even though it was included in the definition of a 'building', to which Mr. Hunting replied in the affirmative.

Chair Bartholomew asked for clarification of the verbiage regarding slope maximums.

Mr. Hunting explained that a maximum slope of 3:1 was allowed, however, a 4:1 slope was preferred if possible. He then referred to Mr. Rauschnot's earlier comment regarding slopes, and stated in that situation City regulations would not apply as it was a County project and the property was located in County right-of-way.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Simon, to approve the recommended changes and amendments to the Zoning Ordinance resulting from the recodification of the City Code.

Motion carried (6/0). This matter goes to the City Council on July 27, 2009.

OTHER BUSINESS

Allan Hunting advised that the first Planning Commission in August has been cancelled due to the 'Minnesota Night to Unite'.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:55 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

DRAFT

EVALUATION OF REQUEST:

CONDITIONAL USE PERMIT. The City approved a temporary ordinance amendment allowing 25% impervious surface on a property; with a conditional use permit the impervious surface could be increased up to 30% provided the following criteria are met.

- a) A Storm Water Management System shall be constructed within the property that meets the Best Management Practices design criteria as set forth in the Northwest Area Ordinances and Storm Water Manual.
- b) The Storm Water Management System and Grading Plan (including necessary details for construction, showing proper location, material, size, and grades) shall be approved by the Engineering Division prior to ground disturbance or installation of the facility.
- c) The Storm Water Management System is considered a private system and the responsibility of maintenance is that of the owner.
- d) A storm water facilities maintenance agreement shall be entered into between the applicant and City to address responsibilities and maintenance of the storm water system.
- e) An escrow or fee, to be determined by the City Engineer, shall be submitted to the City with the Storm Water Management System submittal. The final amount and submittal process shall be determined by the City by the time the Owners are ready to submit the Storm Water Management System and Grading Plan.
- f) The soils shall be tested to determine the infiltration capacity to insure the storm water maintenance facility performs and functions within the assumed design parameters.

The existing impervious surface on the lot is about 27%, including the proposed addition the impervious surface would increase to about 29%. The property owner has been made aware of the above criteria and the City's standard conditions for treating impervious surface.

Engineering The Engineering Department has reviewed the request. If the impervious surface conditional use permit is approved, it is recommended that the applicant shall provide a storm water management system to mitigate any additional impervious surface.

ALTERNATIVES

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

A. Approval If the Planning Commission finds the Conditional Use Permit to exceed the impervious coverage standards to be acceptable, the Commission should recommend approval of the request with at least the following conditions:

1. The site shall be developed in substantial conformance with the site plan dated July 20, 2009 on file with the Planning Department or as modified herein.

2. The applicant/homeowner shall provide a storm water management system to mitigate the increased storm water runoff from the additional impervious surface being added which is above impervious space requirement of 25%, but under 30%, by current ordinance for allowable maximum impervious coverage in "R" districts
3. The amount of impervious surface area to be treated with a stormwater management system will be based on any additional impervious surface added to the property (about 168 square feet).
4. The temporary erosion control and permanent storm water management plan should capture and route storm water runoff in a manner that does not adversely impact the adjoining or downstream properties.
5. A Storm Water Management System shall be constructed within the property in accordance with the Best Management Practices design criteria as set forth in the Northwest Area Ordinances and Storm Water Manual.
6. The Storm Water Management System and Grading Plan (including necessary details for construction, showing proper location, material, size, and grades) shall be approved by the Engineering Division prior to ground disturbance or installation of the facility.
7. The Storm Water Management System is considered a private system and the responsibility of maintenance is that of the owner.
8. Prior to issuance of a building permit, the applicant shall submit an executed storm water facilities maintenance agreement entered into between the applicant and City to address responsibilities and maintenance of the storm water system.
9. Prior to issuance of a building permit, an escrow or fee, to be determined by the City Engineer, shall be submitted to the City with the Storm Water Management System submittal. The final amount and submittal process shall be determined by the City by the time the Owners are ready to submit the Storm Water Management System and Grading Plan. The City Engineer reserves the right to have both a cash escrow for expenses, fees, inspections and maintenance requirements and an additional construction escrow assuring the storm water facility is constructed properly.
10. Prior to the final inspection of the building permit, the storm water facility needs to be constructed in its entirety, vegetation planted, and approved by the Engineering Division. In addition, at the time of approval, the Engineering Division will document the type, size and location of the storm water facility for incorporating into the City's storm water maintenance program.

B. Denial If the Planning Commission does not favor the proposed Conditional Use Permit, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

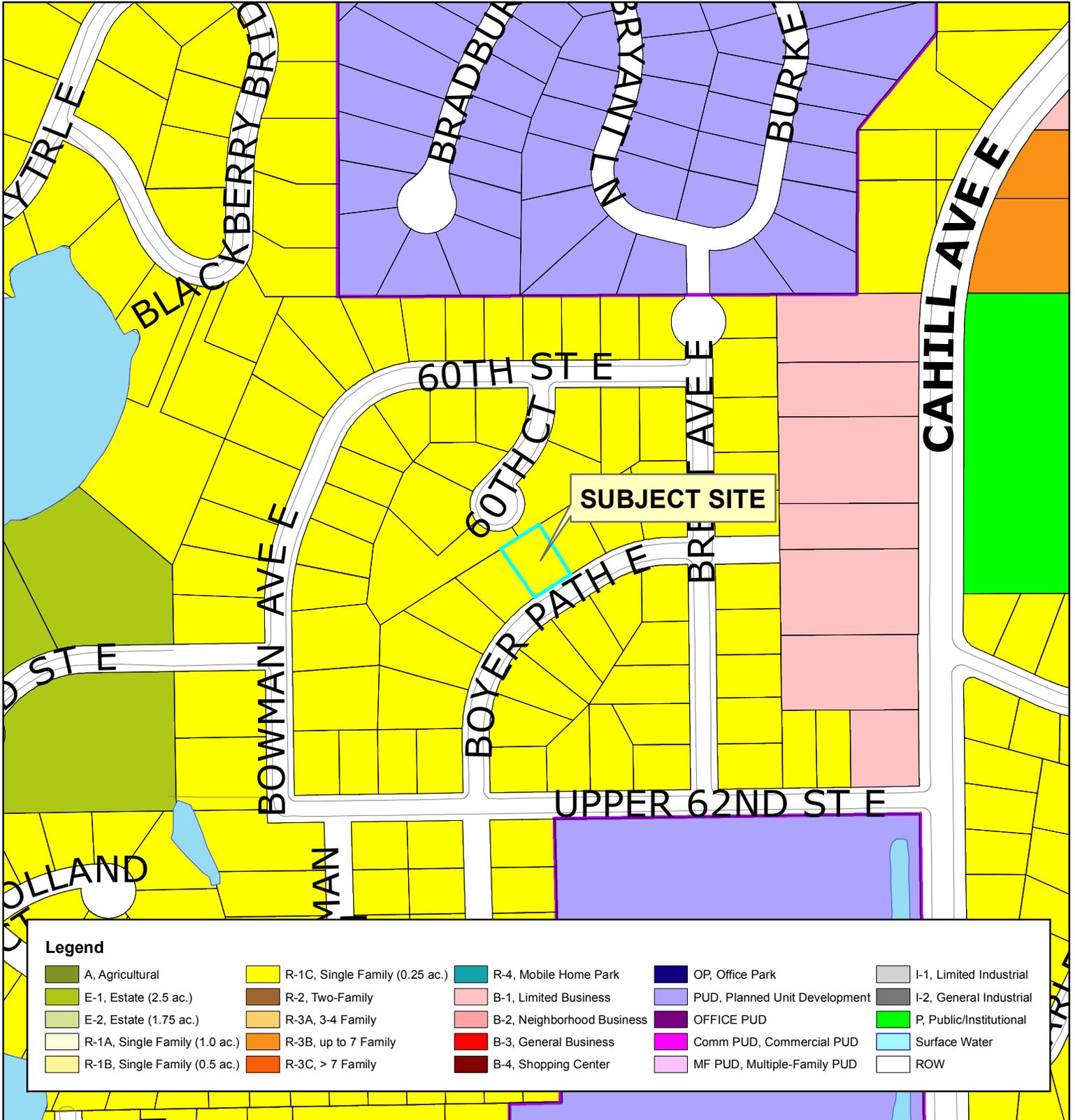
Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request.

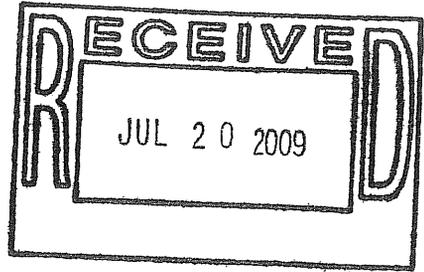
Attachments: Exhibit A - Location/Zoning Map
Exhibit B - Applicant Narrative
Exhibit C - Site Plan



Location Map - Lund

Case No. 09-22C





Statement

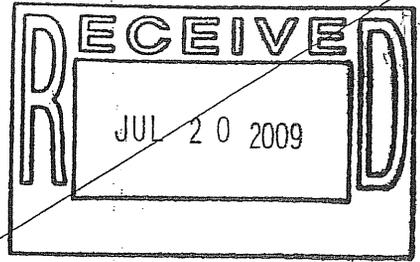
I am asking for conditional use permit.

My lot is: 12,643 Sq. Ft.

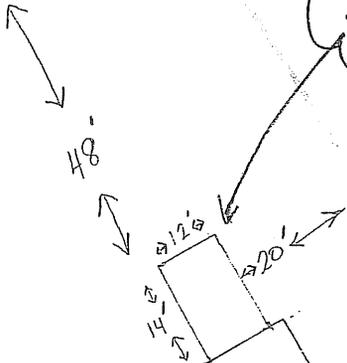
I have 3470 Sq. Ft. of hard surface.

I am adding 168 Sq. Ft. (12' X 14') of hard surface for the purpose of a 3 season porch. This will greatly enhance my property and will also help reduce energy consumption.

I have met with engineering and will be installing a rain garden to treat the additional "Storm Water Runoff".



Porch Addition



6135 BOYER PATH

DRAFT

P L A N N I N G R E P O R T
C I T Y O F I N V E R G R O V E H E I G H T S

REPORT DATE: August 13, 2009

CASE NO: 08-23ZA

APPLICANT: City of Inver Grove Heights

REQUEST: Exterior building materials ordinance amendment

HEARING DATE: August 18, 2009

REVIEWING DIVISIONS: Planning

PREPARED BY: Jennifer Emmerich
Assistant City Planner

BACKGROUND

The City Council directed staff to hold a public hearing regarding changing the requirements relating to exterior building materials.

ANALYSIS

The City Council asked staff to look into amending the exterior building materials section of the City Code. More specifically, Council wanted staff to focus on the section of the code pertaining to plastic hoop structures located in the rural zoning districts (A, E-1 and E-2). The City had received comments from residents regarding hoop structures in rural residential districts. The residents felt that they should not be prohibited in rural residential areas.

As a result, Council directed staff to consider allowing hoop structures in rural residential areas, provided they met certain standards regarding:

1. Certain Zoning Districts
2. Minimum acreage
3. Maximum hoop structure size
4. Additional setbacks
5. Number of hoop structures

Currently City Code prohibits hoop structures and other similar apparatus in all residential (rural or urban) zoning districts.

Staff reviewed the following criterion regarding a potential ordinance amendment:

- 1) Zoning Districts - Allow hoop structures in the "A" and "E" Zoning Districts (See Exhibit A - "Rural Residential Parcels in Inver Grove Heights", a map illustrating all parcels in the "A" and "E" Zoning Districts.)

- 2) **Minimum Acreage** – Allow hoop structures on lots greater than 2.5 acres (See Exhibit B – “Rural Residential Parcels Greater than 2.5 Acres in Inver Grove Heights”, a map illustrating all rural residential parcels greater than 2.5 acres.)
 - Lots less than 2.5 acres are more residential in nature, rather than agricultural
 - The hoop structures could potentially be more visible on the smaller lots.

- 3) **Maximum Size** – Limit the size to 500 square feet.
 - This is the approximate size of a two-car garage, which is a reasonable and acceptable building size
 - 1,000 square feet was also considered, but staff felt it was too large.
 - 500 square feet is proportionate to a typical residential house in the rural residential districts (Please see Exhibit C – Site Plan of a “Typical” 2.5 Acre Rural Residential Lot)

- 4) **Setbacks** – Require a 50 foot setback from all property lines
 - This is consistent with setbacks for larger accessory structures
 - A 50’ setback is adequate for screening

- 5) **Number of Hoop Structures** – Already addressed with current ordinance
 - The number of accessory structures is already addressed in the residential zoning ordinance standards. Property owners are allowed to have two accessory buildings on lots greater than five acres and one accessory building on lots less than five acres.

Current Regulations. Exterior building materials are currently addressed in Section 515.90 Subd. 19 of the City Code. The code specifies exterior building materials for all buildings and it requires that all exterior surfaces be completed within one year of issuance of a building permit.

Information on allowed structure sizes, heights and setbacks is summarized on the attached document titled Exhibit D – “Single Family Residential Building Info”.

Proposed Ordinance Language. Upon reviewing all of the supporting information, staff has prepared an ordinance amendment to Section 515.90 Subd. 19 – Exterior Building Materials, which would allow plastic hoop structures if they meet certain criterion. The specific language is contained in Subd. 19. C.6. Exceptions. f.

ALTERNATIVES

The alternative courses of action the Planning Commission has available include the following:

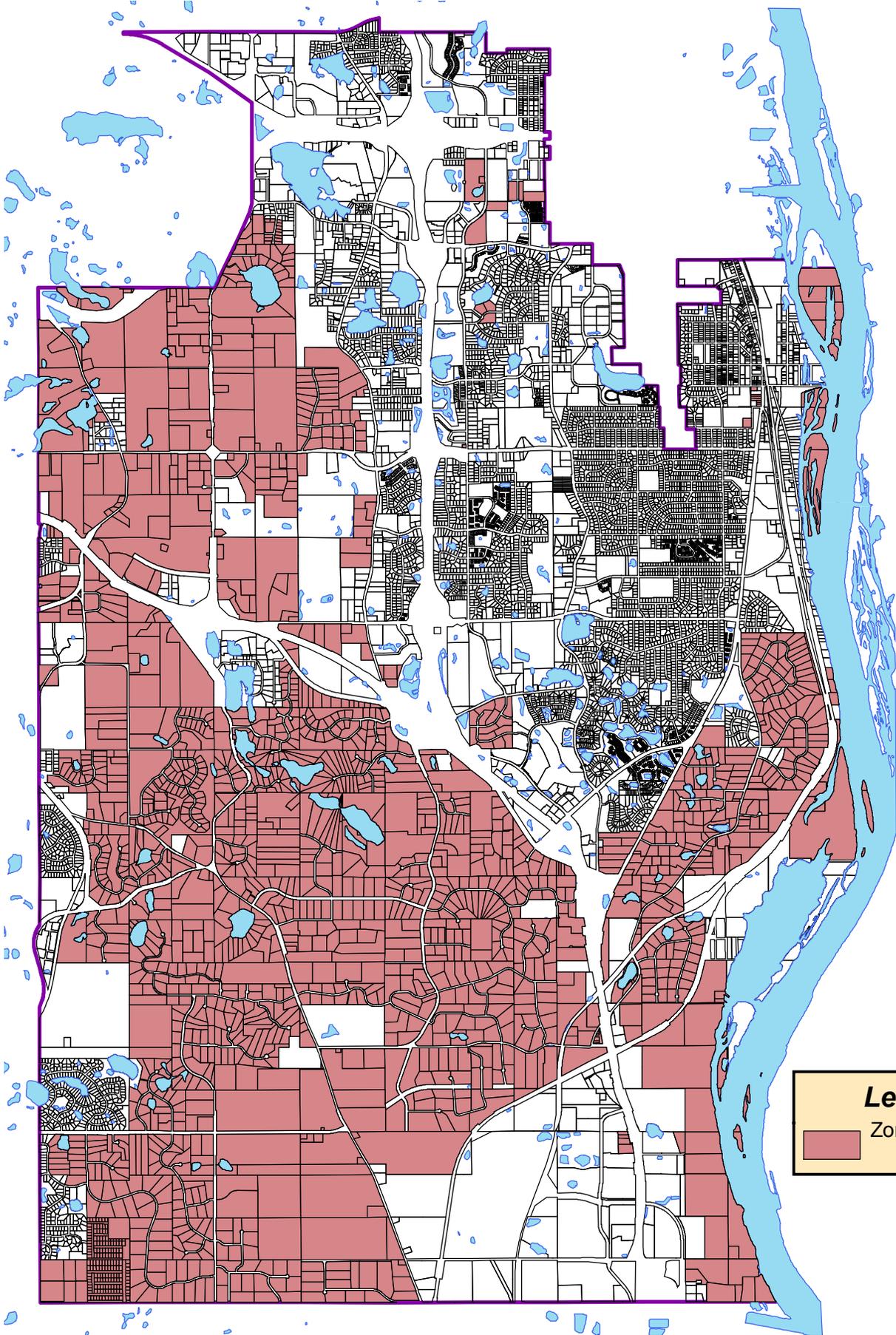
- A. **Approval.** If the Planning Commission finds the proposed amendment language to be acceptable, the Commission could recommend adoption of the attached ordinance amendment.
- B. **Modified Approval.** If the Planning Commission finds it acceptable to change the ordinance, but is not in agreement with the recommendation, the Commission could recommend adoption of a modified amendment.
- C. **Denial.** If the Planning Commission does not find it necessary to modify the existing language, the Commission could recommend denial of the proposed ordinance amendment.

RECOMMENDATION

Based on the City Council's comments and direction, Staff recommends that the ordinance be modified as shown in Exhibit E.

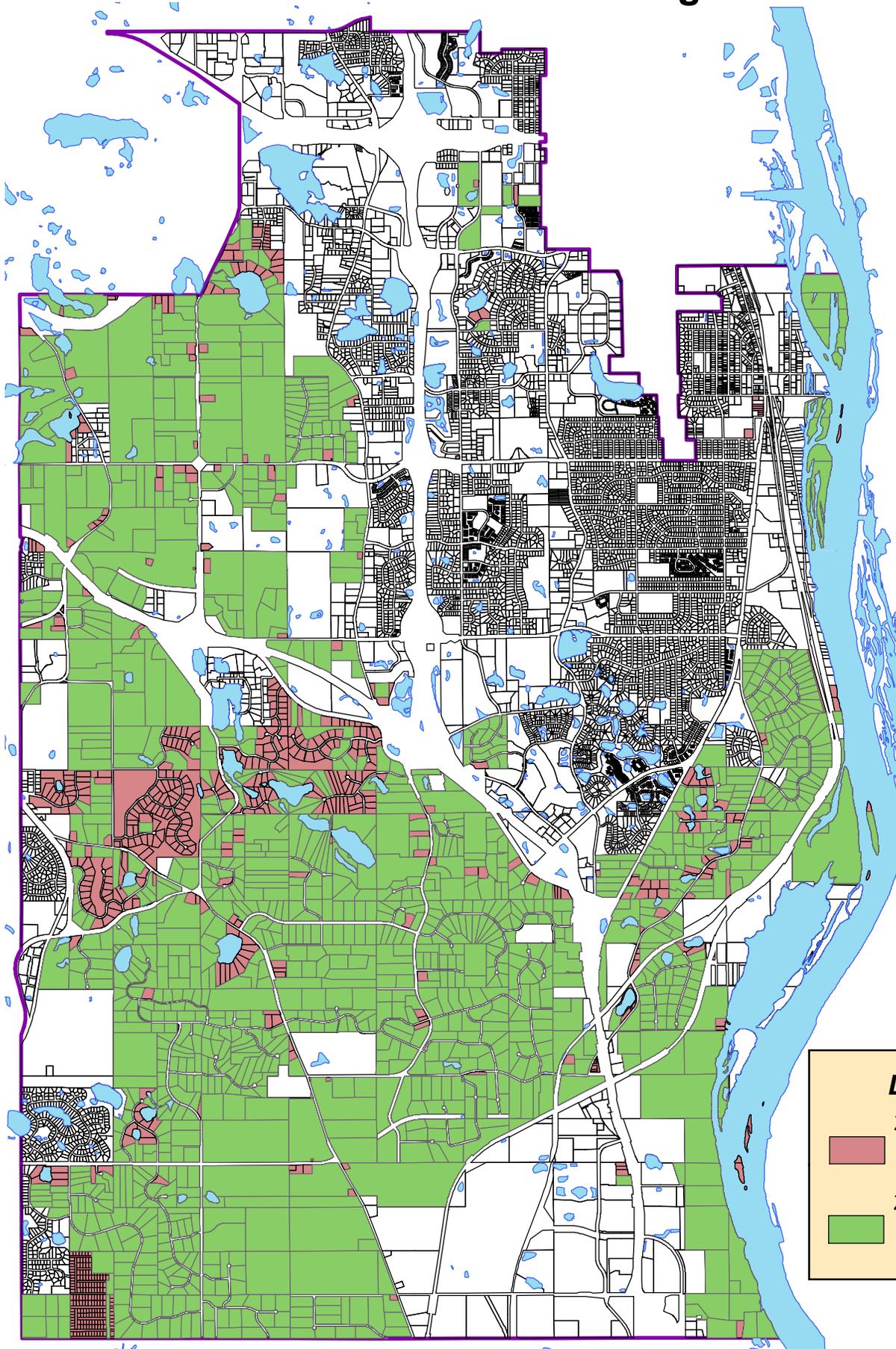
Attachments: Exhibit A – Rural Residential Parcels in Inver Grove Heights
Exhibit B – Rural Residential Parcels Greater than 2.5 Acres in Inver Grove Heights
Exhibit C – Site Plan of a "Typical" 2.5 Acre Rural Residential Lot
Exhibit D – Single Family Residential Building Info
Exhibit E – Proposed Ordinance Amendment

Rural Residential Parcels in Inver Grove Heights



Legend
Zoning Districts:
A, E-1 & E-2

Rural Residential Parcels Greater than 2.5 Acres in Inver Grove Heights



Legend

Zoning Districts:
A, E-1 & E-2 &
< 2.5 Acres

Zoning Districts:
A, E-1 & E-2 &
>= 2.5 Acres



Site Plan of a "Typical" 2.5 Acre Rural Residential Lot



SINGLE FAMILY RESIDENTIAL BUILDING INFO

City of Inver Grove Heights

Agricultural (A) District:

Principal Structures Setbacks:

Front: 30'
Rear: 60'
Side: 25'

Accessory Structure Setbacks:

Front: 30'
Rear: 60'
Side:
Building \leq 1,000 s.f.: 25'
Building $>$ 1,000 s.f.: 50'

Max Allowed Accessory Structure Size:

Lot size \geq 5 acres: 2,400 s.f.
Lot size \geq 2.5, but $<$ 5 acres: 1,600 s.f.
Lot size $<$ 2.5 acres: 1,000 s.f.

Max Number of Accessory Structures:

Lot size \geq 5 acres: 2
Lot size \geq 2.5, but $<$ 5 acres: 1
Lot size $<$ 2.5 acres: 1

Max Accessory Structure Height: 25'

Estate (E-1) District:

Total Max Building Coverage:

$>$ of 5% of lot area or 4,000 s.f.

Principal Structures Setbacks:

Front: 30'
Rear: 50'
Side: 10'

Accessory Structure Setbacks:

Front: 30'
Rear: 50'
Side:
Building \leq 1,000 s.f.: 10'
Building $>$ 1,000 s.f.: 50'

Max Allowed Accessory Structure Size:

Lot size \geq 5 acres: 2,400 s.f.
Lot size \geq 2.5, but $<$ 5 acres: 1,600 s.f.
Lot size $<$ 2.5 acres: 1,000 s.f.

Max Number of Accessory Structures:

Lot size \geq 5 acres: 2
Lot size \geq 2.5, but $<$ 5 acres: 1
Lot size $<$ 2.5 acres: 1

Max Accessory Structure Height: 25'

Estate (E-2) District:

Principal Structures Setbacks:

Front: 30'
Rear: 50'
Side: 10'

Accessory Structure Setbacks:

Front: 30'
Rear: 50'
Side: 10'

Total Max Building Coverage:

Lot Size \geq 5 acres: 5% of lot area
Lot Size $<$ 5 acres: 4,000 s.f.

Accessory Structure Standards:

Max Number: 1
Max Size: 1,000 s.f.
Max Height: 25'

Single Family Residential (R-1A, B, C) District:

Principal Structures Setbacks:

Front: 30'
Rear: 30'
Side: 10'

Maximum Impervious Surface:

20% of the lot area

Accessory Structure Setbacks:

Front: 30'
Rear: 8'
Side: 5'

Max Accessory Structure Size: 1,000 s.f.
Max Accessory Structure Height: 25'
Max Number: 1

***Accessory Structures** include sheds and detached garages. All accessory structures under 120 s.f. do not require a building permit, but must comply with the standards listed above. Additionally, exterior building requirements can be found on the reverse side.

Exhibit E

Subd. 19. Exterior Building Materials. (Ord. 1182; adopted 9/8/08)

- A. **Commercial, Industrial and Institutional Buildings.** All exterior vertical surfaces of any principal or accessory structure in a “B”, “I” or “P” Zoning District shall have an equally attractive or the same fascia as the front. At least 50% of the exterior vertical surface shall consist of one or a combination of the following or similar materials: brick veneer; sculptured, textured or concrete block or panels; natural wood siding; steel, aluminum or vinyl lap siding; natural stone or glass. A maximum of one-third of a building wall is permitted to have sheet or corrugated steel or aluminum finish.
- B. **Residential - Principal Structures.**
1. All exterior surfaces of a residential principal structure must be completed within one year of the issuance of a building permit. A six month extension may be granted, if a written request is submitted to the City Planner 10 working days prior to the termination of the one year time limit.
 2. Exterior walls of all principal structures in all residential zoning districts (“R”, “A” and “E” Districts) must be covered only with siding (e.g. wood, vinyl, aluminum or metal horizontal lap), stucco, brick, glass, composite plastic or other comparable material as approved by the City Planner.
 3. Cloth, fabric, canvas, plastic sheets, tarps, tarpaper, insulation, sheet metal and corrugated metal shall be prohibited as final covers for exterior walls and roofs for all principal structures in all residential zoning districts (“R”, “A” and “E” Districts).
- C. **Residential - Accessory Structures.**
1. All exterior surfaces of a residential accessory structure must be completed within one year of beginning construction. A six month extension may be granted, if a written request is submitted to the City Planner 10 working days prior to the termination of the one year time limit.
 2. Exterior walls of all accessory structures in all residential zoning districts (“R”, “A” and “E” Districts) must be covered only with siding (e.g. wood, vinyl, aluminum or metal horizontal lap), stucco, brick, glass, composite plastic or other comparable material as approved by the City Planner. Provided, however, sheet metal, corrugated metal or shaped metal material may also be used to cover exterior walls of accessory structures under 120 square feet in all residential zoning districts (“R”, “A” and “E” Districts).
 3. Cloth, fabric, canvas, plastic sheets, tarps, tarpaper and insulation shall be prohibited as final covers for exterior walls and roofs for all accessory structures in all residential zoning districts (“R”, “A” and “E” Districts). In all residential zoning districts (“R”, “A” and “E” Districts), the placement or use of framing for hoop houses or other hoop-designed apparatus, tent garages and other similar apparatus is prohibited, whether it is an accessory structure or an apparatus as described in Section 515.90 Subd. 19.C.5.

4. Except for structures under 120 square feet, sheet metal, corrugated metal or shaped metal material used to cover exterior walls shall be prohibited on all residential detached accessory structures, unless a conditional use permit is approved for its use by the City Council. A conditional use permit may only be issued by the City Council for sheet metal, corrugated metal or shaped metal material siding for lots in the “A” or “E-1” Zoning Districts, and only if the sheet metal, corrugated metal or shaped metal material siding has a thickness of at least 29 gauge, and comes with a manufacturer’s warranty of at least 20 years.
5. All limitations, restrictions, regulations, prohibitions and standards set forth in this Section 515.90 Subd. 19.C. relating to accessory structures shall also apply to the following:

Non-permanent or moveable apparatus or units, not permanently affixed to the ground, consisting of a frame that is to be used for or intended to be used for storage or other use. These include apparatus commonly known as hoop houses or other hoop-designed apparatus, tent garages and other similar apparatus.

The framing for hoop houses or other hoop-designed apparatus, tent garages and other similar apparatus is prohibited, whether it is an accessory structure or an apparatus as described in this Section 515.90 Subd. 19.C.5.

6. Exceptions. The following are excluded from the requirements of Section 515.90 Subd. 19.C.
 - a. Playground equipment
 - b. Camping tents and special event tents which are in place for less than five days
 - c. Commercial greenhouses
 - d. Accessory structures to principal agricultural uses (i.e. farms, ranches, stables, greenhouses, nurseries, and uses deemed similar by the City Council) in the “A” and “E-1” Zoning District.
 - e. Accessory structures used as carports and non-permanent or moveable apparatus or units used as carports
 - f. Accessory structures and non-permanent or moveable apparatus may be covered with cloth, fabric, canvas, plastic sheets or tarps if they meet the following criteria:**
 - 1. Located on lots greater than 2.5 acres in the “A” and “E” Zoning Districts;**
 - 2. Maximum size of 500 square feet; and**
 - 3. Minimum setback of 50 feet from all property lines.**

M E M O

CITY OF INVER GROVE HEIGHTS

TO: Planning Commission

FROM: Allan Hunting, City Planner

DATE: August, 2009

SUBJECT: ORDINANCE AMENDMENTS

With this year of slower development activity and reduced application numbers, Staff is also working on a number of ordinance amendments that will be reviewed by the Planning Commission and City Council this year. For the Commission's information, I have prepared a list of known ordinance amendments with rough time lines for their review.

1. Hoop Structure Ordinance Amendment
City Council Direction July
Planning Commission September
City Council October

Amendment to address allowing hoop structures in large lot residential areas. Amendment requested by City Council from citizen comments.

2. Driveway and Parking Ordinance Amendments
City Council work session August
Planning Commission September
City Council October

Amendment to address regulations on residential driveways and parking spaces. Originated from resident complaint and code compliance follow up.

3. Non-Conforming Uses/Structures Ordinance Amendment
Planning Commission September
City Council October

Amendment to update ordinance to be consistent with State Statute. Originated from a change to State Statutes.

4. Impervious Surface Ordinance Amendment
City Council work session September or October

Planning Commission October or November
City Council November or December

Amendment to address allowed impervious surface maximum in residential zones. Originated from Council request to conduct further research on impervious coverage.

5. Road Access Management Ordinance
City Council work session September
Planning Commission October
City Council November

Amendment to regulate street/curb spacing on public streets. Originated from 2030 Comprehensive Plan implementation.

6. Floodplain Ordinance Amendment
Planning Commission October
City Council November

Amendment to adopt new FEMA Floodplain Map and revised floodplain regulations. Originated from FEMA Floodplain update with required changes. Last map update done in 1980.

7. Zoning Map Amendments relating to 2030 Land Use Plan
City Council work session October
Planning Commission November
City Council December

Amendment to rezone properties for consistency with the 2030 Comprehensive Plan update. Originated from 2030 Comprehensive Plan implementation.

8. Industrial Open Space Ordinance
City Council work session October
Planning Commission November
City Council December

Amendment to create new district to address 2030 Comprehensive Plan update. Originated from 2030 Comprehensive Plan implementation.