

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, April 20, 2010 – 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  
Mike Schaeffer  
Pat Simon  
Dennis Wippermann  
Tony Scales  
Christine Koch  
Damon Roth

Commissioners Absent: Harold Gooch

Others Present: Allan Hunting, City Planner

### **APPROVAL OF MINUTES**

The minutes from the April 6, 2010 meeting were approved as submitted.

### **CITY OF INVER GROVE HEIGHTS – CASE NO. 10-07ZA**

#### **Reading of Notice**

No notice was read.

#### **Presentation of Request**

Allan Hunting, City Planner, advised that he received a notice from the Department of Natural Resources (DNR) late this afternoon requesting that all cities cease the adoption process of the FEMA floodplain maps as corrections were needed to some maps in other cities in the county. These changes do not have an effect on the proposed maps in Inver Grove Heights. Because of this, tonight's public hearing will be postponed until the revised maps are corrected and have completed the comment period. Mr. Hunting advised that the City's floodplain regulations are modeled after the Department of Natural Resource's FEMA ordinance and cities are required by FEMA to adopt the changes in order to continue to be part of the flood insurance process. Mr. Hunting explained that the new boundaries on the flood insurance rate maps will not have a significant impact on Inver Grove Heights, and in many areas the floodplain area was actually reduced. He advised that the most significant change is to add language that requires automatic openings in buildings to equalize water pressure at times of flooding. Mr. Hunting advised that for planning purposes, the floodplain is divided into two land use categories; Floodway and Flood Fringe districts. The Floodway is the most restrictive district and does not allow new structures as it is the closest to the river and subject to flooding. The Flood Fringe, however, allows some development provided they do not increase flood damage potential to other properties. He advised that the red line shown on the map indicates the new adjusted flood plain boundary and the green line indicates the boundary between the floodway and the flood fringe. Mr. Hunting advised that the DNR has presented a letter to the City granting conditional approval of the floodplain ordinance amendments pending final City Council and FEMA approval. He advised that the proposal will likely come back to the Planning Commission in 4-6 months.

Chair Bartholomew noted it would not be brought back in time to meet the June deadline, to which Mr. Hunting advised the deadline would be postponed as well.

**ADJOURNMENT**

Chair Bartholomew adjourned the meeting at 7:08 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary