

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 6, 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
Tony Scales
Mike Schaeffer
Dennis Wippermann

Commissioners Absent: Pat Simon (excused)
Harold Gooch

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the September 15, 2009 meeting were approved as submitted.

MIKE PONE – CASE NO. 09-30V

Reading of Notice

Commissioner Hark read the public hearing notice to consider the request for a variance to construct a fence within the bluff line setback along the Mississippi River for the property located at 8336 River Road. 4 notices were mailed.

Opening of Public Hearing

Allan Hunting, City Planner, explained the request as detailed in the report. He explained that the subject property is located within the Critical Area Overlay District of the Mississippi River where the bluff line setback for all structures is 100'. The house was recently built and was granted a variance for a 20 foot setback. The proposed fence would encroach an additional 10 feet. The fence would help provide safety for the family as the slopes on the property are very steep. Also, because the property is heavily wooded, the proposed black coated chain link fence would not be visible from the river. Mr. Hunting advised that DNR has reviewed the request and has stated no issues. Staff recommends approval of the request.

Commissioner Wippermann asked if the applicants were specifically proposing a black coated chain link fence, to which Mr. Pone and Mr. Hunting replied in the affirmative.

Commissioner Wippermann asked what was the maximum fence height that was allowed, to which Mr. Hunting replied seven feet.

Commissioner Wippermann asked what fence height was being proposed, to which Mr. Pone replied a four foot standard chain link fence.

Planning Commission Discussion

The applicant, Mike Pone, 8336 River Road, advised he was available to answer any questions.

Chair Bartholomew asked if the applicant agreed with the condition listed in the report, to which Mr.

Pone replied in the affirmative.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Schaeffer, to approve the request for a variance to construct a fence within the bluff line setback along the Mississippi River Critical Area, for the property located at 8336 River Road, with the conditions and hardship as listed in the report.

Motion carried (7/0). This matter goes to the City Council on October 26, 2009.

DEBRA WYLIE – CASE NO. 09-31C

Reading of Notice

Commissioner Hark read the public hearing notice to consider the request for a conditional use permit to allow the impervious coverage to exceed 25% to construct a pool and associated patios on an R-1C zoned lot, for the property located at 7036 Dawn Court. 46 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the request is to add 610 square feet of impervious surface which would bring the total impervious surface on the lot to approximately 39.6%. Mr. Hunting advised that the subject lot is approximately 10% smaller than what the zoning code requires for a minimum lot size in the R-1C district. Staff recommends approval of the request with the 14 conditions listed in the report.

Chair Bartholomew asked for clarification of Conditions 10 and 11 regarding inspection and construction escrows.

Mr. Hunting stated Condition 11 was added due to the timing of the season. He explained that if the specified improvements were completed prior to the final inspection the construction escrow could be waived.

Commissioner Koch noted a statement in the report that the Engineering Department would prefer that the owner attempt to mitigate the pool and hard surface being added to the maximum extent possible by removing existing hard surfaces, and asked if the applicants planned to do any removal.

Mr. Hunting advised that the City did not have the authority to require hard surface removal by ordinance, however, staff encouraged it and therefore the comment was included in the report.

Opening of Public Hearing

The applicant, Debra Wylie, 7036 Dawn Court, advised she was available to answer any questions.

Chair Bartholomew asked if the applicant was in agreement with the 14 conditions listed in the report, to which Ms. Wylie replied in the affirmative.

Chair Bartholomew asked if the applicants would be willing to work with engineering staff to minimize the total impervious surface, to which Ms. Wylie replied in the affirmative.

Chris Wylie, 7036 Dawn Court, stated they were willing to compromise and perhaps construct the pool closer to the house or reduce the size of the concrete apron around the pool.

Planning Commission Recommendation

Motion by Commissioner Roth, second by Commissioner Koch, to approve the request for a conditional use permit to exceed the allowed maximum impervious coverage on a lot that does not meet the minimum lot size, for the property located at 7036 Dawn Court, with the conditions listed in the report.

Motion carried (7/0). This matter goes to the City Council on October 26, 2009.

CITY OF INVER GROVE HEIGHTS – CASE NO. 09-32ZA

This item has been tabled until October 20, 2009.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary